

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: September 3, 2024

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

PREPARED BY: Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7602

WARD(S) INVOLVED: Ward 5

DATE OF REPORT: August 12, 2024

REPORT NO.: DSD-2024-359

SUBJECT: Draft Heritage Impact Assessment Addendum
1385 Bleams Road
Construction of a 3-storey building with 8 Units

RECOMMENDATION:

For information.

REPORT:

The Planning Division is in receipt of a draft Heritage Impact Assessment (HIA) Addendum dated August 22, 2024, prepared by CHC Limited, regarding a proposal to redevelop the subject property municipally addressed as 1385 Bleams Road (Attachment A). The subject property is designated under Part IV of the *Ontario Heritage Act* through designating By-law 1987-309. The subject property includes the building commonly known as the “Williamsburg School”, one of the last remaining buildings of the former Hamlet of Williamsburg.

A previous redevelopment proposal for the subject property was presented to Heritage Kitchener at its March 7, 2023 meeting. The proposal included the construction of eight (8), three-storey townhomes on the western half of the property, towards the rear of the designated building (Fig.1). To facilitate the proposed development, a Zoning By-Law Amendment application was submitted and approved in 2023, with the HIA receiving approval on June 12, 2023.

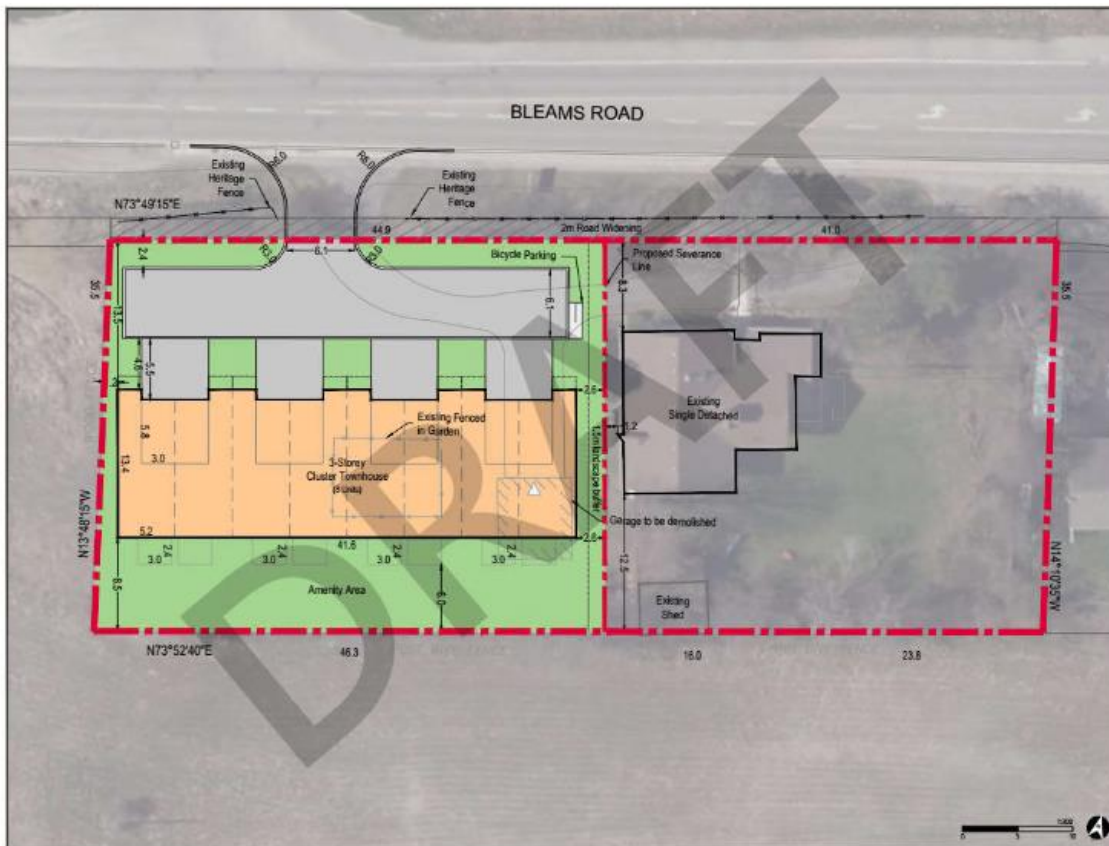


Figure 1. The proposed development as presented to Heritage Kitchener at its March 7, 2023, meeting.

There has been a change in the proposed development, due to which an HIA Addendum was required. The new development contemplates development on the western portion of the property includes the construction of a three-storey stacked townhomes with eight (8) units and eight (8) parking spaces (Fig. 2). The parking will be located at the rear of the building. 'Block A' will be located 29.7 m from the existing heritage resource with the driveway located 21.9 m from the existing heritage resource.

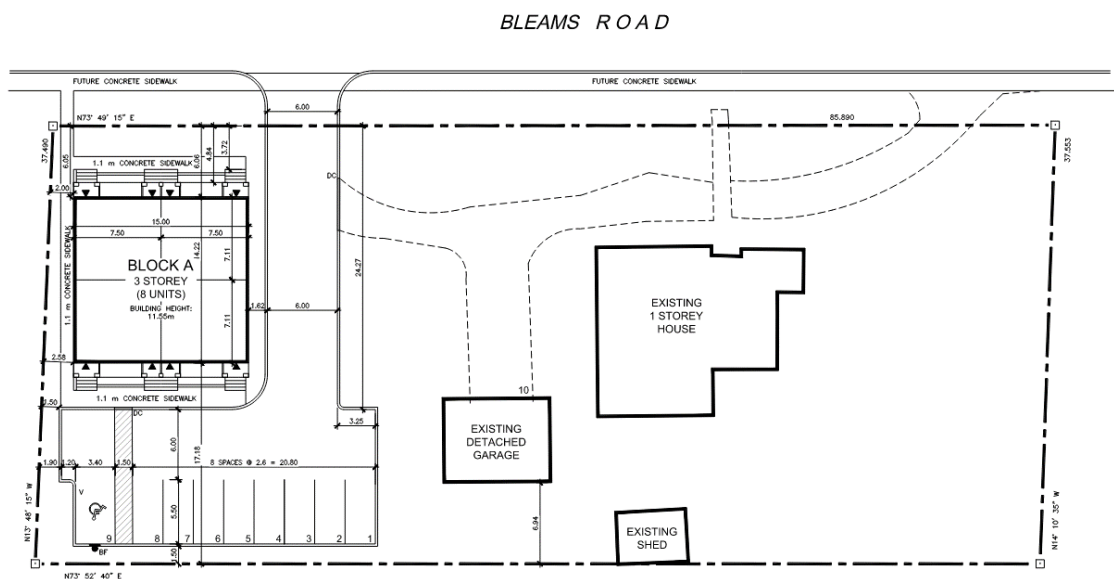


Figure 2. Revised proposed development on the subject property.

Since the proposed development has changed and is a departure from what was previously presented to Heritage Kitchener, this addendum is being presented to Heritage Kitchener and staff are seeking the committee's input. This input will be taken into consideration as part of the staff review of the HIA. This addendum is in its draft stage and has not been approved by the Director of Housing and Development Approvals. The applicant's heritage consultant will attend the September 3, 2024, meeting of Heritage Kitchener to answer any questions the Committee may have. A motion or recommendation to Council is not required for the September meeting.

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.

PREVIOUS REPORTS/AUTHORITIES:

- Draft Heritage Impact Assessment (HIA) – 1385 Bleams Road – Proposed Construction of 8 Three-Storey Townhomes, DSD-2023-080

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Draft Heritage Impact Assessment Addendum – 1385 Bleams Road