

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** October 1, 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:** September 3, 2024

**REPORT NO.:** DSD-2024-382

**SUBJECT:** Heritage Permit Application HPA-2024-IV-018  
1385 Bleams Road  
Construction of 3-Storey Stacked Townhomes with 8 Units

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## RECOMMENDATION:

That pursuant to Section 33 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2024-IV-018 be approved to permit the construction of a 3-storey stacked townhome complex with 8 units at the property municipally addressed as 1385 Bleams Road, in accordance with the supplementary information submitted with this application, and subject to the following conditions:

- a) That the Heritage Impact Assessment Addendum be approved by the Director of Development and Housing Approvals prior to the issuance of the heritage permit;
- b) That the updated Conservation Plan, including the vibration monitoring report, be approved by the Director of Development and Housing Approvals prior to the issuance of the heritage permit;
- c) That the building elevations be submitted for review to the satisfaction of the City's Heritage Planner prior to the issuance of the heritage permit; and
- d) That the final building permit be reviewed, and heritage clearance be provided by Heritage Planning staff prior to the issuance of the building permit.

## REPORT HIGHLIGHTS:

- The purpose of this report is to present staff's recommendation for the construction of a three-storey stacked townhome complex at the subject property municipally addressed as 1385 Bleams Road.

- The key finding of this report is the construction of the townhome complex will not have an adverse negative impact on the existing cultural heritage resources on the property.
- The proposed development is sympathetic to but distinguishable from the existing heritage resources on the building.
- There are no financial implications associated with this report.
- Community engagement included consultation with the Heritage Kitchener committee.
- This report supports the delivery of core services.

### EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2024-IV-018 proposes the construction of an 8 unit, three-storey stacked townhome complex with parking at the rear on the western edge of the property municipally addressed as 1385 Bleams Road. The townhomes will be clad in brick veneer, stucco and stone veneer, and will be located approximately 30 metres away from the existing building and shed on the property. No alterations are proposed to the existing building and shed. The proposed development is contemporary in design, distinguishable from the heritage resource, and will not have an adverse negative impact on the existing heritage resources. An addendum to the Conservation Plan has also been submitted which proposes vibration monitoring, fencing and a post construction condition assessment to ensure that the existing heritage resources remain protected during and after construction.

### BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2024-IV-018 seeking permission to construct a 3-storey stacked townhome complex with 8 units and parking at the rear at the subject property municipally addressed as 1385 Bleams Road (Fig. 1).

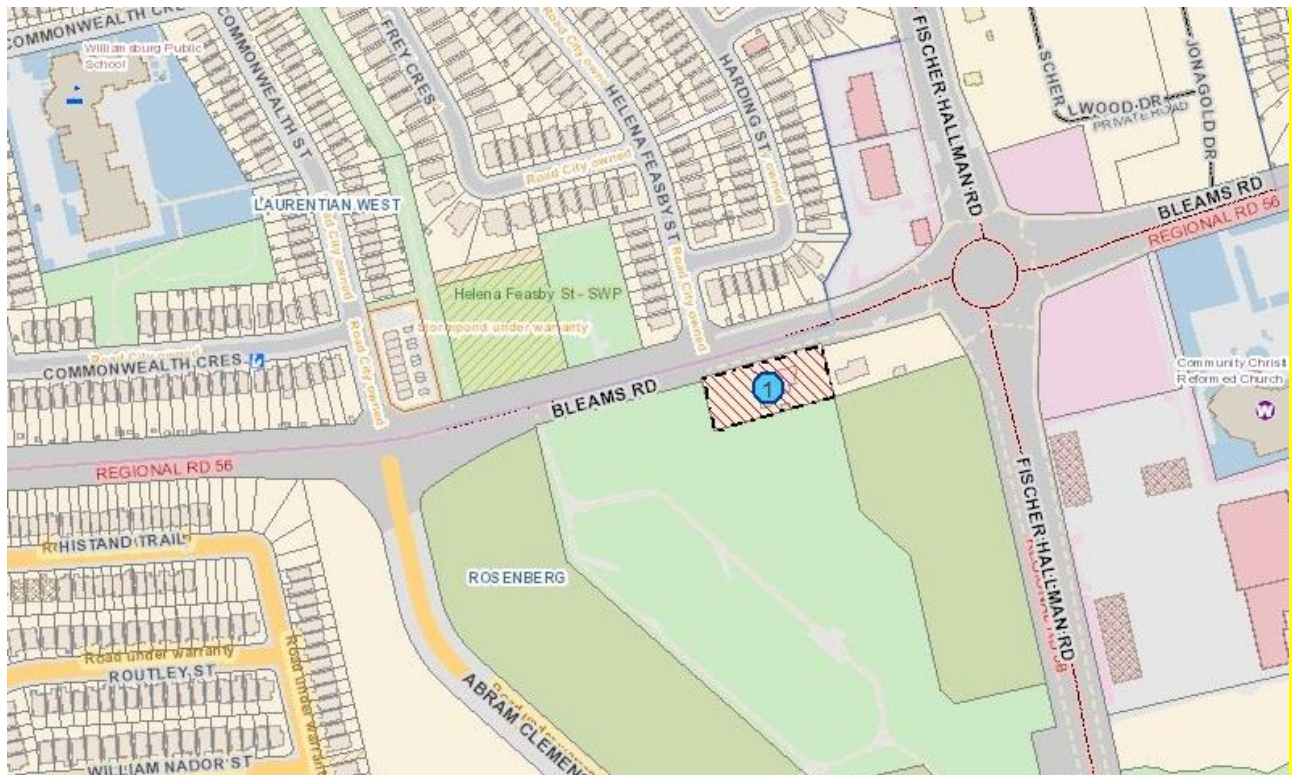


Figure 1. Location Map of subject property (highlighted in red box).

This permit has been brought before the Heritage Kitchener Committee as the subject property is designated under Part IV of the *Ontario Heritage Act* through Designating By-law 1987-309.

## REPORT:

The subject property is located on the southern side of Bleams Road and western side of Fischer Hallman Road, between Fischer Hallman Road and Abrams Clemens Street. Also known as the former 'Williamsburg School' the subject property contains a 2 storey rubble stone construction house, which was originally constructed as a school for the former hamlet of Williamsburg in 1864 (Fig 2).



**Figure 2.** North and West elevation of the original Williamsburg Schoolhouse.

### Williamsburg Schoolhouse

The Williamsburg Schoolhouse was originally built in 1864. It was a rectangular, gable-roofed structure constructed of granite fieldstone. A brick addition was constructed in 1874 to accommodate more students towards the rear. In 1966, the school was closed and the building was converted into a private residence. In 1987, a stone-faced, wood-framed addition was constructed at the front of the building (Fig. 3).



**Figure 3.** Phases of construction of the Williamsburg Schoolhouse. The blue arrow points to the original schoolhouse built in 1864, the red arrow points to the brick addition added in 1874, and the green arrow points to the stone-faced, wood frame addition added in 1987.

The building has been recognized for its design/physical, and historical/associative value in the designating by-law. The building is one of the few remaining original buildings from the former Hamlet of Williamsburg, and the schoolhouse is a representative example of an early construction style - rubble stone construction. The designating by-law identifies the following features of the property:

- All rubble stone facades of the original schoolhouse;
- The belfry;
- The fence; and
- The wood shed.

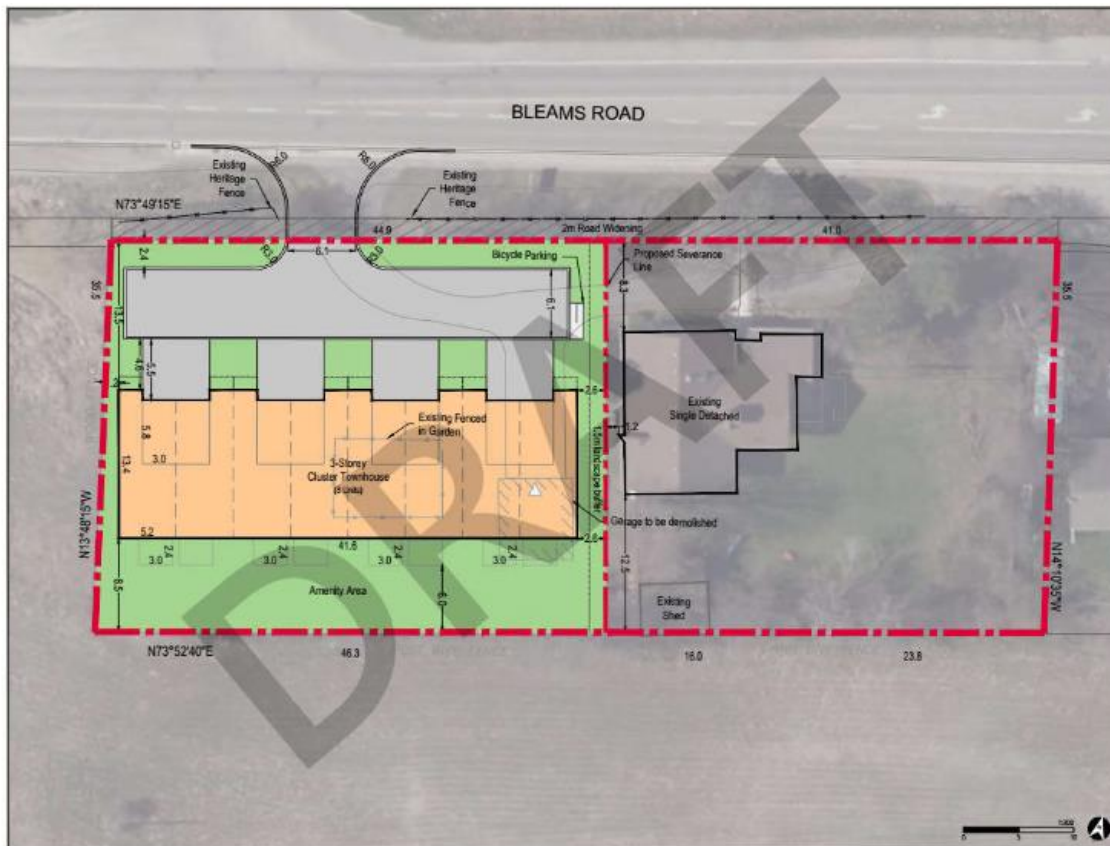
### **Associated Planning Applications**

1385 Bleams Road was subject to a Zoning-By Law Amendment (ZBA) in 2023, which was approved by Council at its April 24, 2023, meeting. The zoning amendment was sought to change the A-1 (agricultural) zoning to RES-6 (residential) to allow for a medium rise residential development. The applicant was proposing to build eight, three-storey townhomes towards the rear of the property.

As part of the ZBA application, a Heritage Impact Assessment (HIA) and Conservation Plan (CP) was submitted in support of the application. The draft HIA was circulated to Heritage Kitchener at its March 7, 2023, meeting. The HIA and CP have since been approved.

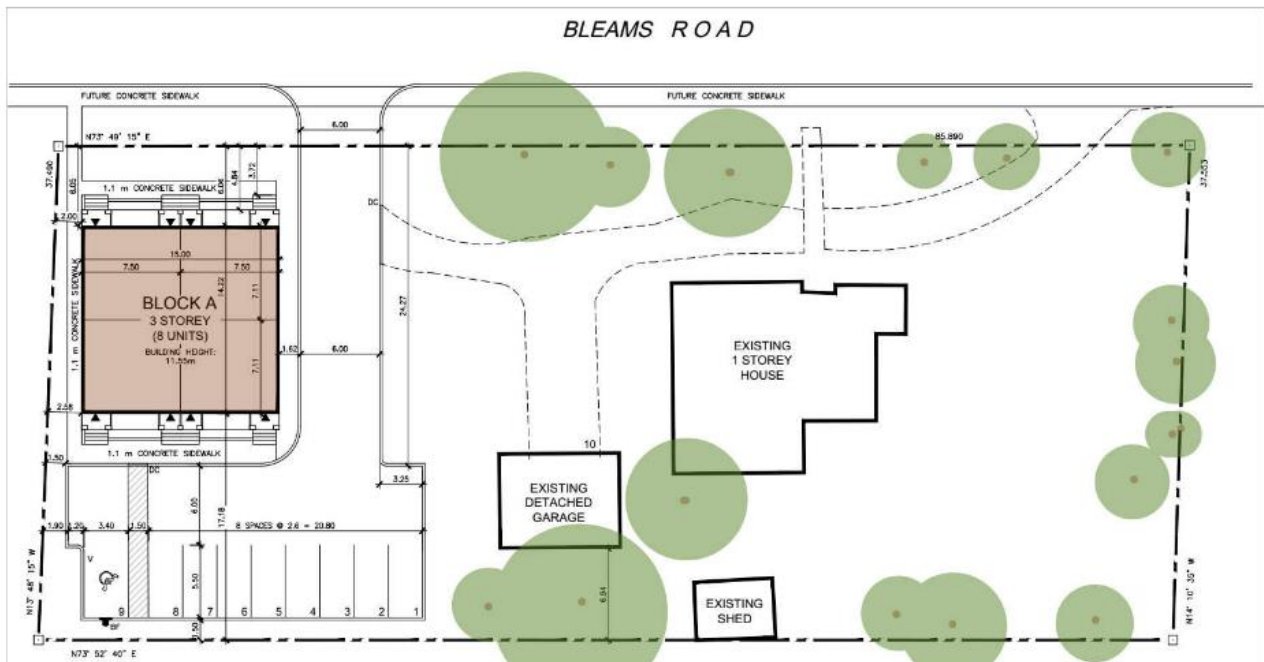
### **Proposed Re-Development at the Subject Property**

The proposal that was presented to Heritage Kitchener at its March 7, 2023, meeting has since been revised. At the time, this proposal contemplated development along the western rear portion of the property. It included 8 three storey townhomes, with parking in the front (Fig. 4)



**Figure 4.** Initial Redevelopment Proposal presented to Heritage Kitchener Committee.

Now the redevelopment contemplates the construction of a three-storey stacked townhome complex with parking at the rear towards the western edge of the property at the front (Fig. 5). Due to the change in design, an Addendum to the approved HIA was required to assess any impacts the proposed redevelopment might have on the existing heritage resources, and to suggest any mitigation measures. The addendum was presented to Heritage Kitchener at its September 3, 2024, meeting. The Committee was generally supportive of the proposal.



**Figure 5.** Revised redevelopment proposal site plan

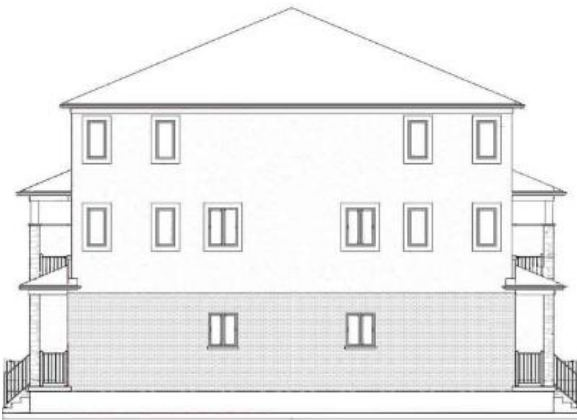
The proposed development will have a hipped roof and will be clad in stucco and brick veneer. Columns proposed for the covered porches are going to be clad in stone veneer (Fig 6-9). There are 8 parking spaces proposed at the rear of the building, with one accessible parking spot, along with a 6-metre driveway connecting the parking area to Bleams Road. A 1.1 metre concrete sidewalk surrounds the townhome complex to provide accessibility.



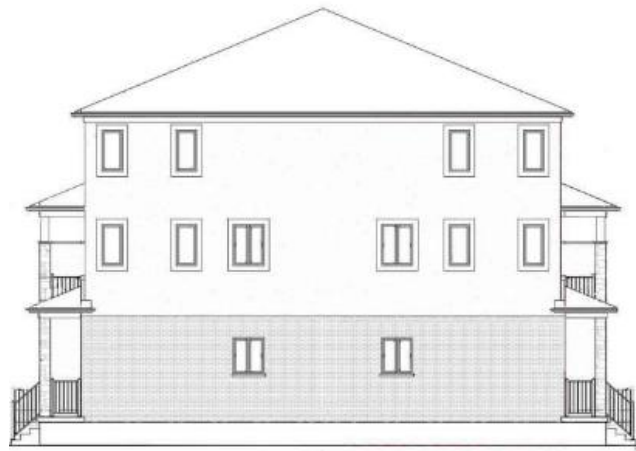
**Figure 6.** Front Elevation of the proposed development



**Figure 7.** Rear Elevation of the proposed Development



**Figure 8.** West Elevation of the proposed development



**Figure 9.** East Elevation of the proposed development.

As part of this redevelopment proposal, the existing cultural resources are proposed to be preserved in-situ, with no alterations proposed.

**Heritage Impact Assessment (HIA) Addendum**

The HIA Addendum has concluded that the proposed redevelopment will not have any negative impacts on the existing heritage resources. The HIA has not yet been approved by the Director of Development and Housing Approvals (Table 1).

<i>Potential Negative Impact</i>	<i>Assessment</i>
Destruction of any, or part of any, significant heritage attributes or features	No significant heritage attribute, nor any part thereof is to be destroyed.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No alterations to the buildings are proposed. The development is proposed on lands that are currently vacant of buildings.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadows created do not alter the appearance of any heritage attributes, nor change the viability of any plantings. The proposed building is some 30 metres from the former schoolhouse.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	Heritage attributes are not isolated from their environment by this proposal.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The former schoolhouse is totally exposed to public view from the street and has open space to the east, west and rear.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value	There is no change in land use.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	There is no land disturbance to the area of the property that contains the heritage resources. Drainage patterns are not altered.

**Table 1.** Assessment of proposed development on the existing heritage resources. Source: HIA Addendum – 1385 Bleams Road.

**Draft Conservation Plan Addendum**

An addendum to the Conservation Plan has also been submitted which outlines protective measures that will be undertaken during the construction of the development. A Vibration Monitoring Assessment has been submitted that will be followed during construction on-site.

Adequate fencing will also be installed and maintained for the duration of the construction to protecting on existing cultural heritage resources. Once the construction is complete, a post construction condition assessment will be performed and any repairs to the masonry will be done according to best conservation practices if they are required.

The proposed development meets *Parks Canada's Standards and Guidelines of Preservation of Historic Places in Canada*:

- *Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character defining-element.*
  - No changes are proposed to existing cultural heritage resources, and they will be conserved in-situ.
- *Conserve heritage value by adopting an approach calling for minimal intervention.*
  - The proposed development will not impact any existing cultural heritage resources on the property.
- *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from a historic place.*
  - The proposed development is visually compatible with and distinguishable from the existing cultural heritage resources. Even though in terms of it's size it might not subordinate to the existing heritage building, subordination is not just about size. The proposed development is located at an appropriate distance from the existing building, on the western edge of the property at least 30 metres away. It does not overshadow or dominate the existing cultural heritage resources. Furthermore, the design of the proposed stacked townhomes is sympathetic and complimentary to the existing heritage resources.
- *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*
  - The essential form and integrity of the historic place will not be impaired due to the proposed development.

The proposed development also meets the "*Eight Guiding Principles in the Conservation of Built Heritage Properties*" especially:

- *Respect for historical material – Repair/conservate rather than replace building materials and finishes except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.*
  - No replacement is proposed for the existing heritage resources because no alterations are proposed for them.
- *Respect for building's history – Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.*
  - No restoration or destruction is proposed for the existing heritage resources on the property.
- *Legibility – New work should be distinguished from old. Building or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*



- The new development will be distinguishable from the old, with the new build being recognized as a product of its own time.

### Heritage Planning Comments

In reviewing the merits of the applications, heritage staff note that:

- The subject property municipally addressed as 1385 Bleams Road is designated under Part IV of the Ontario Heritage Act;
- This permit proposes the construction of an 8 unit stacked townhome complex with parking at the rear.
- The proposed development is not proposing any alterations to the existing cultural heritage resource on the property;
- The proposed development is located on the western edge of the property, about 30 metres away from the existing cultural heritage resource. It is contemporary in style and distinguishable but complimentary to the existing heritage resources on the property;
- The proposed work is consistent with the *Eight Guiding Principles in the Conservation of Built Heritage Properties* and with *Parks Canada's The Standards and Guidelines for the Conservation of Historic Places in Canada*; and
- The proposed development will not adversely impact the existing cultural heritage resources nor its reasons for designation.

### **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 – Heritage Kitchener has been consulted.

### **PREVIOUS REPORTS/AUTHORITIES:**

- Draft Heritage Impact Assessment – 1385 Bleams Road – DSD-2023-080
- Draft Heritage Impact Assessment Addendum – 1385 Bleams Road, DSD-2024- 359

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

### **ATTACHMENTS:**

Attachment A – Heritage Permit Application HPA-2024-IV-018

Attachment B – Draft Heritage Impact Addendum – 1385 Bleams Road