

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: October 1, 2024

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

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7291

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: September 9, 2024

REPORT NO.: DSD-2024-407

SUBJECT: Draft Heritage Impact Assessment (HIA) for 169-183 Victoria Street
South and 59 Park Street

RECOMMENDATION:

For information.

BACKGROUND:

The Development and Housing Approvals Division is in receipt of a draft Heritage Impact Assessment (HIA) prepared by mcCallumSather and dated June 2024. The heritage consultants were retained by Legions Heights Victoria Inc. on behalf of 1000002286 Ontario Ltd., who are the Owners of the properties municipally addressed as 169-183 Victoria Street South and 59 Park Street.

The majority of the subject lands, which front along Victoria Street, have no heritage status under the *Ontario Heritage Act*, being neither designated nor listed as a non-designated property of cultural heritage value or interest. These properties were also not identified on the Kitchener Inventory for Historic Buildings. However, they are adjacent to heritage resources, including:

- Properties within the Victoria Park Area Heritage Conservation District (VPAHCD) and designated under Part V of the *Ontario Heritage Act* including 55 Park Street, 52 Henry Street, and 48 Henry Street.
- 163-165 Victoria Street South, listed as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register.
- 55-57 Henry Street / 189-193 Victoria Street South, listed as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register.

59 Park Street, located perpendicular to the rear of 169-177 Victoria Street, forms part of the subject lands and is designated under Part V of the *Ontario Heritage Act*, being within the Victoria Park Area Heritage Conservation District.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

The subject properties are also located adjacent to or within the Victoria Park Area Cultural Heritage Landscape and adjacent to the Warehouse District Cultural Heritage Landscape, as defined in the Kitchener Cultural Heritage Landscape Study approved by Council in 2015.



Figure 1: Location Map of Subject Properties with Heritage Property Identified in Red

As of the date of this report, the six subject properties are each developed with detached buildings which range in height from one and a half storeys to two and a half storeys. While some of the properties retain their original use as a single-detached residential dwelling, others have been converted for commercial purposes or to contain multiple units.

The subject properties are part of an active Zoning By-law Amendment Application (ZBA24/021/V/AP) that has been submitted to the City. The draft Heritage Impact Assessment (HIA) was identified as a required component for a complete application due to the heritage property involved and the presence of adjacent heritage resources.

REPORT:

Proposed Development

The ZBA that has been submitted to the City is intended to facilitate the redevelopment of the lands with an 8-storey multiple dwelling consisting of 120 dwelling units, including 24 affordable units. The building is currently proposed to be clad with pre-cast concrete wall panels with a mix of different finishes that provide the appearance of brick and wood, as well as clear and black glazing for the balconies and windows. The massing is generally

consistent and rectangular, with a break and step-back at the fifth floor proposed in the rear to establish further distance from the adjacent designated properties. A ramp access to underground parking is proposed via Park Street, while loading accessed is proposed via Henry Street to alleviate vehicular traffic congestion. The heritage resource at 59 Park Street is proposed to be retained in-situ, with only a non-original rear garage addition demolished. A transformer block is proposed to be added to the rear of this property.

The existing MU-1 zoning is proposed to be amended to MU-2, and site-specific provisions are proposed to increase the allowed building height to 28.8 metres, increase the permitted floor space ratio, reduce parking requirements, and allow residential units on the ground floor. It should be noted that the subject lands are also subject to City-initiated amendments through Growing Together West. This first phase of Growing Together was approved by Kitchener City Council on March 19th, 2024. Should the amendments of Growing Together be applied the proposed SGA-2 zone for the site, which allows up to eight storeys in height, would be retained and only the site-specific provisions would be requested.

It should be noted that a Site Plan Application will need to be made following approval of the ZBA. The Site Plan Application process will require additional heritage studies and documentation to be completed as well as approval of the draft HIA prior to full Site Plan Approval. Detailed design of the building, including massing, stepbacks and setbacks, and materials used will be finalized during this stage of the process.

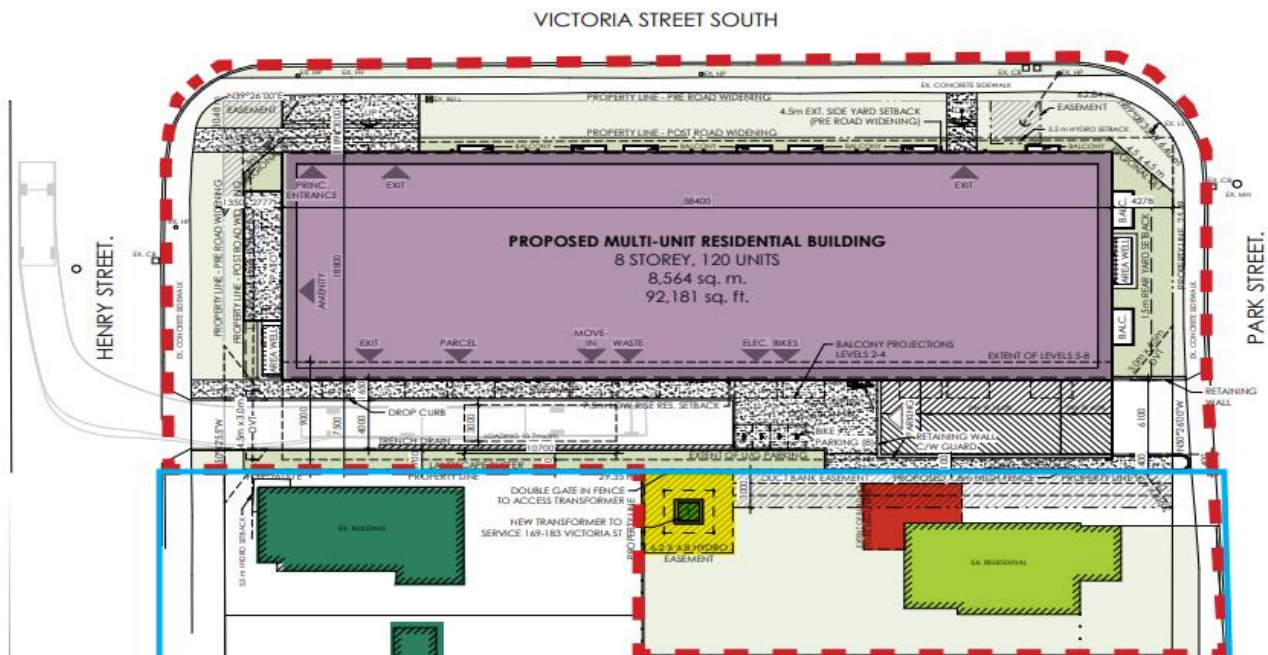


Figure 2: Proposed Site Plan for the Subject Properties



Figure 3: Renderings of the Proposed Development (Front Side and Rear Side Views)

Impact Assessment

The draft HIA assessed the potential impacts of the proposed development on the involved and adjacent heritage resources, as well as the impact on the Warehouse District Cultural Heritage Landscape.

Impact	Analysis
Landscape Impact	<p>Landscaping is proposed along all street walls to provide a public realm improvement, however due to the limited lot site and floorplate the amount that can be provided is restricted. A landscaped buffer is proposed between the laneway and Henry Street properties, and a 1.8-metre-tall fence will separate the new development from 59 Park Street.</p>
Architectural Impact	<p>The 1.5 m rear yard stepback is intended to mitigate impacts to the built environment, as opposed to a consistent vertical elevation. The varied articulation further contributes to the maintenance of a pedestrian scale and integration into the low-rise residential heritage neighbourhood.</p> <p>The 8-storey massing will provide a transition in height from the high-rises proposed for properties across Victoria Street (Figure 3).</p> <p>The proposed materiality considers the material commonly used with the Victoria Park Area HCD and will maintain the character of the surrounding area.</p> <p>The heritage resource at 59 Park Street is to be retained except for the removal of a later addition, so there is no impact to its integrity.</p>
Visual Impact	<p>There is the potential for visual impacts to the existing viewscape and surrounding area due to the proposed height of the proposed building. In the horizontal datums and materiality used within its design, a visual reference and interface to the adjacent low-rise neighbourhood is created which will help to mitigate these impacts.</p> <p>The HIA also notes that the building would offer a transitional scale from planned high-rises across Victoria Street which will help minimize the potential creation of a dense visual landscape that overwhelms the human scale of the historic surroundings.</p>
Land Use Impact	<p>The existing uses of the subject properties are a mix of residential, commercial, and office. Therefore, the proposed mixed-use zone will not cause any change from the land uses currently present.</p>
Land Disturbances Impact	<p>Construction activity and excavation for the proposed two-storey below-grade parking facility has the potential to cause high land disturbance impacts on adjacent built heritage resources. During the construction phase, heavy equipment, shoring work, or other construction activity</p>

	<p>may result in minor to major vibration impacts and reversible or irreversible damage.</p>
<p>Destruction Impacts</p>	<p>The proposed development includes the partial demolition of a designated property. The portion of the heritage resource to be removed is a later garage addition. Its removal will restore the dwelling to its original 20th century footprint and create a greater buffer zone between the proposed new construction.</p> <p>The proposed development also includes the demolition of five buildings along Victoria Street. These buildings are not identified heritage resources so there is no loss of heritage fabric, and it is expected that all efforts will be made to ensure that the demolition process poses no adverse impacts or damage to adjacent heritage resource.</p>
<p>Shadow Impact</p>	<p>A shadow study has been prepared to assess anticipated shadow impacts of the proposed development on surrounding heritage resources. Minor shadow impacts in the early morning hours are anticipated throughout the year. However, there are limited to no new net shadows for the remainder of the daytime in all seasons. As such, the shadow impact is considered to be acceptable.</p>
<p>Urban / Streetscape Impact</p>	<p>As discussed in landscaping and architectural impact, the proposal considers different strategies in which to effectively integrate the new construction into the Victoria Street South corridor, the Warehouse District Cultural Heritage Landscape, and the adjacent Victoria Park Area HCD. This is done through the massing and materiality which accounts for streetscape relationships and aims to achieve public realm improvements.</p>



Figure 4: Rendering of Proposed New Developments Along Victoria Street (Aerial View)

Recommendations for Mitigation Measures

A series of mitigation measures have been proposed to reduce potential impacts and ensure the new development would establish a compatible relationship with the adjacent heritage resources. They are as follows:

- Document the heritage resources and subject property (provided through the draft HIA).
- Implementation of construction controls, protection plan, monitoring plans, and the retention of a structural engineer to avoid damage to adjacent properties during the demolition, excavation, and construction phases.
- Preparation of a Cultural Heritage Conservation Plan related to the proposed alterations to 59 Park Street.
- Maintain the design considerations in the proposed building as they are intended to mitigate impacts and integrate the new development into the context of the surrounding area through materiality, massing, articulation, and rhythm of openings. These considerations are compatible with and respectful to the historic landscape and built-form context.
- Establish a landscaped buffer zone that makes use of tall plantings and fencing along the east side of the property line.
- Address architectural lighting approaches and confirm how exterior lighting may impact heritage, sustainability, accessibility, security, and integration.
- Avoid the introduction of new materials that detract from the surrounding historic character and understanding of the properties evolution – all material elements should be visually compatible with, but subordinate and distinguishable from the heritage properties.

- Correct past interventions on 59 Park Street.
- Salvage and reuse materials where feasible from the five buildings along Victoria Street South to be demolished.

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 council / committee meeting.

PREVIOUS REPORTS/AUTHORITIES:

- Ontario Heritage Act, R.S.O 1990

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Draft Heritage Impact Assessment (HIA)