

# HERITAGE KITCHENER MEETING

Meeting Date: September 3, 2024

# Agenda



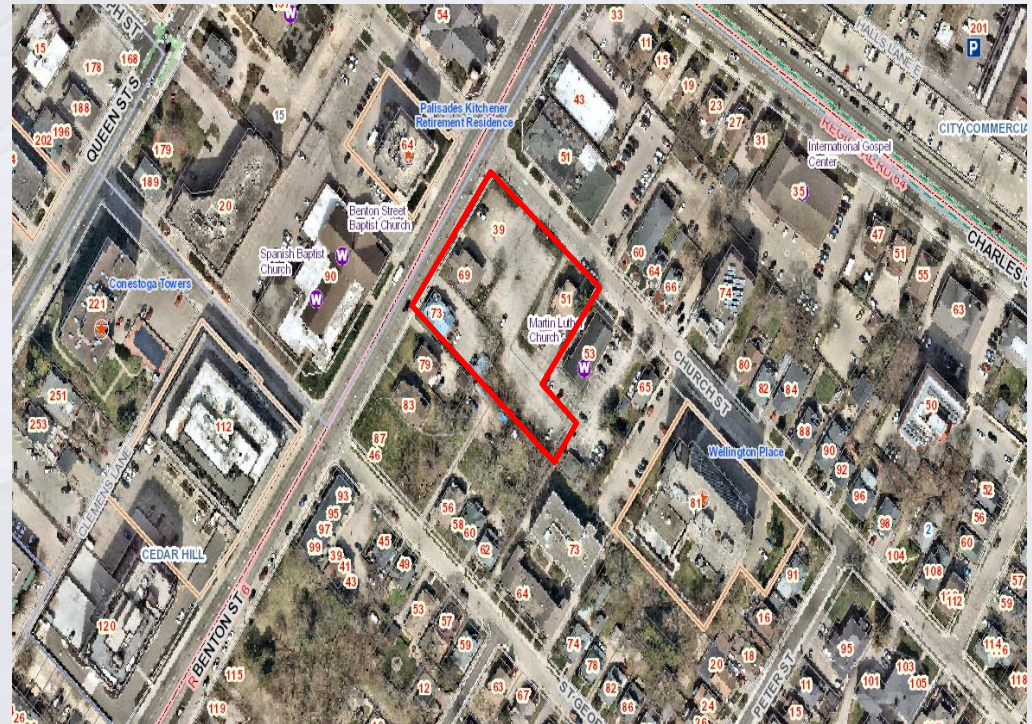
- 4.1 Draft Heritage Impact Assessment (HIA)  
39-51 Church Street and 69-73 Benton Street (DSD-2024-369)
- 4.2 Draft Heritage Impact Assessment (HIA) Addendum  
1385 Bleams Road (DSD-2024-359)
- 4.3 Heritage Permit Application HPA-2024-IV-017  
307 Queen Street South, Repair of Foundation (DSD-2024-360)
- 4.4 Municipal Heritage Register Review September Update



# 4.1 Draft Heritage Impact Assessment 39-51 Church Street and 69-73 Benton Street

## Background:

- Has no status under the OHA
- Adjacent to a number of heritage resources including the Victoria Park Area Heritage Conservation District
- Part of a Site Plan Application proposing a new 40-storey mixed-use development



# 4.1 Draft Heritage Impact Assessment 39-51 Church Street and 69-73 Benton Street

## **Impact Assessment:**

- Minor to minimal shadow impacts.
- Minor to moderate isolation of adjacent listed properties.
- Minor to moderate impact to entrance view looking southeast down Church Street from Church / Benton Intersection
- No alteration impact, destruction impact, change in land use impact, or land disturbance impacts anticipated.





# 4.1 Draft Heritage Impact Assessment 39-51 Church Street and 69-73 Benton Street



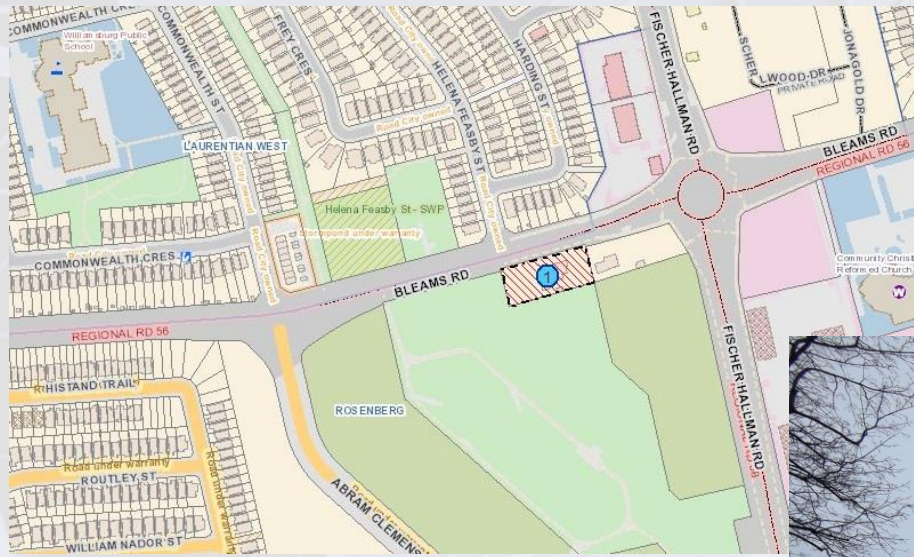
## Recommendations / Implemented Design Considerations:

- Tower treatments applied to reduce shadow impacts.
- Site configuration, setbacks, and other design principles implemented to reduce isolation/view impacts.
- Implementation of design elements which pay homage to surrounding heritage resources.
- Recommended that commemoration, salvage and documentation, and Ground Radar Scans be completed.
- Recommended that a Protection Plan be developed.

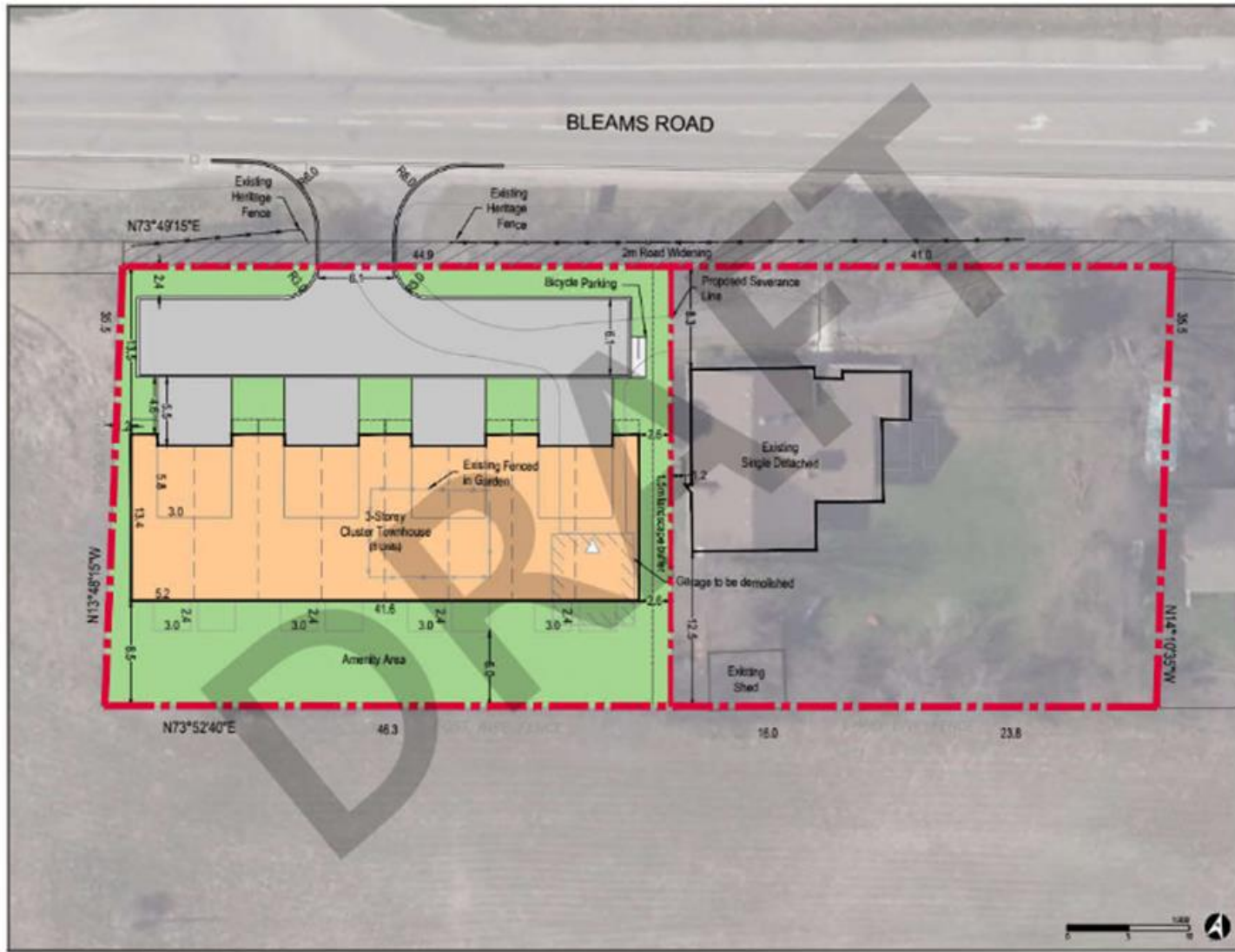




# 4.2 Draft Heritage Impact Assessment (HIA) Addendum 1385 Bleams Road (DSD-2024-359)

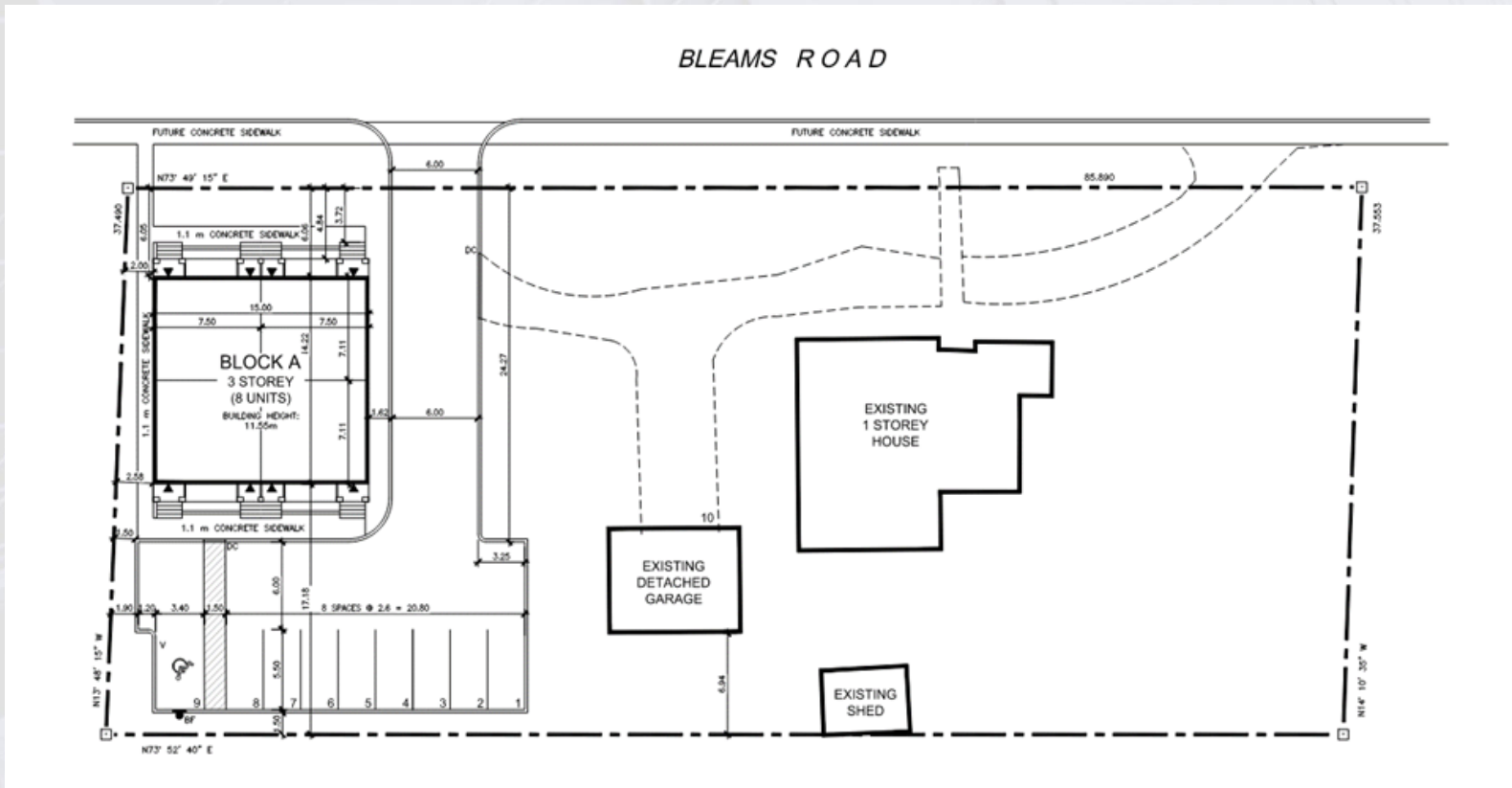


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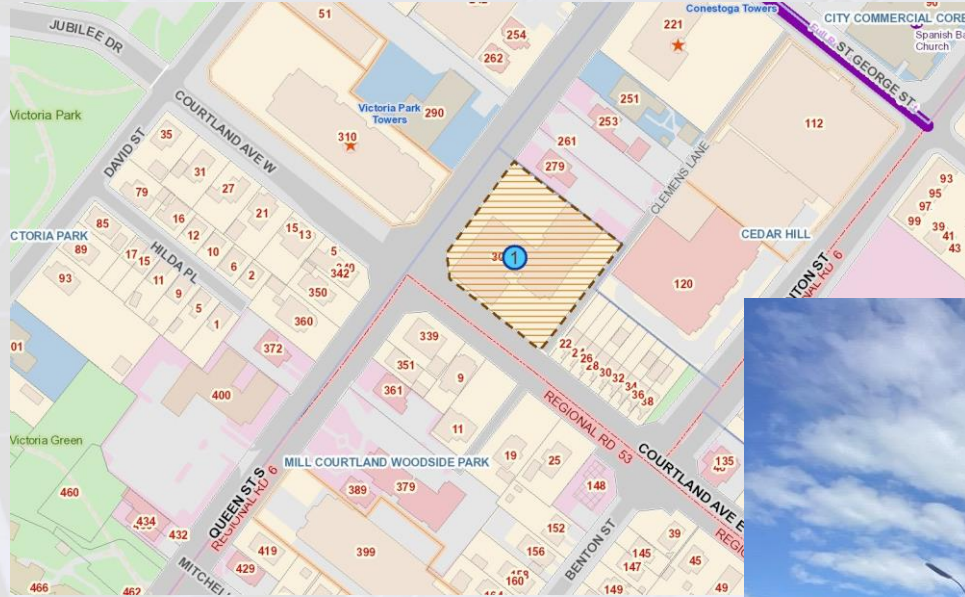


### **RECOMMENDATION:**

For information.

No motion to Council is required.

# 4.3 Heritage Permit Application HPA-2024-IV-017 307 Queen Street South, Repair of Foundation





# 4.3 Heritage Permit Application HPA-2024-IV-017 307 Queen Street South, Repair of Foundation



## **RECOMMENDATION:**

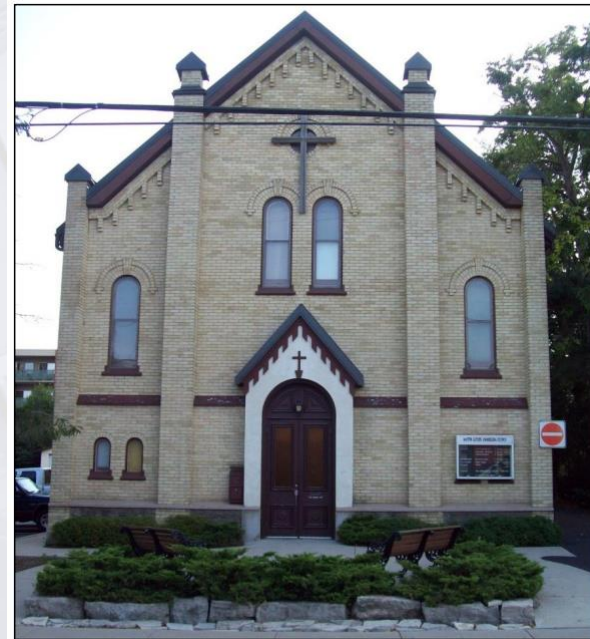
**That pursuant to Section 33 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2024-IV-017 be approved to permit the foundation repairs on the property municipally addressed as 307 Queen Street South in accordance with the supplementary information submitted with this application.**



# 4.4 Municipal Heritage Register Review September Update



## 53 Church Street



Criteria Met: 5 / 9

Value: Design/Physical, Historical/Associative, Contextual

## 4.4 Municipal Heritage Register Review

# September Update



CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Early example of a 20th century, religious building, displaying Vernacular architecture with influences from the Romanesque Revival architectural style
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Historic and current use of the land for religious purposes. Associated with various congregations from 1842 to present.



## 4.4 Municipal Heritage Register Review

# September Update

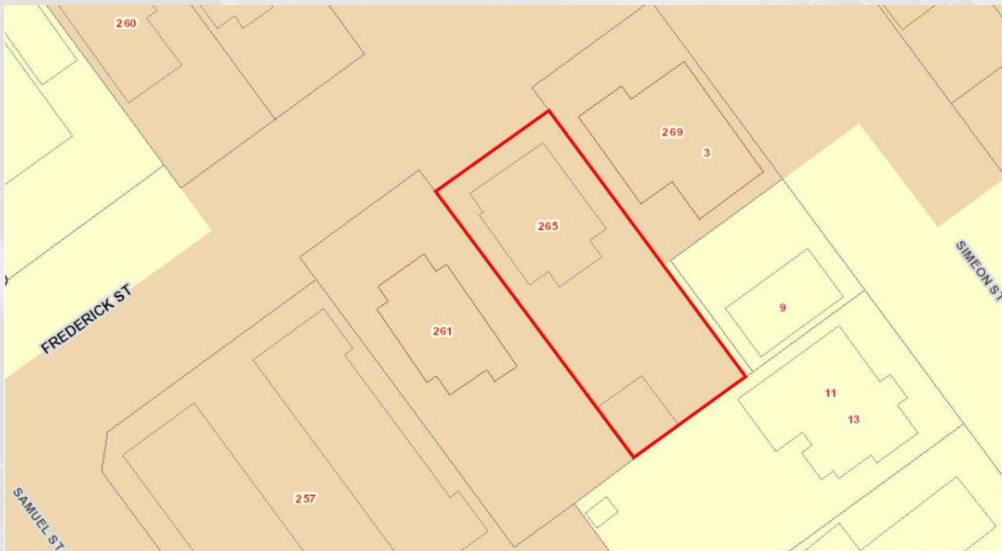


CRITERIA	MET?	DESCRIPTION
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	Property yields information about early religion in Berlin (now Kitchener) and the various communities associated with different congregations.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	Yes	Associated with local architect W.H.E. Schmalz and local contractor Oscar Wiles and Sons Ltd.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Maintains and supports the continuity and character of the Church Street streetscape, and the placement and massing blend with adjacent buildings and much of the building stock on both sides of Church Street, particularly in terms of setback and height.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	
9. The property has contextual value because it is a landmark	No	

# 4.4 Municipal Heritage Register Review September Update



## 265 Frederick Street



Criteria Met: 4 / 9

Value: Design/Physical, Contextual



## 4.4 Municipal Heritage Register Review

# September Update



CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative example of the Decorative Berlin architectural style
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	The craftsmanship displays unique decorative features (not consistent with other buildings of the same style), including unusually tall height and width, and unique flared gables with return eaves
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	

## 4.4 Municipal Heritage Register Review

# September Update



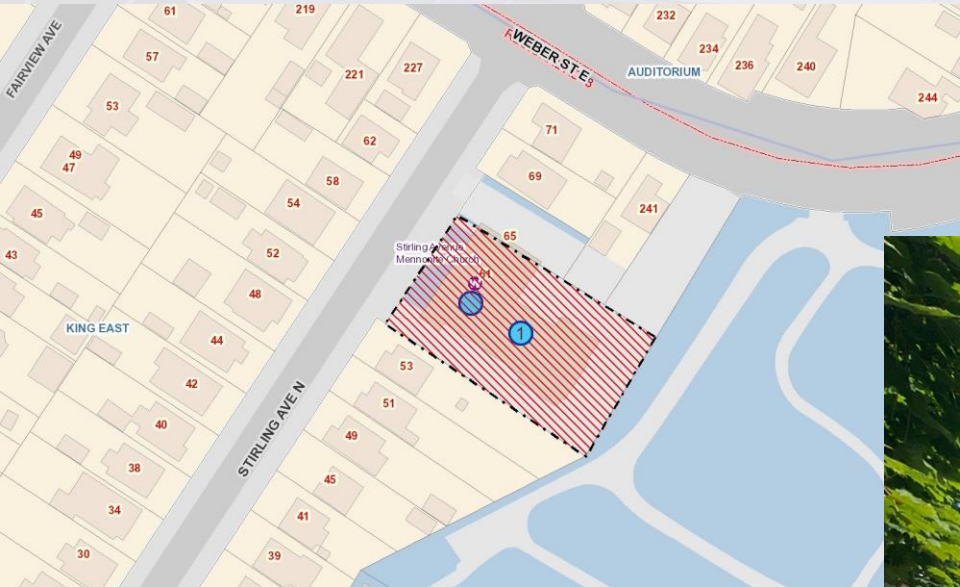
CRITERIA	MET?	DESCRIPTION
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property contributes to the character and continuity of the streetscape. The property is in the Central Frederick Neighbourhood Cultural Heritage Landscape. One heritage attribute found within CHLs is terminating views. Pequegnat Avenue and Fredrick Street create a 'T' intersection with a terminating view down Pequegnat Avenue towards the front façade of the building. This terminating view visually links Pequegnat Avenue and the front façade of the building at 265 Frederick Street.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	No	
9. The property has contextual value because it is a landmark	No	



# 4.4 Municipal Heritage Register Review September Update



## 57-61 Stirling Avenue North – Stirling Avenue Mennonite Church



Criteria Met: 5 / 9  
Value: Design/Physical,  
Contextual

## 4.4 Municipal Heritage Register Review

# September Update



CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative example of the Neo-Gothic architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Has direct associations with the establishment, growth and evolution of the Mennonite community.



## 4.4 Municipal Heritage Register Review

# September Update



CRITERIA	MET?	DESCRIPTION
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	Has the potential to yield information about early settlement of Berlin (present-day Kitchener)
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	It is important in maintaining and supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Located in close proximity to the First Mennonite Church on purpose. At the time of it's construction due to the ongoing dispute within the First Mennonite Church, this church was built elevated on a hill so that it could be in close proximity to the First Mennonite Church. Today, it is still in its original location, and the First Mennonite Church Cemetery is designated under Part IV of the Ontario Heritage Act.
9. The property has contextual value because it is a landmark	No	

## **RECOMMENDATION:**

The pursuant to Section 29 of the Ontario Heritage Act, the cultural heritage value or interest be recognized, and designation be pursued for the following properties:

- **53 Church Street**
- **265 Frederick Street**
- **57-61 Stirling Avenue North**



**Thank you!**