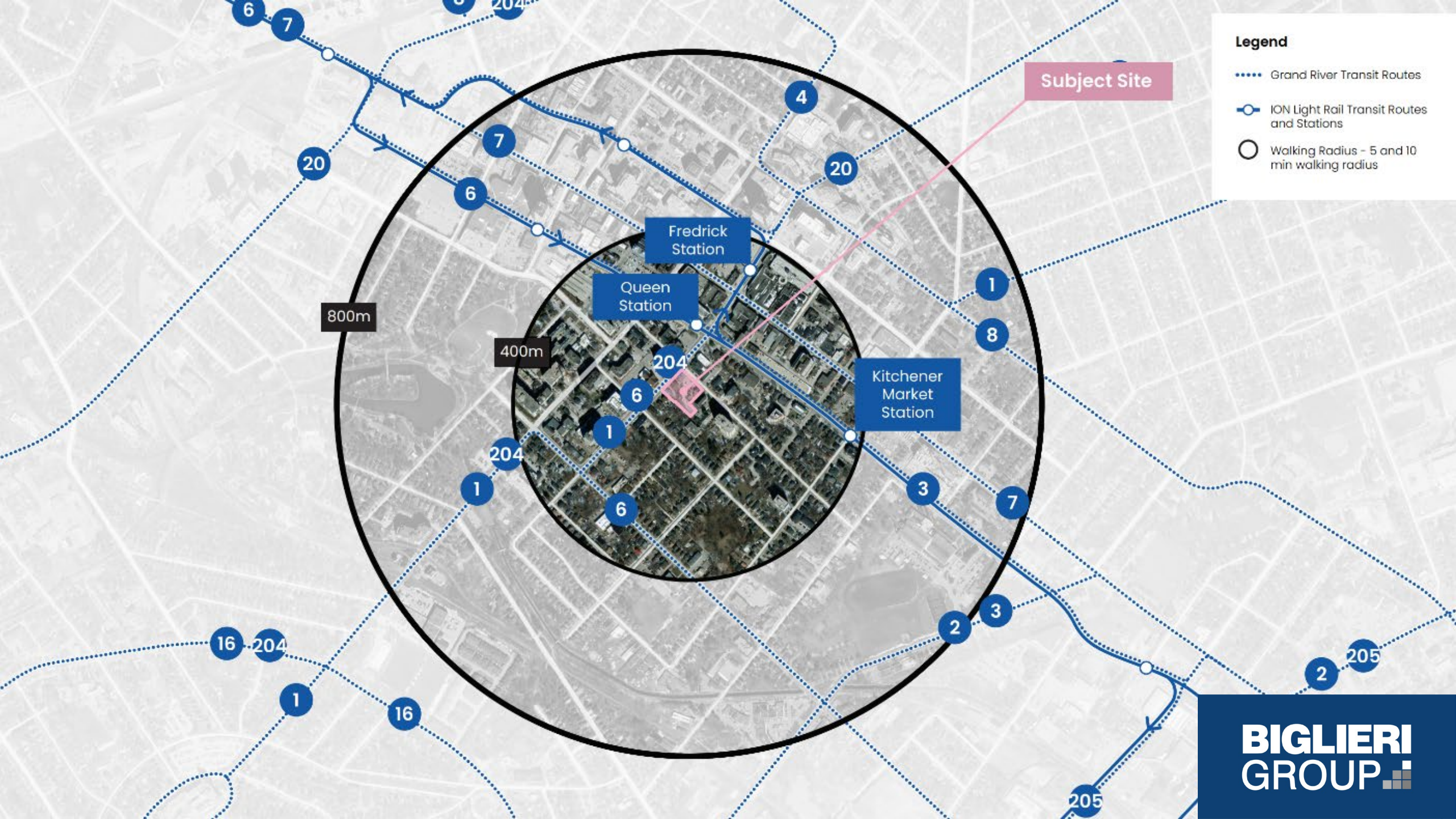


Heritage Kitchener Committee

39 and 51 Church Street and 69 and 73 Benton Street

September 3, 2024: 4:00 pm - 6:00 pm



Legend

- Grand River Transit Routes
- ION Light Rail Transit Routes and Stations
- Walking Radius - 5 and 10 min walking radius

Subject Site

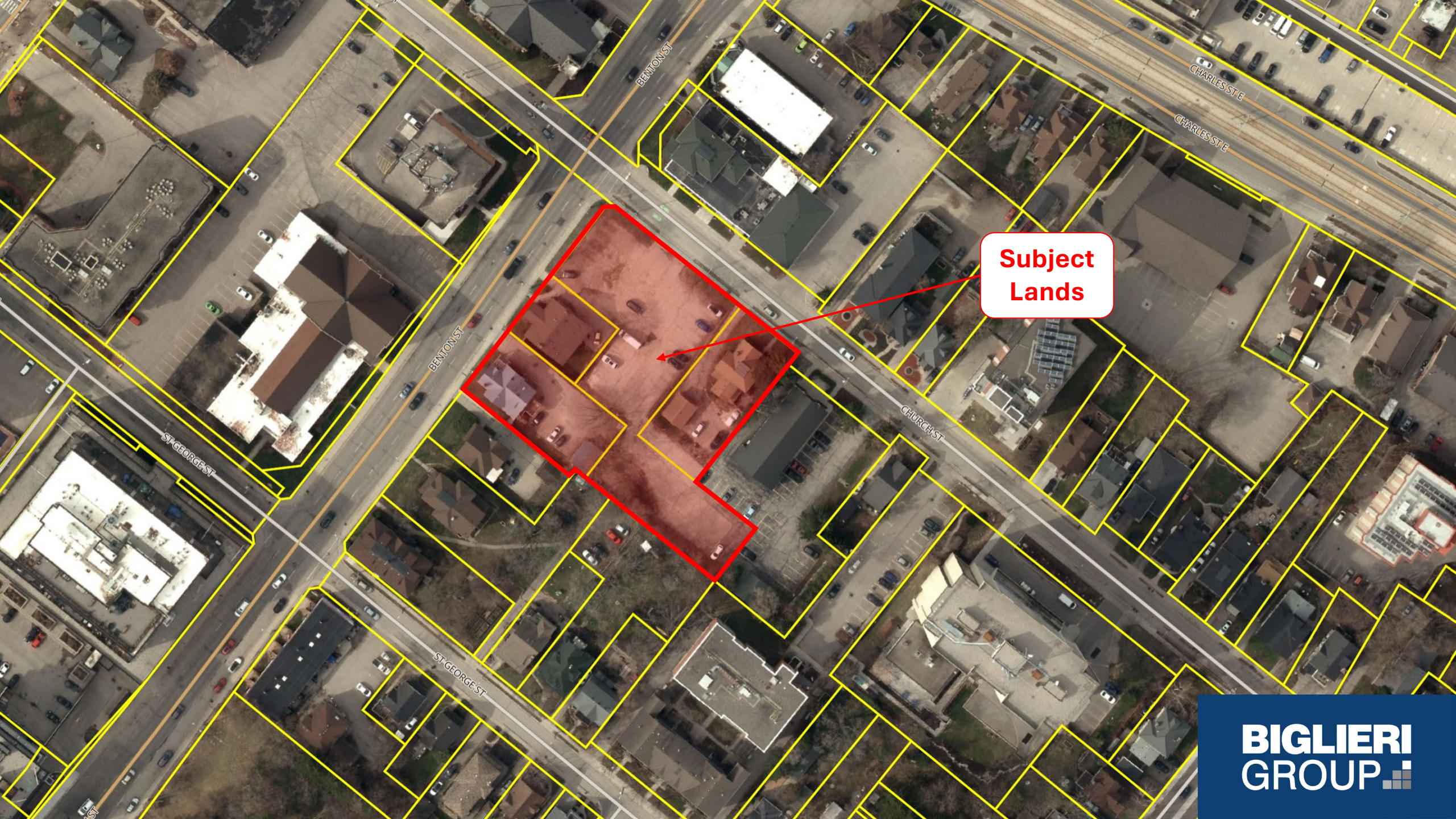
Fredrick Station

Queen Station

Kitchener Market Station

800m

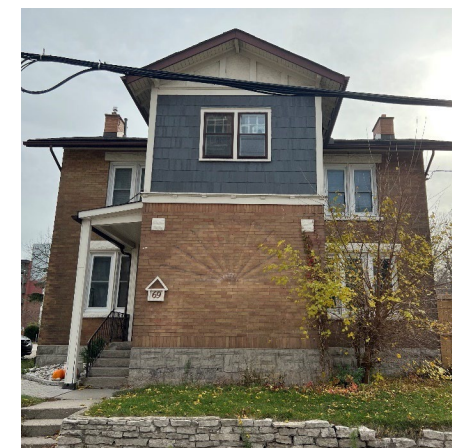
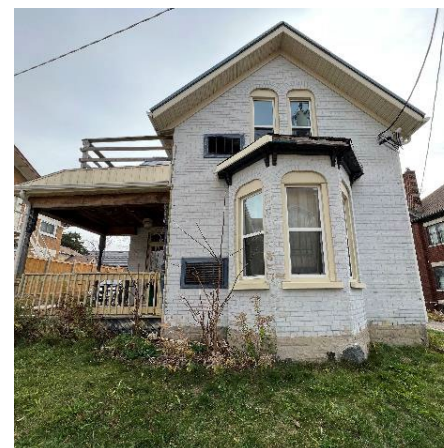
400m



**Subject
Lands**



Subject Lands



Cultural Heritage Context

- Heritage Status:
 - The subject lands are not listed or designated as properties of cultural heritage value on the City of Kitchener's Municipal Heritage Register.
 - They are also not located within a Heritage Conservation District (HCD).
- Cultural Heritage Landscape:
 - The subject lands are within the Cedar Hill and Schneider Creek Neighbourhood Cultural Heritage Landscape (CHSC-CHL).
 - 51 Church Street and 73 Benton Street are identified as properties of specific interest within the CHSC-CHL due to their proximity to listed properties on the Register.
- Adjacent Heritage Properties:
 - 4 listed (non-designated) properties of cultural heritage value are adjacent to the subject lands.
 - 2 designated properties are located across the street within the eastern border of the Victoria Park Area Heritage Conservation District (VPA-HCD).
 - These designated properties are protected under a Part V designation through the VPA-HCD.

Approximate Area of Victoria Park HCD

Subject Lands

Approximate Area of Cedar Hill & Schneider Creek CHL

LEGEND

Adjacent Listed Properties:

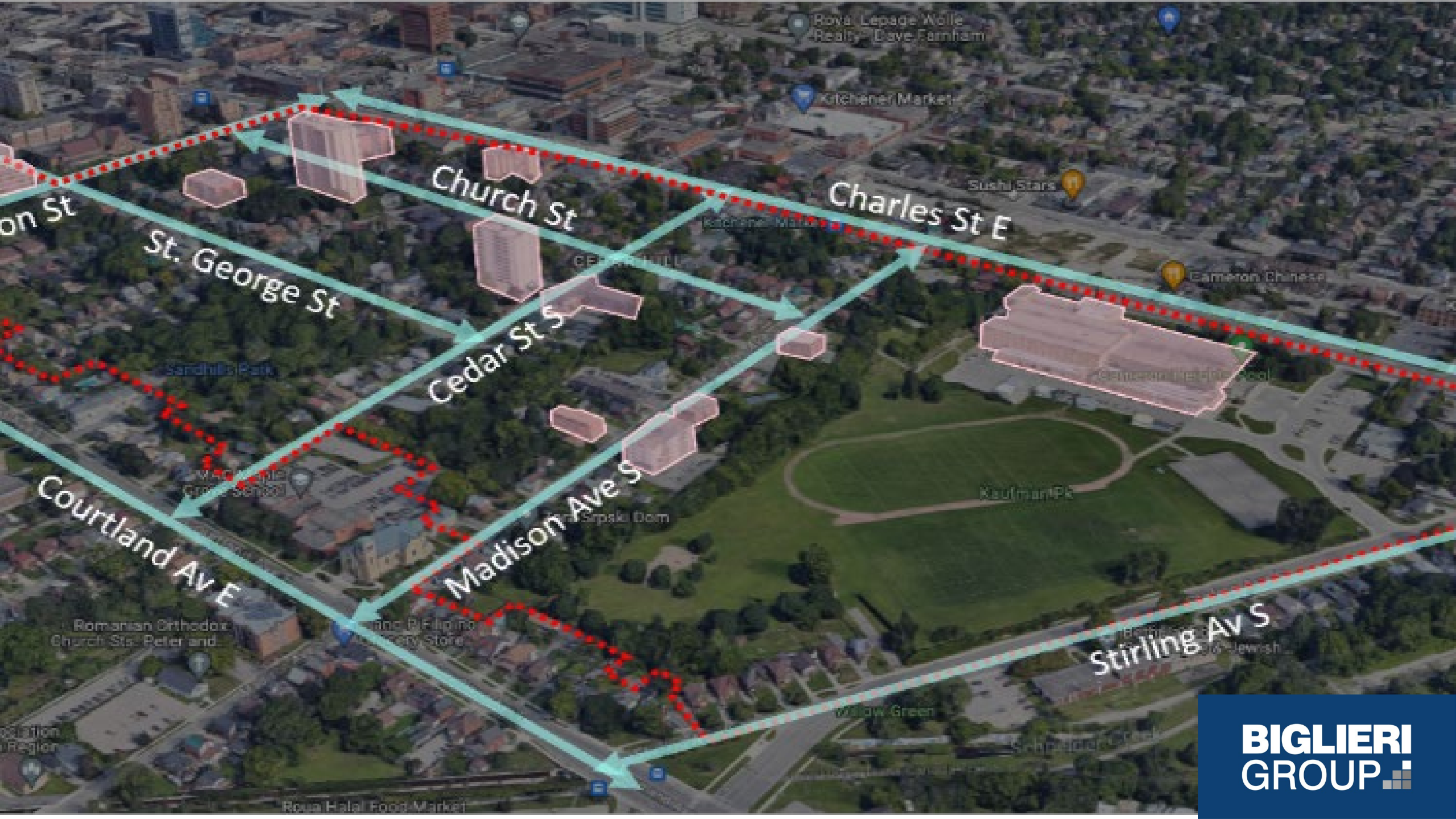
- 1 51 Benton St
- 2 53 Church St
- 3 79 Benton St
- 4 83 Benton St

Adjacent Designated Properties:

- 5 64 Benton St
- 6 90 Benton St

Building Heights in Cedar Hill Neighbourhood

- **Variety of Building Heights:**
 - Cedar Hill Neighbourhood features a mix of low-rise, mid-rise, and high-rise buildings.
 - Predominant building heights are low-rise, but several mid-rise and high-rise structures are present, especially along major streets.
- **Key Streets with Tall Buildings:**
 - Regional Roads: Benton Street, Charles Street East, Courtland Avenue East.
 - City Arterials: Queen Street East.
 - Major Community Collectors: Cedar Street South, Stirling Avenue South.
- **Unique Configuration on Church Street:**
 - Church Street is notable for having some of the tallest building in the neighbourhood, located on a local road near the subject lands.
 - Following figure illustrates the distribution of mid- to high-rise buildings within the Cedar Hill neighbourhood.
- **Transition Towards Downtown:**
 - Moving north and northwest, towards Downtown Kitchener, there is an increase in tall buildings.
 - The subject lands, located in the northwest corner of Cedar Hill, are at the edge of this transition.

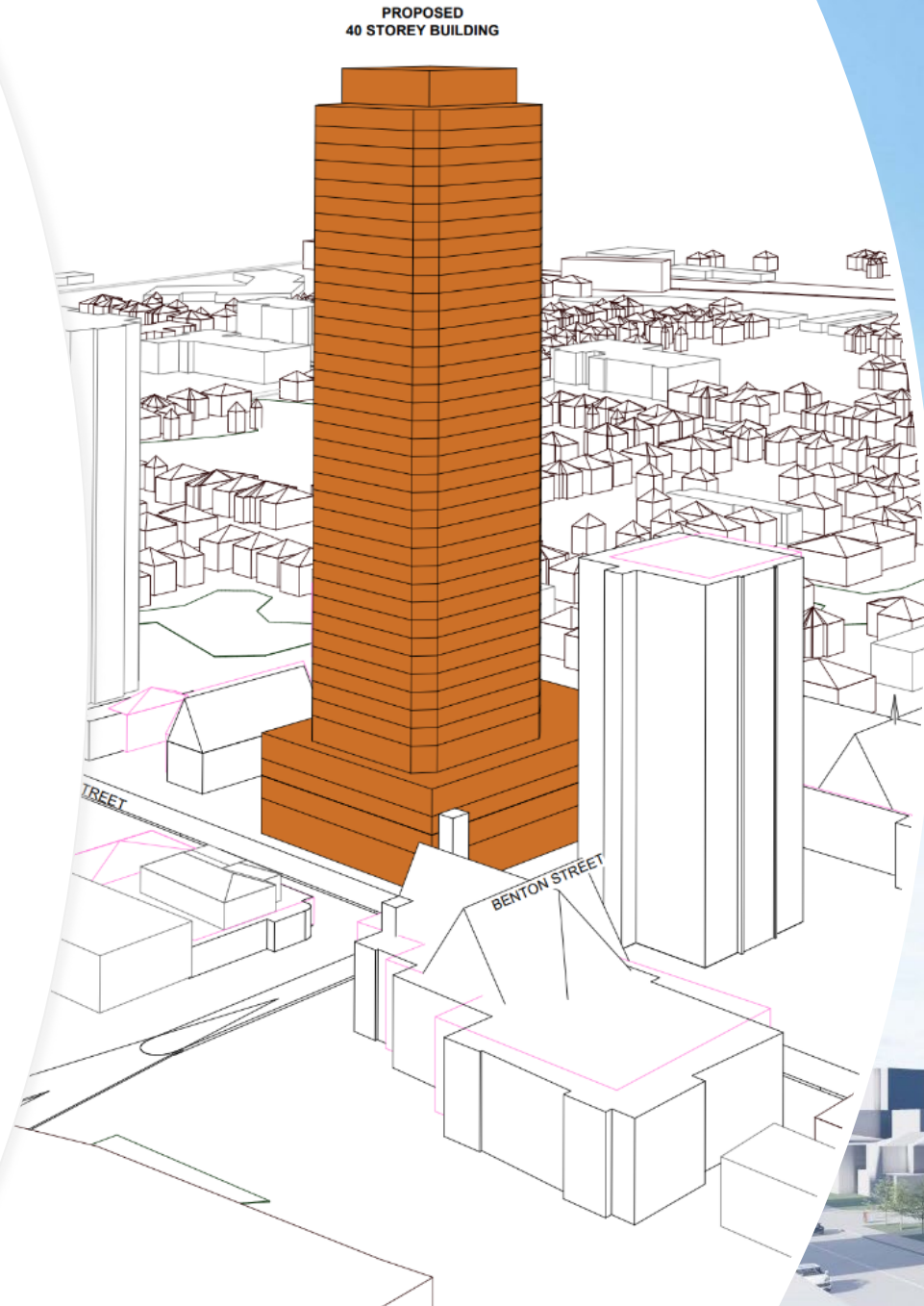


Proposal

- Project Details:
 - New High-Rise Building: 40 storeys with a 4-storey podium.
 - Mixed-Use Development: 505 residential units and 618+ square metres of commercial space.
 - Underground Parking: Three levels, with no above-ground parking.
- Design Features:
 - Podium Design: Horizontal banding to reflect historic building heights; commercial units along the western edge, townhouses on the southern edge.
 - Setbacks and Corner Cuts: Strategic setbacks from Church Street, Benton Street, and adjacent heritage properties, and corner cuts at Church and Benton St.
- Objective:
 - Revitalize Underutilized Land: Enhance housing density and support public transit in a Protected Major Transit Station Area.
 - Heritage Consideration: Development to ensure experience at grade is an improvement and respect heritage character, and tower design has had some consideration for heritage in terms of placement, articulation, and design.

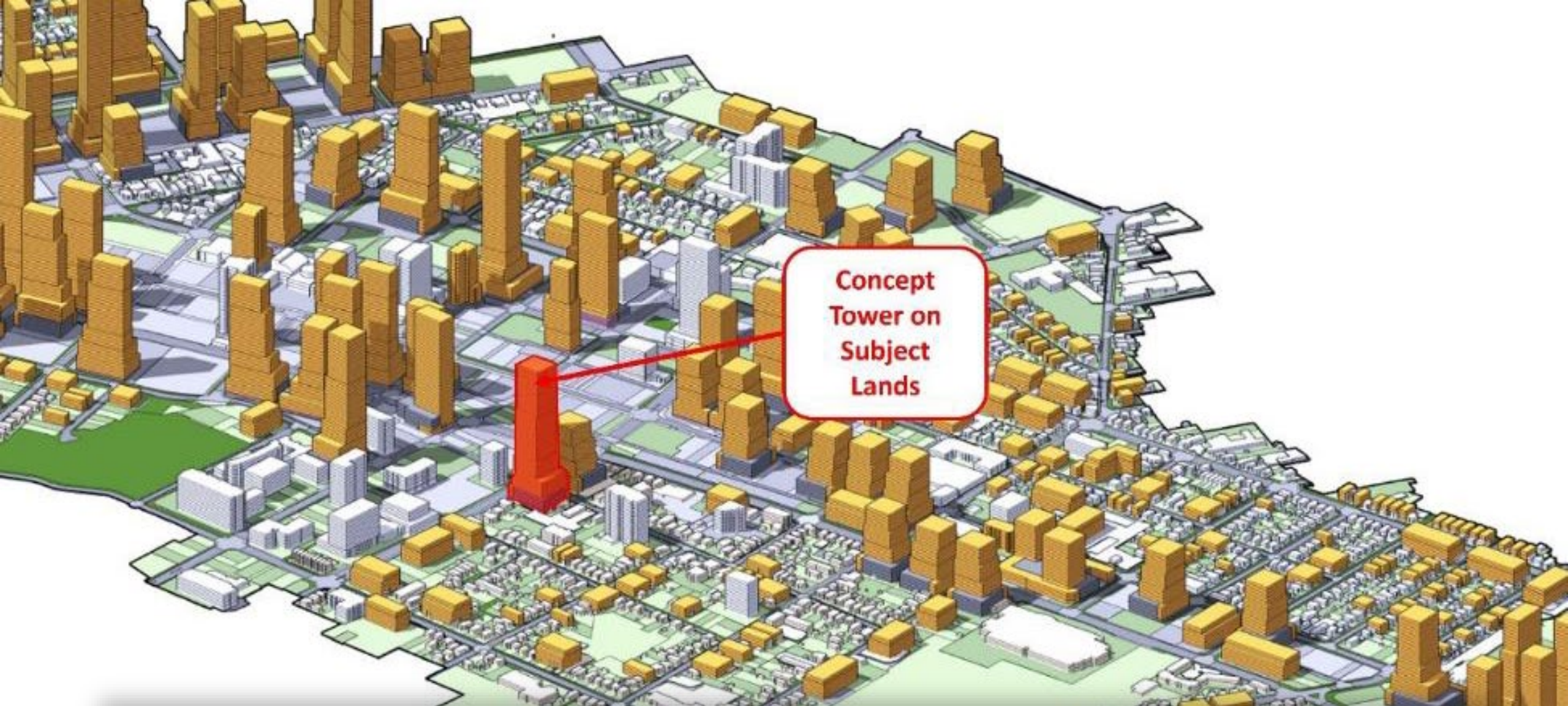
Proposal

Source: Kirkor Architects
and Planners, 2024



Policy & Regulatory Context

- The subject lands are situated within the City's Urban Built-Up Area.
- Designated as part of a Strategic Growth Area and a Protected Major Transit Station Area.
- Planning Designation:
 - High-Density Mixed-Use Development: Designated for growth and intensification with no maximum building heights or Floor Space Ratio (FSR) limits.
- Development Alignment:
 - The proposal aligns with the current and emerging land use planning framework, which supports transit-oriented development and as-of-right permissions for the proposed mixed-use high-rise building.
- There must be a balance between development and growth directives and heritage conservation.



Concept
Tower on
Subject
Lands

Growing Together

BIGLIERI
GROUP

Cultural Heritage Landscape Study

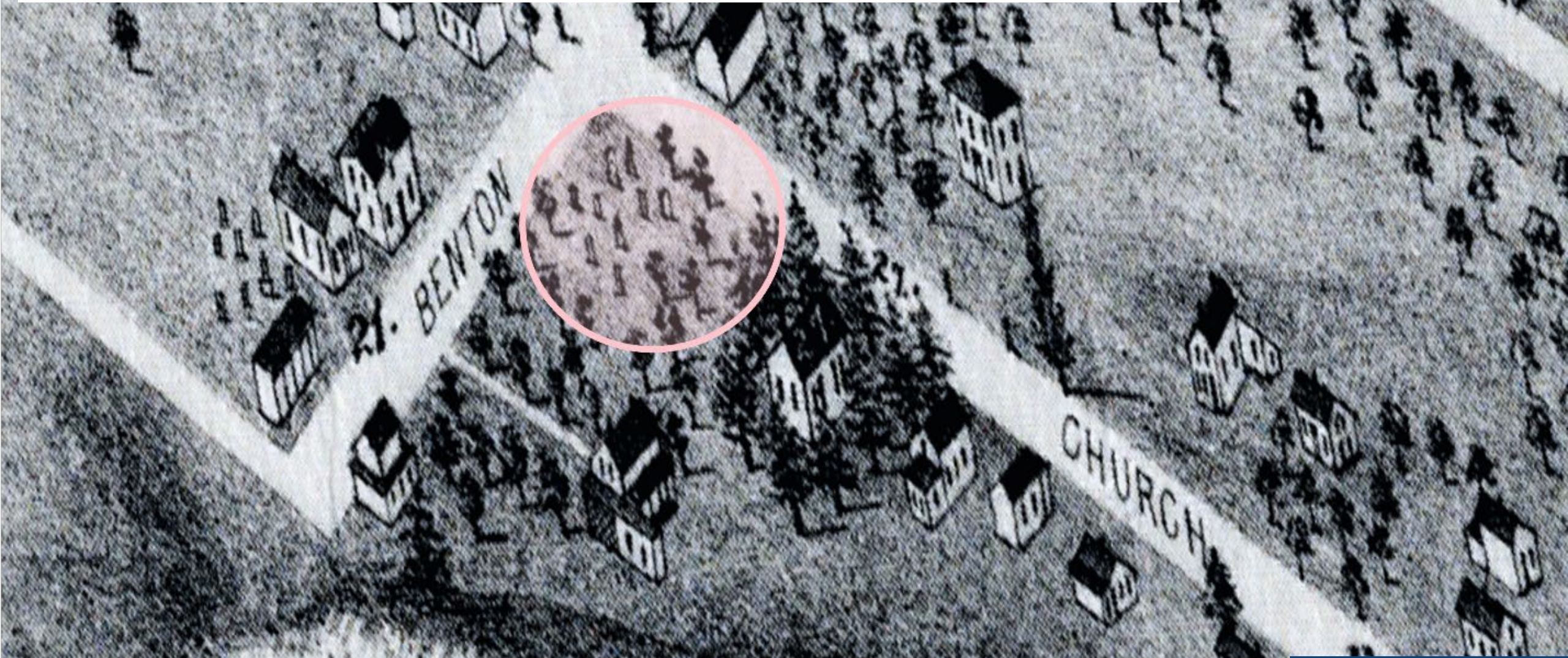
- The subject lands part of Cedar Hill Neighbourhood CHL (“L-NBR-10”).
- Stands out for its adaptation to topography and elevation.
- This neighbourhood has a range of residential and institutional structures from the mid-19th to late-20th centuries, with unique features such as terraced residential buildings, retaining walls, multiple stairs to front entrances, steep driveways, and framed long views.
- The data sheet for the Cedar Hill Neighbourhood CHL highlights how the distinctive array of building types, land uses, and building heights generates a significant visual variety in the surroundings.
- This variety contribute to the Cedar Hill Neighbourhood’s diverse character. The description goes on to state how,
 - “the visual variety is strong enough to permit the presence of massive mid-twentieth century apartment blocks without undue visual deterioration.”

Brief History: Town of Berlin, 1853

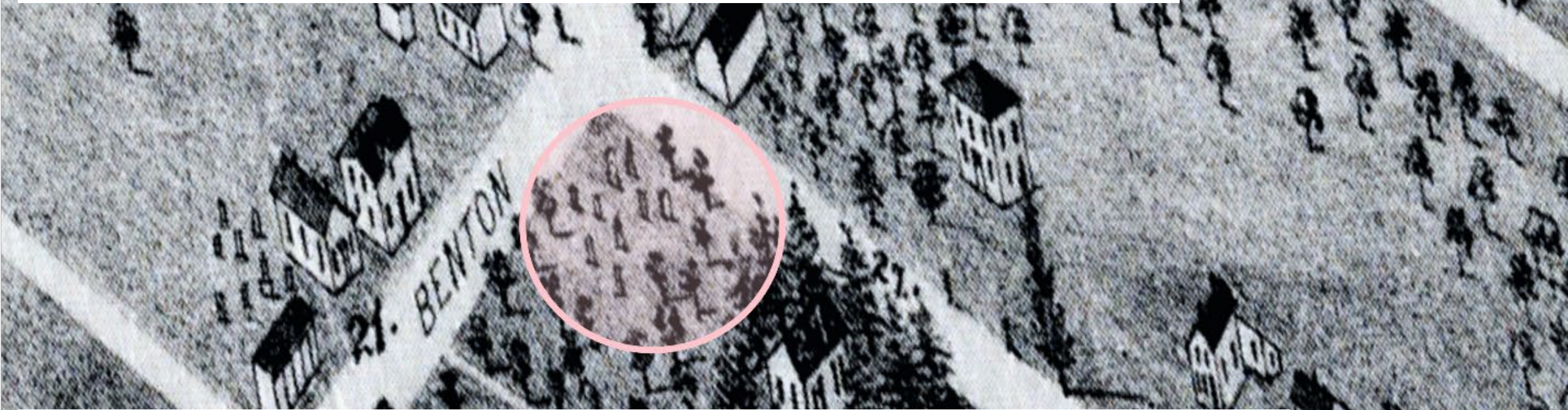


Subject Lands

Brief History: 1875 Bird's Eye View of Berlin



Brief History: 1875 Bird's Eye View of Berlin

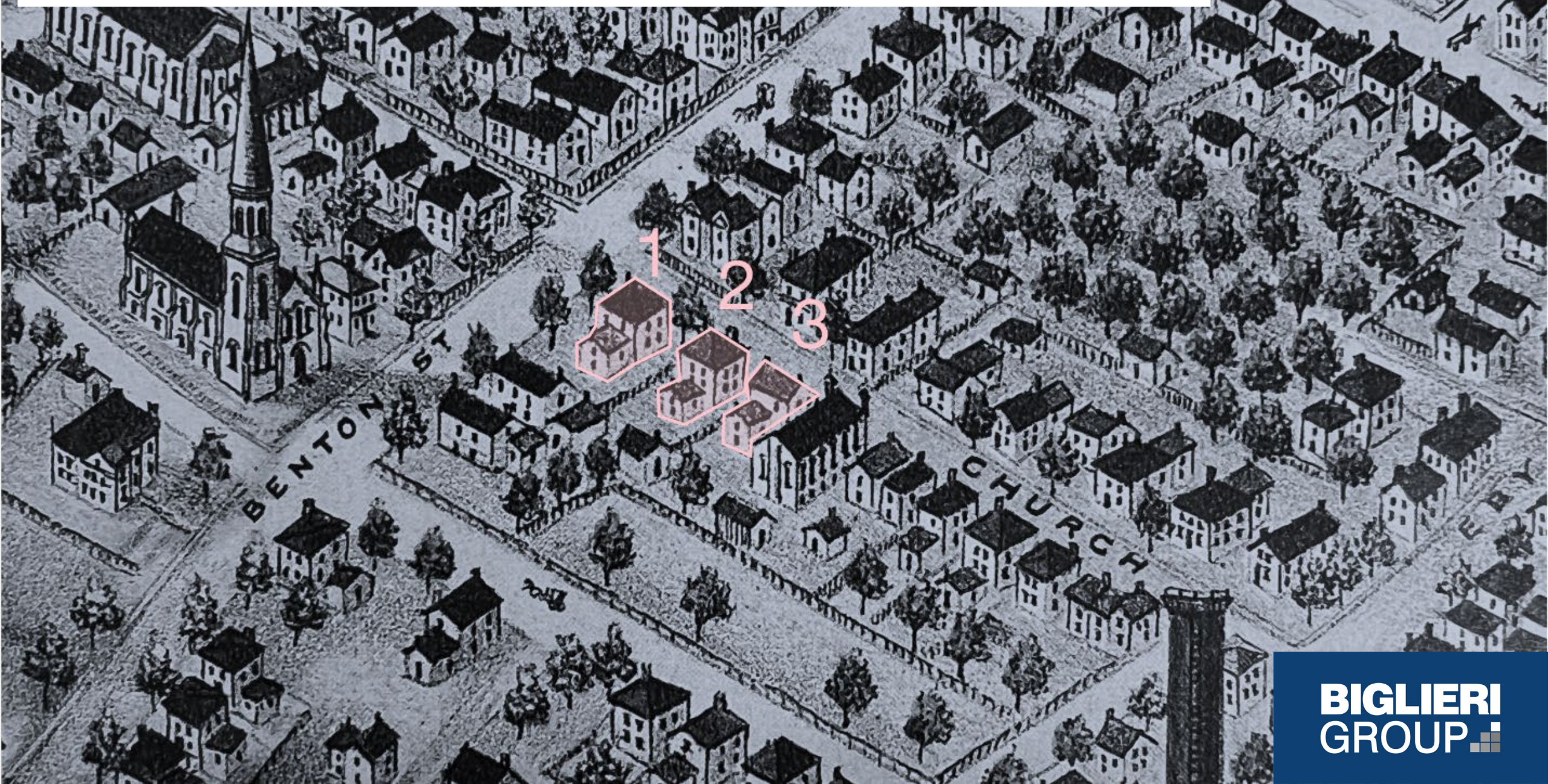


- The location (39 Church St) was initially identified as a historic cemetery in an artist's rendering of Berlin circa 1875.
- The cemetery was the Wesleyan Methodist Mission's cemetery, and according to Mills (2002), may have been the first Methodist cemetery in the City tied to a chapel that was on or near the parcel.
- However, the cemetery was only kept up until 1876.
- According to Uttley (1975 p. 69), the cemetery was exhumed in 1876 and all remains were transferred to the Mount Hope Cemetery.
- After the exhumations, the land was divided and sold as building lots, which were subsequently built out for single-detached homes.

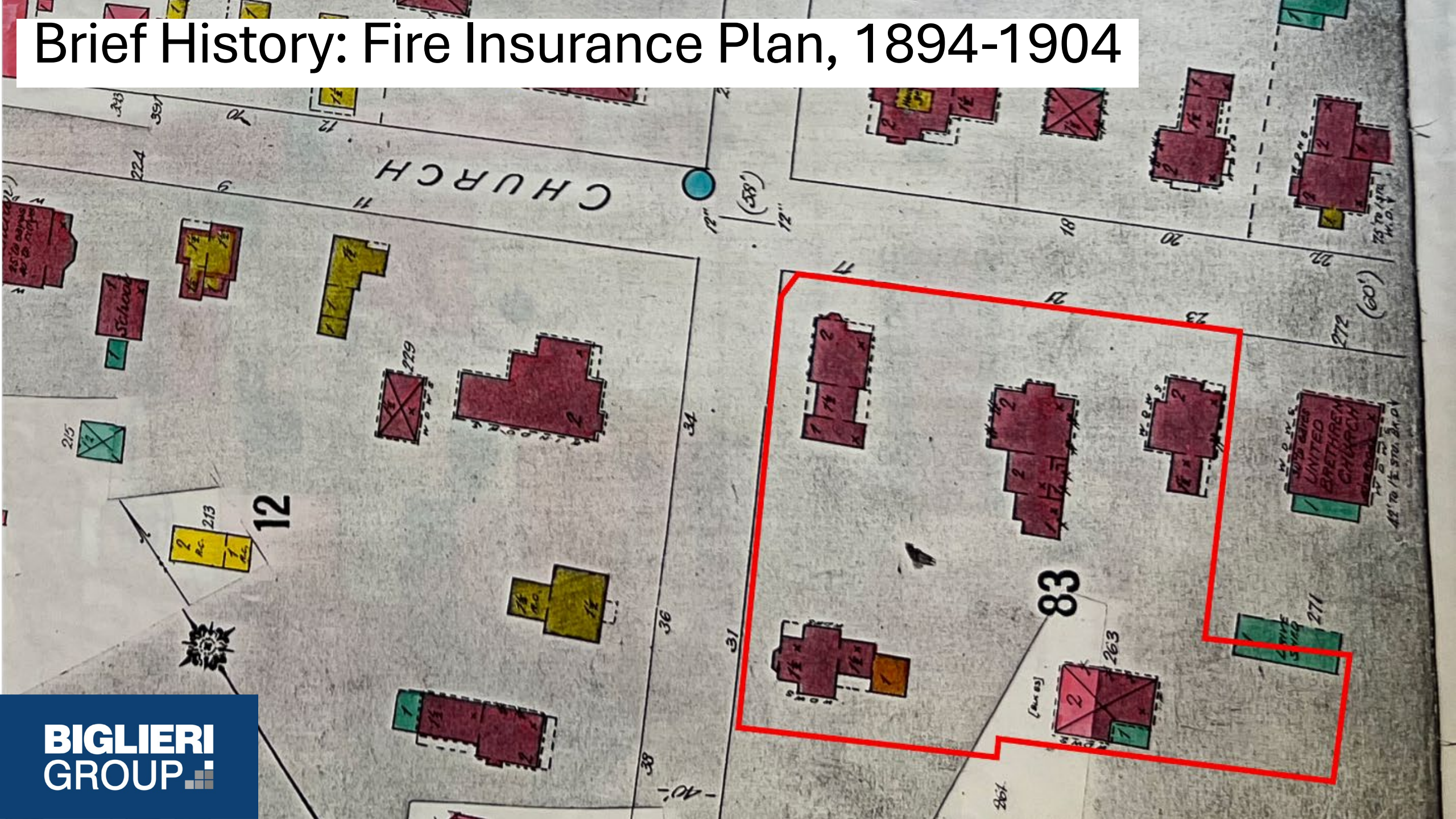
Brief History: Map of the Town of Berlin, 1879



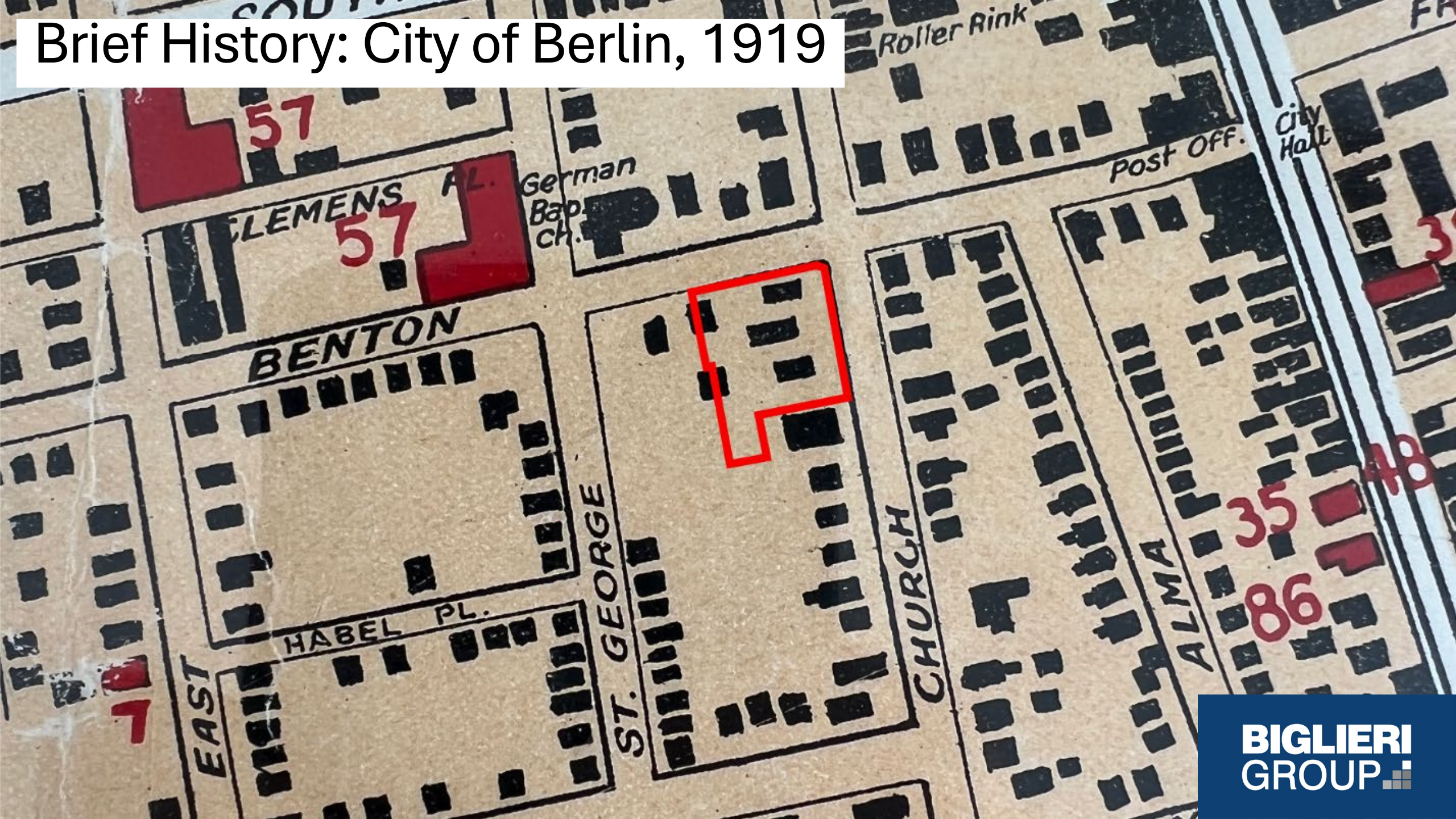
Brief History: Bird's Eye View, Town of Berlin 1892



Brief History: Fire Insurance Plan, 1894-1904



Brief History: City of Berlin, 1919



Brief History: Fire Insurance Plan, 1925



Brief History: Notes

- 39 Church was for a short while a former Wesleyan Methodist Cemetery: Exhumed in 1876; remains moved to Mount Hope Cemetery.
- 73 Benton was once home to Charles Boehmer Dunke (C.B. Dunke), a prominent merchant and Alderman in early 20th-century Kitchener.
 - Key Contributions: Owned and operated a grocery store for nearly 50 years; involved in city infrastructure development and Benton St. Baptist Church.

Heritage Impacts

Alteration

- No alterations proposed to adjacent designated or listed heritage properties.
- No impacts related to alterations are applicable.

Shadows

- Shadow Study conducted by Kirkor Architects & Planners.
- Study assessed shadow impacts on surrounding streets and properties during key times of the year: March 21st, June 21st, September 21st, and December 21st from 10:00 AM to 6:00 PM (adjusted for winter solstice).
- Shadows primarily fast-moving and incremental, merging with existing shadows.
- Minimal shadow impact on adjacent heritage properties, including 53 Church Street and 79 Benton Street.

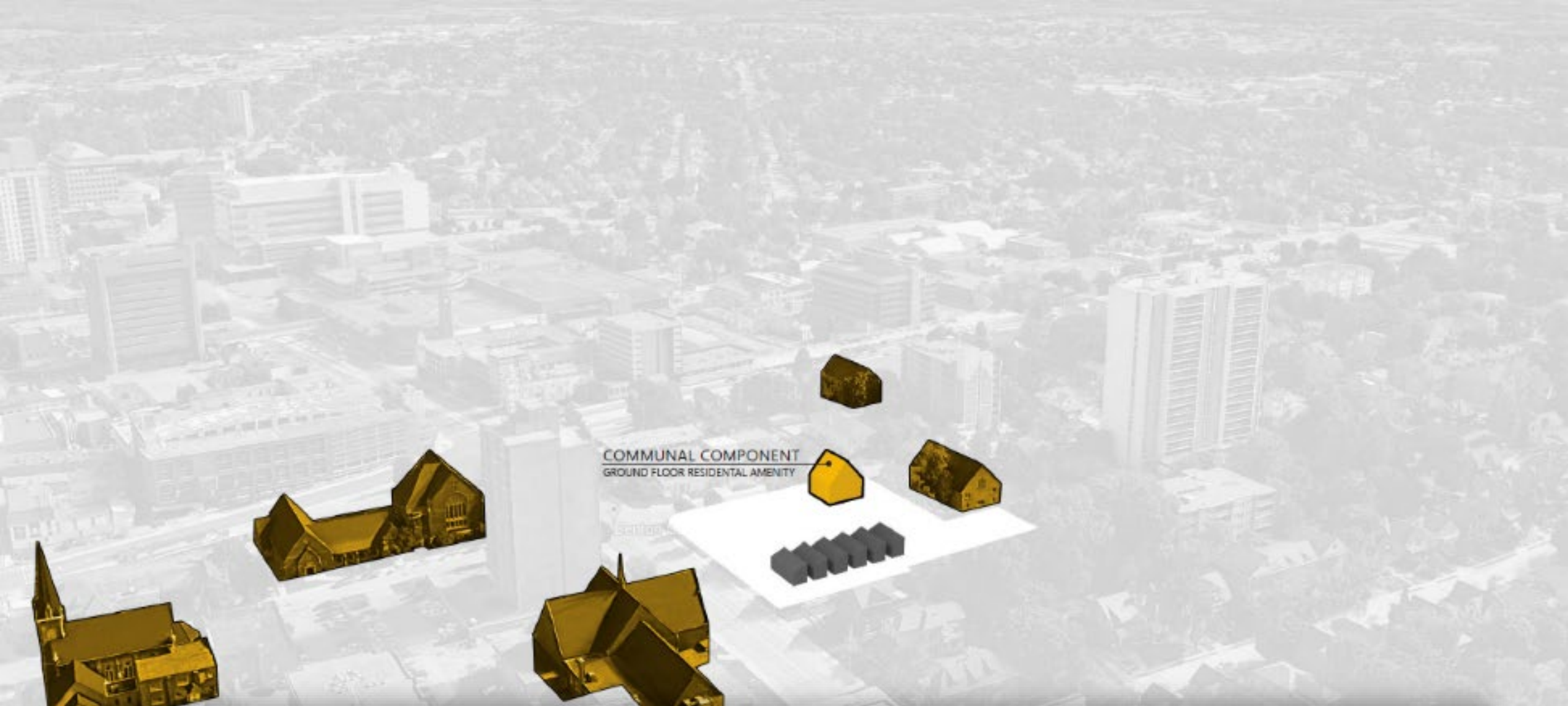
Isolation

- Includes a 4-storey podium with commercial, residential, and amenity spaces.
- Setbacks & Step Backs: Strategic setbacks from Church and Benton Streets, and significant step backs from adjacent heritage buildings.
- Pedestrian Connectivity: Incorporates walkways and landscaping to enhance accessibility and integration.
- Mitigation Measures:
 - Design Elements: Horizontal banding and articulation in the podium reflect historical rooflines, minimizing isolation impacts.
 - Corner Cut-Out: Improves sight lines and reduces pinch at the intersection of Church and Benton Streets.
 - Enhanced Interfaces: Separation from 79 Benton Street and 53 Church Street with landscaping and pedestrian spaces.
- Conclusion: The proposal is expected to have minimal to no impact on the isolation of adjacent heritage resources, maintaining visual and physical connectivity within the neighbourhood.



Isolation

Source: Kirkor Architects and Planners, 2024

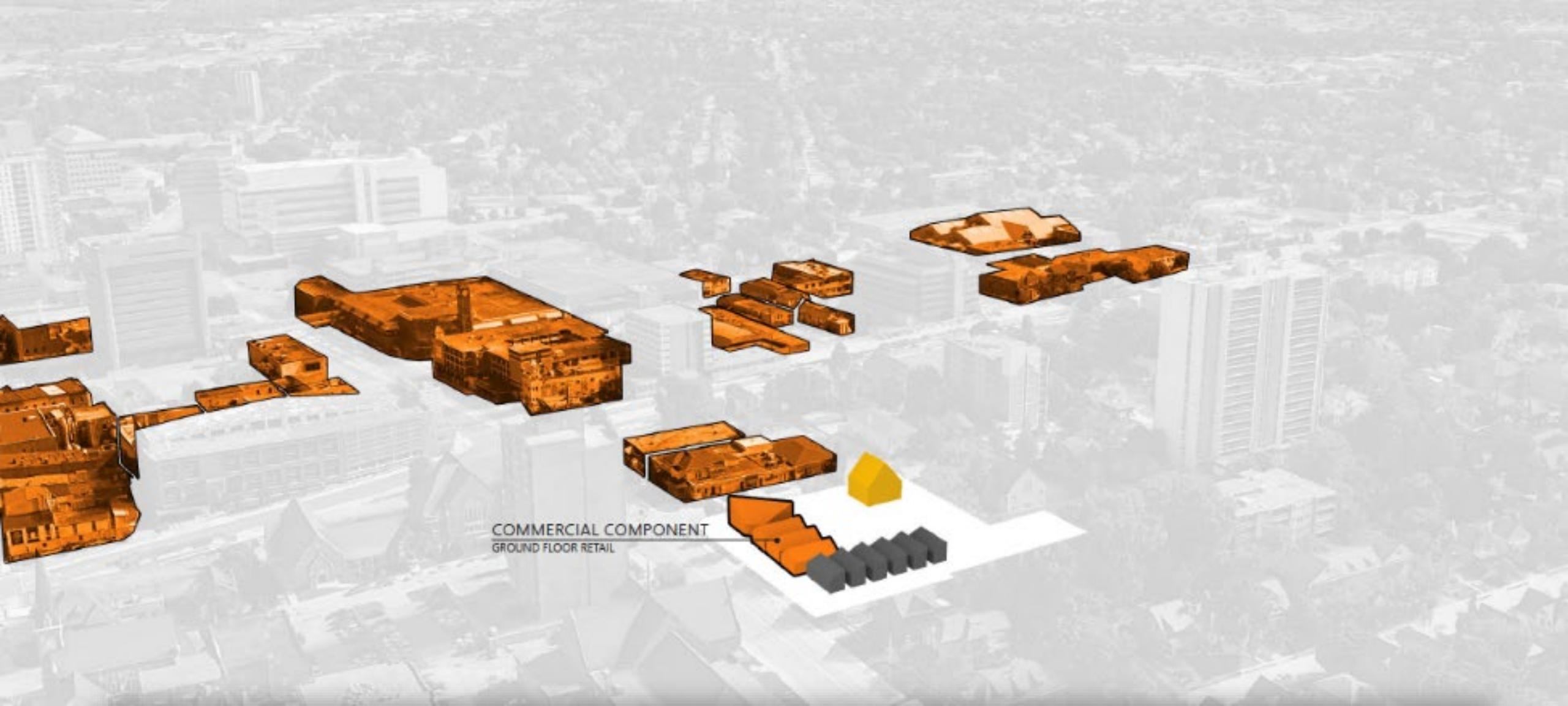


COMMUNAL COMPONENT
GROUND FLOOR RESIDENTIAL AMENITY

Isolation

Source: Kirkor Architects and Planners, 2024





COMMERCIAL COMPONENT
GROUND FLOOR RETAIL

Isolation

Source: Kirkor Architects and Planners, 2024



CIRCULATION COMPONENT
GROUND FLOOR RESIDENTIAL LOBBY

COMMUNAL COMPONENT
GROUND FLOOR RESIDENTIAL AMENITY

COMMERCIAL COMPONENT
GROUND FLOOR RETAIL

BACK OF HOUSE COMPONENT
LOADING, PARKING ENTRY & WASTE STORAGE

LOW-RISE RESIDENTIAL COMPONENT
GROUND FLOOR TOWNHOUSES

LOWER PODIUM
L1 & L2 PROGRAMS CONTAINED WITHIN PODIUM ENVELOPE

Isolation

Source: Kirkor Architects and Planners, 2024



**Horizontal
Building Datum**

Isolation

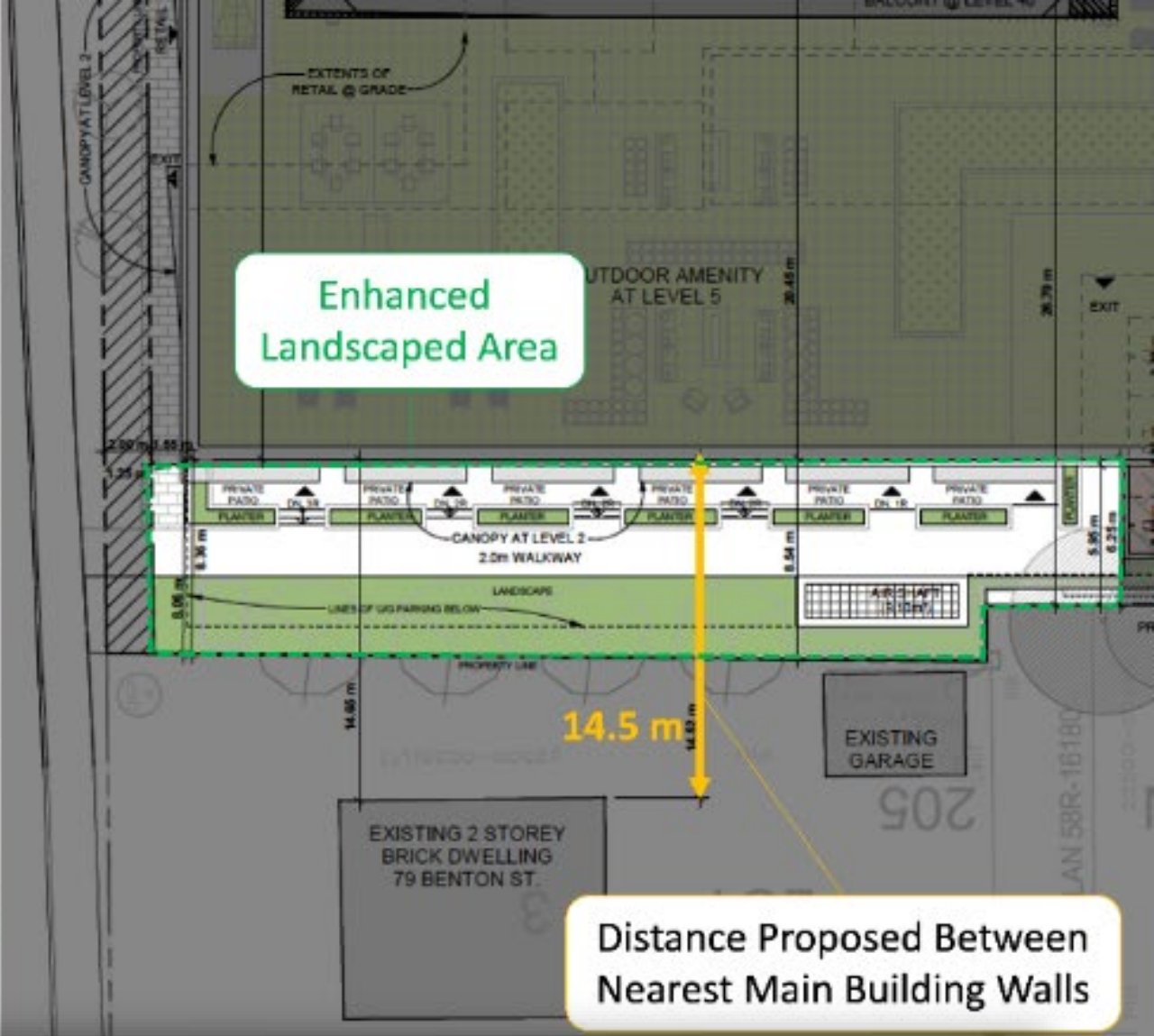


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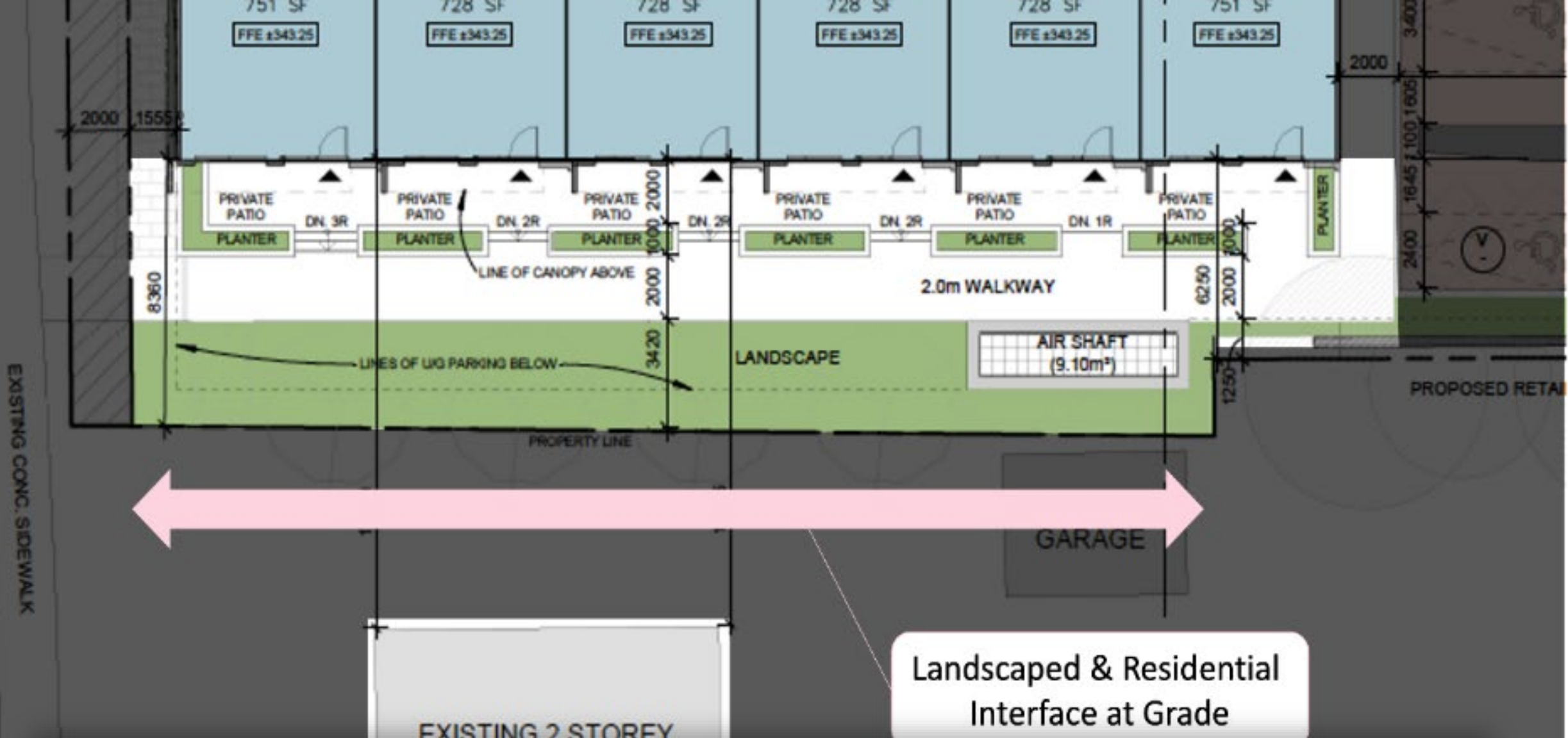


**Commercial
Component &
Homage to
Character and Scale**

Isolation



Isolation

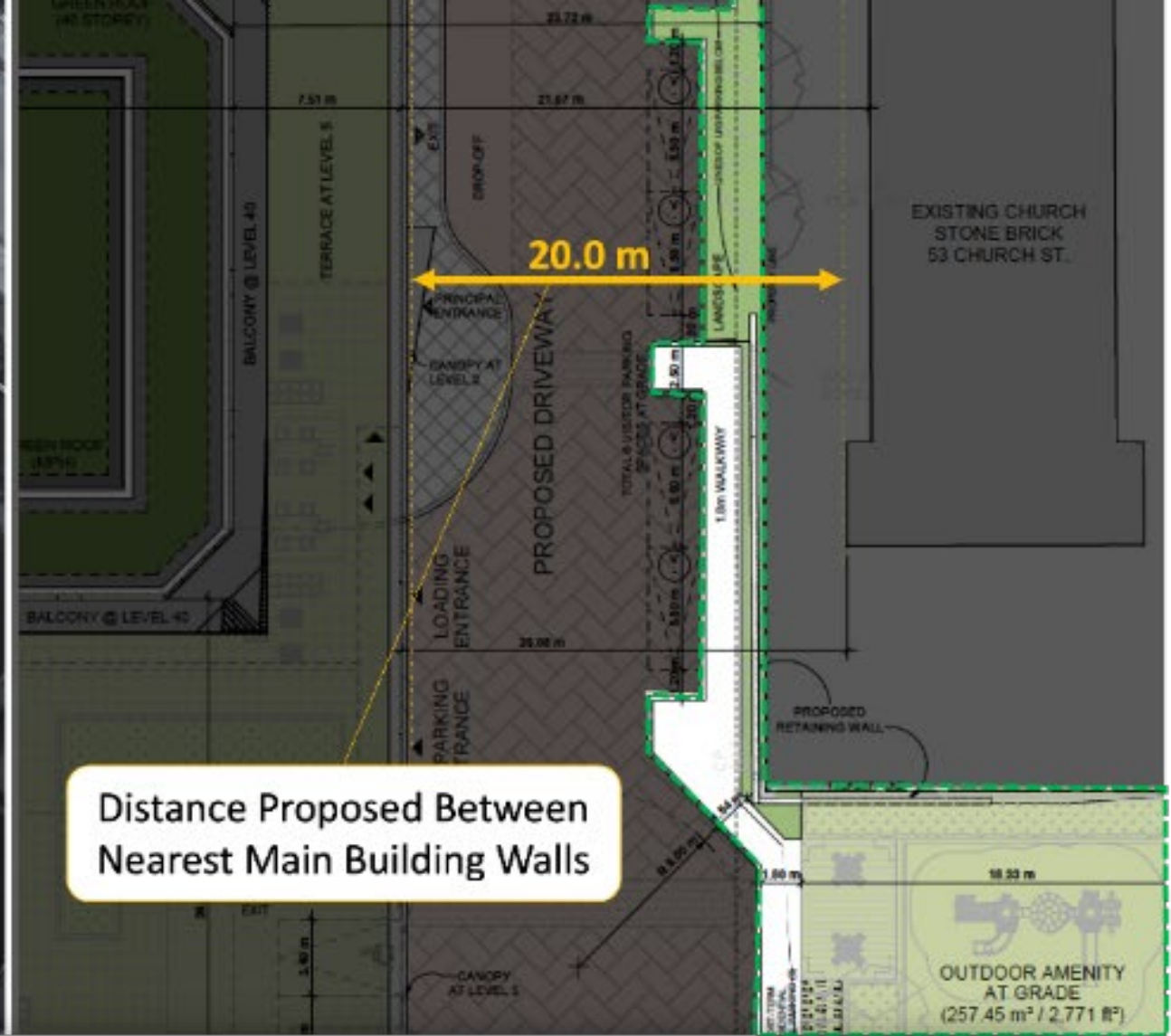
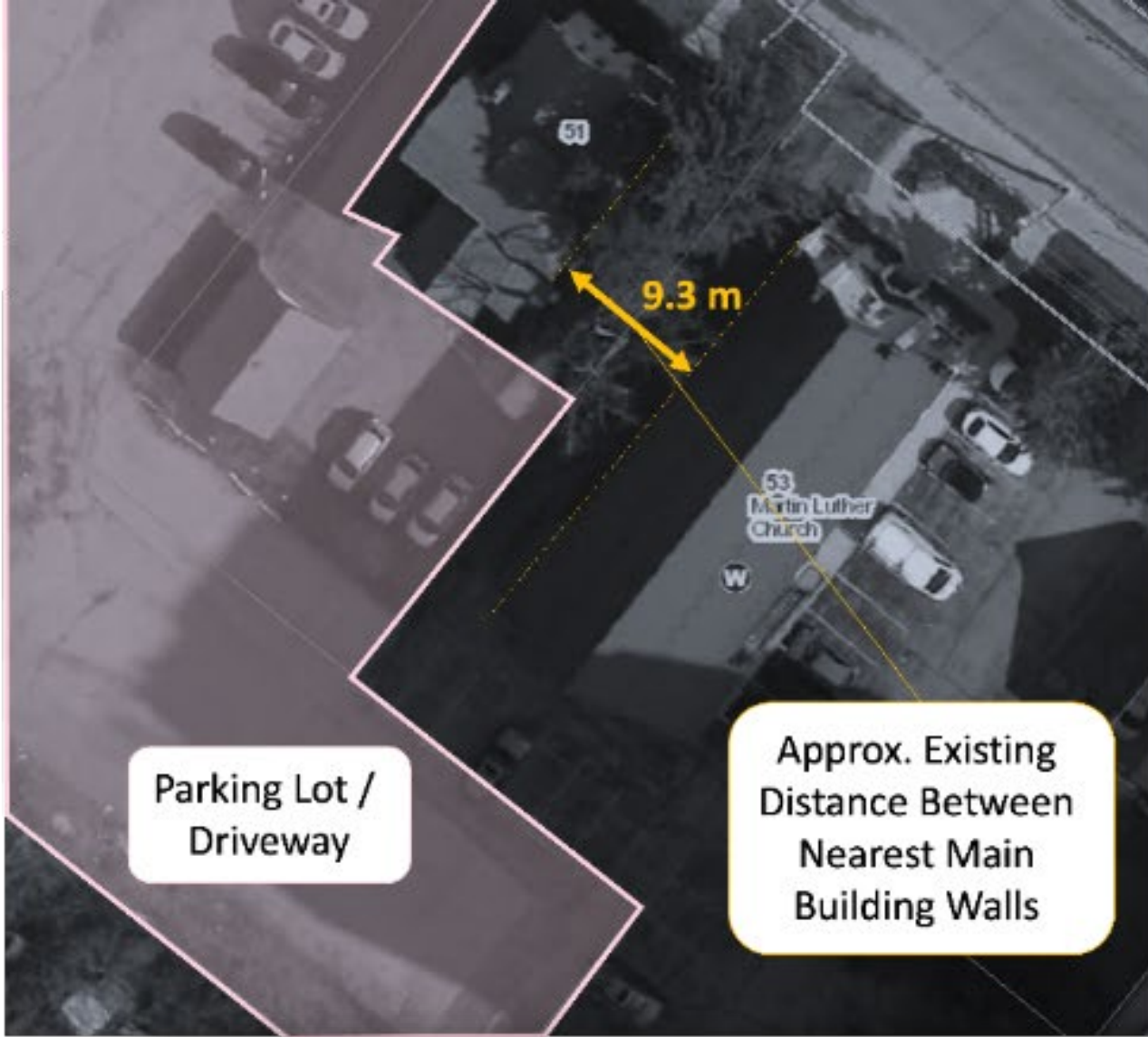


Landscaped & Residential Interface at Grade

Isolation



Isolation



Isolation



Isolation

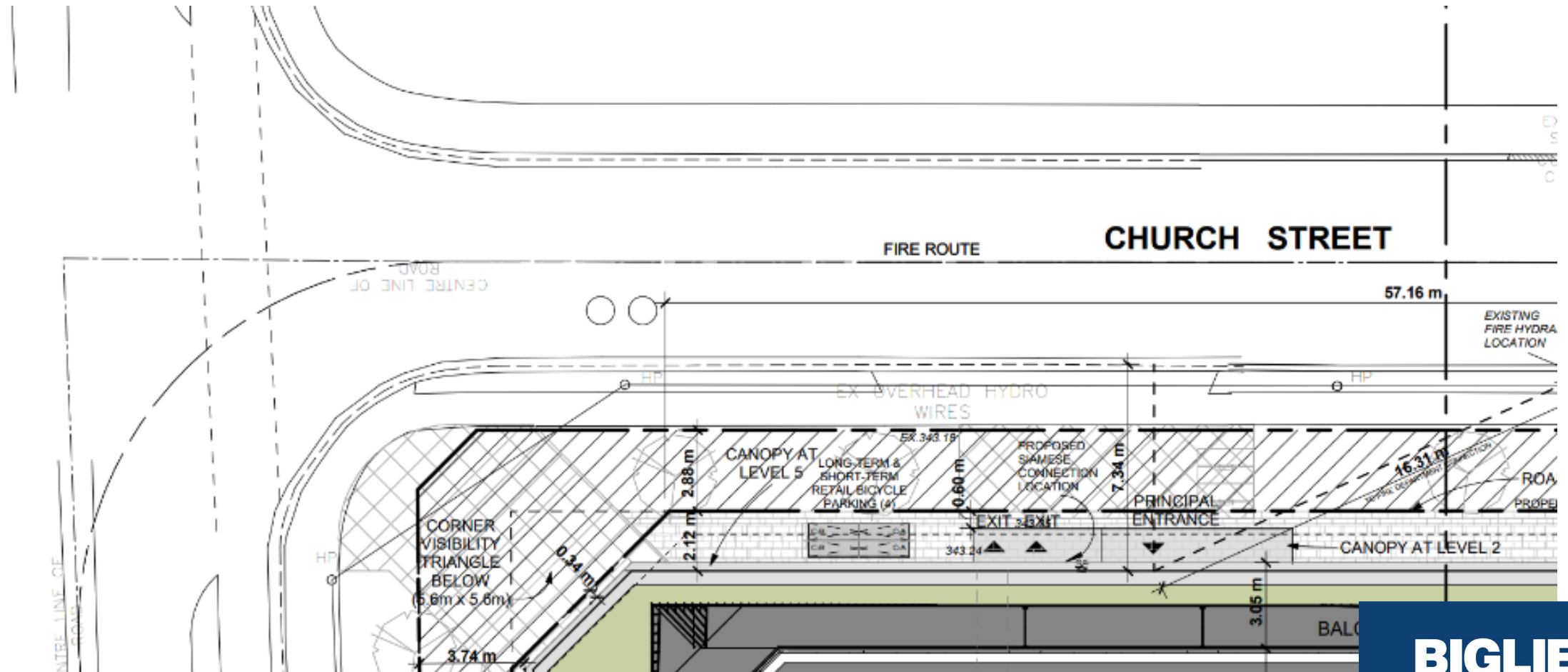
Direct or Indirect Obstruction of Views

- **Significance of View:** The view looking southeast along Church Street from the Benton and Church intersection is a key entrance into the Cedar Hill neighbourhood.
- **Design Considerations:**
 - Setbacks and corner cut-out to avoid obstruction and maintain sight lines.
 - Streetscape improvements: wider sidewalks, street trees, and enhanced boulevard.
 - Proposed setbacks maintain entrance view along Church Street.
 - Setbacks range from 1.6 to 2.1 meters after road widening, aligning with existing setbacks along Church Street.
- **Impact Assessment:**
 - **Minor to Moderate Impact:** The view will change due to new building height and massing, but setbacks and design details mitigate impacts.
 - **Improved Frontage:** Redevelopment will enhance visual variety and repair the currently broken street frontage.

Direct or Indirect Obstruction of Views



Direct or Indirect Obstruction of Views



Change in Land Use

- Proposed mixed-use development aligns with the area's historical mixed-use character.
- Proposed heights, density, and parking are permitted today.
- Sensitive design ensures harmonious integration with surrounding heritage context.

Land Disturbance

- **Historical Context:**
 - Subject lands have been developed for over 140 years with significant soil disturbances.
 - Past activities include cemetery exhumation (1876), basement digging, utility / service installations, and road construction.
- **Redevelopment Impact:**
 - No anticipated land disturbance impacts beyond historical disturbances.
 - Potential for discovering human remains due to historic cemetery; work must cease immediately if found.
- **Mitigation Recommendations:**
 - Ground-Penetrating Radar (GPR): Scan site, especially at Church and Benton Street corner, to confirm all graves are exhumed.
 - Cultural Heritage Protection Plan (CHPP): Include vibration monitoring and mitigation strategies during construction.

Destruction

- Structures on subject lands are not listed or designated, therefore, no impact from demolition.
- No demolitions proposed for adjacent designated properties at 64 and 90 Benton Street (within VPA-HCD).
- No demolitions proposed for adjacent listed properties at 51 and 79 Benton Street, and 53 Church Street.
- Impact Conclusion:
 - No Impact: Demolition-related impacts are not applicable to adjacent heritage properties.

Alternative Development Options

- Option 1: Do Nothing / Leave Lands As Is
 - Impact: Inefficient land use, missed intensification opportunities.
 - Recommendation: Not recommended due to inefficiency in a Strategic Growth Area.
- Option 2: Accommodating Architecture
 - Impact: Involves stiling or enveloping existing structures.
 - Recommendation: Not recommended due to the non-heritage status of structures and inefficiency.
- Option 3: Adaptive Reuse
 - Impact: Repurposes existing structures, preserving street façades.
 - Recommendation: Not impossible, but not recommended due to structural challenges and potential inefficiencies (tower vs. low-rise residential).
- Option 4: Relocation
 - Impact: Moving structures to a new location.
 - Recommendation: Not necessary as structures are not heritage-listed or designated.
- Option 5: Infill with Low-Rise Buildings
 - Impact: Low-density development in a high-density growth area.
 - Recommendation: Not recommended due to conflict with strategic growth and planning objectives.

Mitigation

- 39 Church Street:
 - Commemoration: Consider a plaque acknowledging the historic Methodist cemetery.
- 51 Church Street:
 - Material Salvage: Option to salvage bricks, moldings, and other materials during demolition.
- 73 Benton Street:
 - Commemoration: Honor Charles Boehmer Dunke with a plaque, artwork, or stamped concrete.
- General Recommendations:
 - Ground-Penetrating Radar (GPR): Scan for unmarked graves before excavation.
 - Documentation & Archiving: High-resolution photos during and after construction; archive with the City.
 - Cultural Heritage Protection Plan (CHPP): Prepare a CHPP for adjacent heritage properties, including preconstruction inspection, protection measures, and vibration monitoring.
- Design Considerations:
 - Maintain Design Elements: Preserve setbacks, tower step back, podium elements, and landscaping as proposed.
 - Tower Design: Retain tower floor plate, vertical breaks, and articulation to minimize shadow impact.