

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** August 6, 2024

**SUBMITTED BY:** Garett Stevenson, Director of Development and Housing Approvals,  
519-741-2200 ext. 7070

**PREPARED BY:** Kirsten Hoekstra, Student Planner, 519-741-2200 ext. 7078  
Michelle Drake, Senior Heritage Planner, 519-741-2200 ext. 7839

**WARD(S) INVOLVED:** Ward 9

**DATE OF REPORT:** July 15, 2024

**REPORT NO.:** DSD-2024-345

**SUBJECT:** Heritage Permit Application HPA-2024-V-014 - 103 Lorne Crescent -  
Demolition and new construction

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## RECOMMENDATION:

***That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2024-V-014 be approved to permit the demolition of a detached one-car-garage and construction of a new shed on the property municipally addressed as 103 Lorne Crescent, in accordance with the supplementary information submitted with the application.***

## REPORT HIGHLIGHTS:

- The purpose of this report is to present Heritage Planning staff's recommendation for the proposed demolition of a detached one-car garage and construction of a new shed at the same location, at the subject property municipally addressed as 103 Lorne Crescent.
- The key finding of this report is that the demolition of the detached one-car garage and the construction of a new shed at the same location will not negatively impact the heritage attributes of the subject property, the Lorne Crescent streetscape, or the St. Mary's Heritage Conservation District. Note that according to Section 42 of the *Ontario Heritage Act*, the demolition of any building or structure, or part thereof, on the property requires Council approval.
- There are no financial implications associated with this report.
- Community engagement included consultation with the City's Heritage Kitchener committee.
- This report supports the delivery of core services.

**BACKGROUND:**

The Development Services Department is in receipt of Heritage Permit Application HPA-2024-V-014 seeking permission to demolish a detached one-car garage and construct a new shed, at the subject property municipally addressed as 103 Lorne Crescent.



**Figure 1.** Location of the subject property municipally addressed as 103 Lorne Crescent

The subject property is located within the St. Mary's Heritage Conservation District (SMHCD), which is designated under Part V of the *Ontario Heritage Act*. The SMHCD Plan indicates that the construction of any storage sheds and the demolition of a building or structure within the designated district requires a Heritage Permit Application. Furthermore, Section 42 of the *Ontario Heritage Act* requires a property owner to obtain approval from Council to demolish or remove any building or structure, or part thereof.

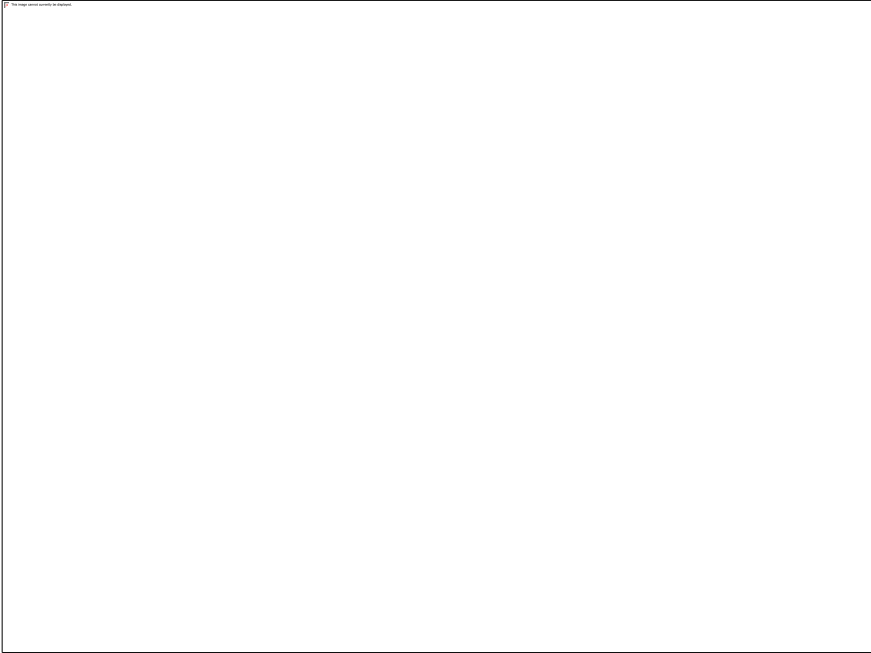
**REPORT:**

The subject property is located on the east side of Lorne Crescent between Delaware Avenue and Seneca Drive, within the St. Mary's Heritage Conservation District (SMHCD). The building was constructed circa 1946 in the Victory Housing architectural style. The detached one-car garage was built circa 1948. The garage is one storey in height and is set back from the house at the rear of the property.

Proposed Demolition

Section 1.4 of the SMHCD Plan has four (4) policies that indicate the core heritage conservation principals of the district. One of these policies speaks to the demolition of heritage structures in the district: The existing residential building stock of Veteran housing

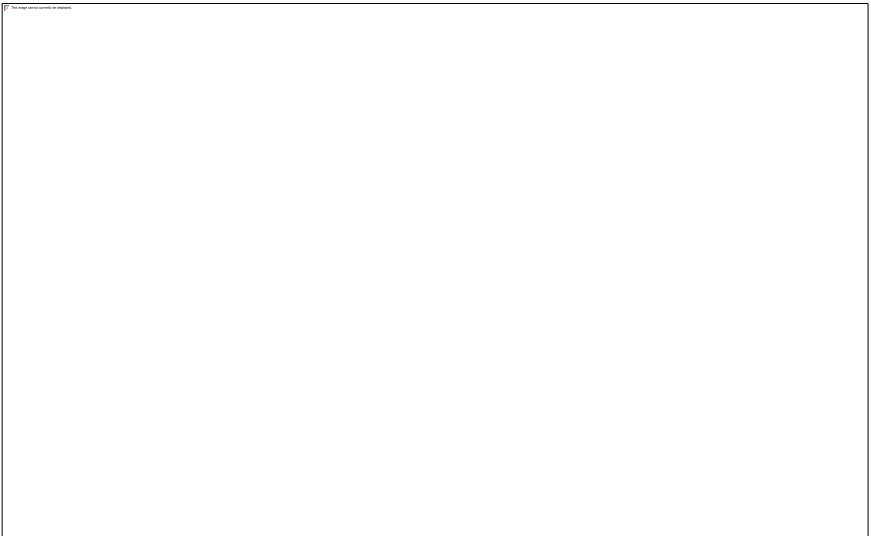
is considered to be of heritage interest. These policies do not address the demolition of non-residential buildings.



**Figure 2:** Front elevation of detached one-car garage

The applicant is proposing to demolish the detached one-car garage in the rear of the property due to structural damage from the growth of a large maple tree located behind the garage. The tree has grown into a corner of the garage causing it to shift and lean to the left. Extensive repairs, possibly rebuilding the garage, would be required to return the garage to its original state. A repaired or new garage would continue to be impacted by the growth of the maple tree.

The applicant has indicated that following demolition, gravel will be laid at the location where the garage was removed, and that the maple tree will be retained.



**Figure 3:** Right side elevation of garage demonstrating extensive tree growth and damage



**Figure 4:** Right side elevation of garage illustrating the distance between the maple tree and the garage



**Figure 5:** Branches protruding from the corner of the garage

Proposed Exterior Addition (New Shed)

Section 4.4.1 of the SMHCD Plan speaks to the traditional materials that are encouraged to be used for new construction: Wall materials for use in new construction are encouraged to be wood cladding (either as clapboard or shingles). Limited use or small



areas of synthetic cladding may be permitted on secondary facades or when used with traditional materials on principal facades. Use of concrete or synthetic masonry units or brick while unlikely, could be used.

Additionally, Section 2.4.1 of the SMHCD Plan speaks to the design considerations for garages and ancillary structures: Garages and ancillary structures are best located behind the main façade and should be located in traditional areas for these functions, usually towards the rear of the lot.

The applicant is proposing to construct a new shed generally in same location as the detached garage, but away from the maple tree. The shed will be located behind the main façade in the traditional location used for these structures as seen throughout Lorne Crescent and the broader SMHCD. The dimensions of the proposed shed will be 8'x10' or 10'x10'. As the size of the shed will be less than 108 square feet, a building permit to construct/place the new shed will not be required. The applicant has advised staff that the shed will not be permanent but a movable pre-constructed shed that they will be placing at the original location of the garage. The applicant has also indicated that the proposed shed will have wood siding and be painted either white or grey.

### Heritage Planning Staff Comments

In reviewing the merits of this application, Heritage Planning Staff note the following:

- The subject property is located within the St. Mary's Heritage Conservation District and therefore designated under Part V of the *Ontario Heritage Act*;
- The garage is in poor condition. No changes or alternations to the historic residential building will occur through the demolition of the garage;
- The proposed new shed will not be greater in mass or scale than the historic residential building;
- The proposal is in keeping with the St. Mary's Heritage Conservation District Plan policies for demolition, garages and the construction of storage sheds; and,
- The proposal will not detract from the character of the property, the integrity of the Lorne Crescent streetscape, nor the St. Mary's Heritage Conservation District.

In accordance with the Heritage Permit Application form, the approval of any application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation, including, but not limited to, the requirements of the Ontario Building Code and Zoning By-law. In this regard, staff confirm that a Building Permit is required to demolish the detached garage.

### **STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

### **FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT – The Heritage Kitchener committee has been consulted regarding the Heritage Permit Application.

**PREVIOUS REPORTS/AUTHORITIES:**

- *Ontario Heritage Act, 2022*

**APPROVED BY:** Justin Readman, General Manager, Development Services Department

**ATTACHMENTS:**

Attachment A – Heritage Permit Application HPA-2024-V-014