HERITAGE KITCHENER MEETING

Meeting Date: October 1st, 2024

Agenda

- 4.1 Draft Heritage Impact Assessment (HIA)
  169-183 Victoria Street South / 59 Park Street
- 4.2 Heritage Permit Application HPA-2024-IV-023
  153 Courtland Avenue East
- 4.3 Heritage Permit Application HPA-2024-IV-018
  1385 Bleams Road
- 4.4 Heritage Permit Application HPA-2024-V-020
  466 Queen Street South
- 4.5 Notice of Intention to Designate
  107 Courtland Avenue East
- 4.6 Notice of Intention to Designate
  83 Benton Street
- 4.7 Municipal Heritage Register Review October Update

4.1 Draft Heritage Impact Assessment
169-183 Victoria Street South / 59 Park Street

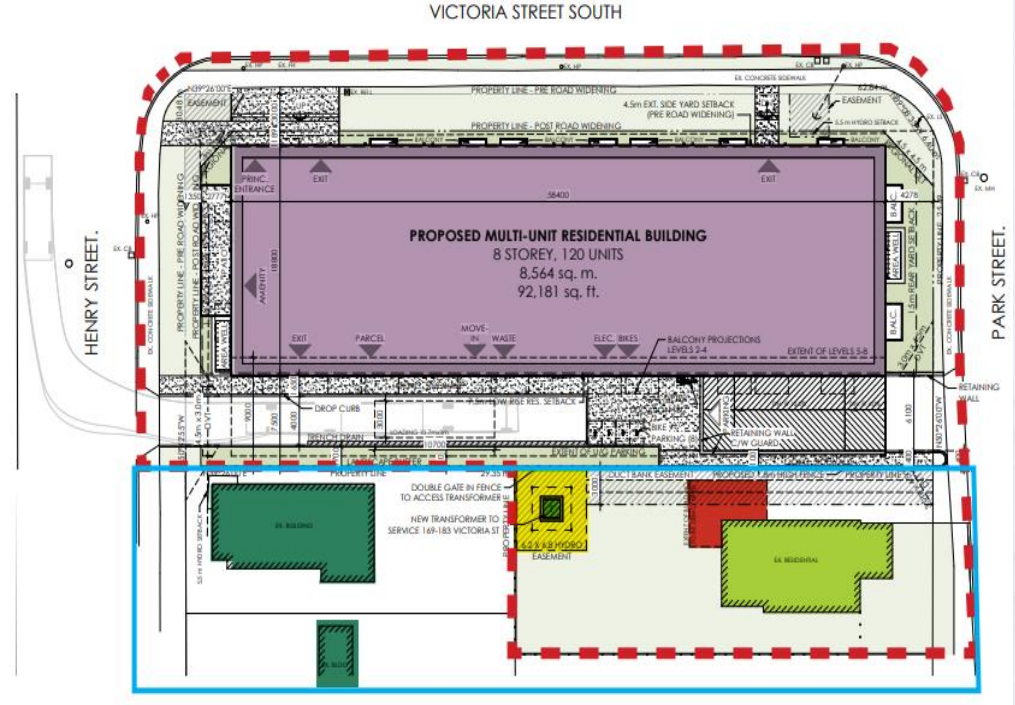
Background:

- Properties fronting Victoria Street have no status under the OHA but are adjacent to a number of heritage resources including the Victoria Park Area Heritage Conservation District
- 59 Park St designated under Part V of the OHA
- Part of a Zoning By-law Amendment to facilitate a new 8-storey building

4.1 Draft Heritage Impact Assessment
169-183 Victoria Street South / 59 Park Street

Impact Assessment:

- Heritage resource to be retained except for non-original garage addition – no destruction impact
- Minor shadow impacts in early morning hours
- Potential visual impacts
- Potential land disturbances impacts
- Potential impacts to landscaping / architecture / urban streetscape



4.1 Draft Heritage Impact Assessment
169-183 Victoria Street South / 59 Park Street

Recommendations / Implemented Design Considerations:

- Impacts to be reduced through building stepbacks/articulation, use of appropriate materials, landscape buffers
- Intended to create transition from high-rises proposed along Victoria St
- Construction controls, protection plan, monitoring plans to be implemented to avoid damages to adjacent heritage properties
- Salvage and reuse materials where feasible from the five buildings to be demolished along Victoria Street South

169-183 Victoria Street South / 59 Park Street

Staff are looking for committee's input. No Recommendation to Council Required.

4.2 Heritage Permit Application HPA-2024-IV-023

153 Courtland Avenue East

Background

- Seeking permission to demolish the single detached dwelling

4.2 Heritage Permit Application HPA-2024-IV-023

153 Courtland Avenue East

Background

- Designated under Part IV of the Ontario Heritage Act (1985)
  - *"Mr. Johann Hagen, a German sawyer, constructed this house in circa 1866. During the period 1952 to 1965, Mrs. Henrietta McGarry, Chairman of the Kitchener-Waterloo High School Board, owned the property. In 1956 – 57, His Worship Mayor Dominic Cardillo resided in the house, and from 1967 to 1982, Mr. Mike Reidel, a well-known title searcher in Waterloo Region, and his wife, owned this property."*
  - example of the Salt Box architectural style
  - heritage attributes include the exterior of the building

4.2 Heritage Permit Application HPA-2024-IV-023

153 Courtland Avenue East

Background

- Property Standards Order to Comply (June 2020)
  - Identified several deficiencies that required repair and/or replacement (e.g., cladding, soffits, fascia, windowsills)
  - Deadline for owner to complete the work lapsed
  - By-Law Enforcement initiated steps to bring the property into compliance
  - A structural assessment was required to inform the necessary exterior repairs

153 Courtland Avenue East

Structural Assessment

- Structural Condition Assessment prepared by Tacoma Engineers (2024)
  - Determined that the exterior work required to bring the property into compliance could not be completed without addressing structural issues, which would require that the entire building be rebuilt
  - Concluded that the building:
    - is in poor condition;
    - there is significant risk of portions collapsing or becoming deteriorated beyond repair within the next 2 years; and,
    - that a comprehensive restoration strategy would be required for both the exterior and interior of the single detached dwelling.

153 Courtland Avenue East

Structural Assessment

- Structural Condition Assessment prepared by Tacoma Engineers (2024)
  - The assessment identified interior issues including:
    - peeling paint,
    - high relative humidity,
    - mould,
    - roof and wall leaks,
    - buckled hardwood floors,
    - evidence of rodents,
    - fair condition of rubblestone foundation mortar,
    - fair condition of timber floor joists, and
    - potential compromised basement foundation.

153 Courtland Avenue East

Structural Assessment

- Structural Condition Assessment prepared by Tacoma Engineers (2024)
  - Recommended that the following interior items be repaired, reinforced and/or replaced:
    - roof structure;
    - all interior finishes;
    - deteriorated structural members;
    - framing; and,
    - basement foundation.
    - Interior work will also require mould abatement.

153 Courtland Avenue East

Structural Assessment

- Structural Condition Assessment prepared by Tacoma Engineers (2024)
  - Identified exterior issues including:
    - bowing/missing/deteriorated clapboard siding,
    - deteriorated wall studs,
    - deteriorated porch beams posing a life safety hazard,
    - missing fascia,
    - hole in roof, and
    - no eavestroughs or downspouts.

153 Courtland Avenue East

Structural Assessment

- Structural Condition Assessment prepared by Tacoma Engineers (2024)
  - Recommended that the following exterior items be repaired, reinforced, replaced and/or added:
    - roof;
    - fascia;
    - front porch;
    - clapboard siding;
    - wall studs;
    - front wall;
    - rear wall; and,
    - eavestroughs and downspouts.

153 Courtland Avenue East

Structural Assessment

- Structural Condition Assessment prepared by Tacoma Engineers (2024)
  - The life safety concerns with the front porch have been temporarily addressed with the installation of security fencing.
  - With respect to the front and rear wall, the assessment concluded that reframing of large sections of these walls is required.

Costs to Repair versus Demolish

COSTS	REPAIRS	DEMOLITION
Quote 1	$200,000+	$43,512.59
Quote 2	$450-500,000	$57,980.96

4.2 Heritage Permit Application HPA-2024-IV-023

153 Courtland Avenue East

Merits of Application

- a property standards Order to Comply has been issued against the property requiring the owner to repair or demolish the singled detached dwelling;
- the deadline to bring the property into compliance lapsed on July 15, 2020 with the owner failing to comply with the Order;
- a Structural Condition Assessment prepared by Tacoma Engineers dated April 4, 2024 concluded that the exterior work required to bring the property into compliance could not be completed without addressing structural issues, which would require the single detached dwelling to be rebuilt; o the assessment also concluded that:
  - there is significant risk of portions of the building collapsing or becoming deteriorated beyond repair within the next two years;
  - the deteriorated porch beams pose a life safety hazard (Note: The security fencing that has been installed around the porch is a temporary measure to protect the public from the life safety hazard.)

4.2 Heritage Permit Application HPA-2024-IV-023
153 Courtland Avenue East

Merits of Application

- the heritage attributes of the single detached dwelling are in a state of advanced deterioration;
- since the owner has not brought the property into compliance, Bylaw Enforcement staff are required to bring the property into compliance;
- Bylaw Enforcement staff obtained two quotes outlining the costs to repair and the cost to demolish the single detached dwelling;
- in accordance with Section15.1 – 15.8 of the Building Code Act, Bylaw Enforcement staff are required to proceed with the lowest quote to bring the property into compliance; and,
- the work to repair the single detached dwelling could range from $156,487.41 - $456,487.41 more than the cost to demolish the single detached dwelling.

4.2 Heritage Permit Application HPA-2024-IV-023

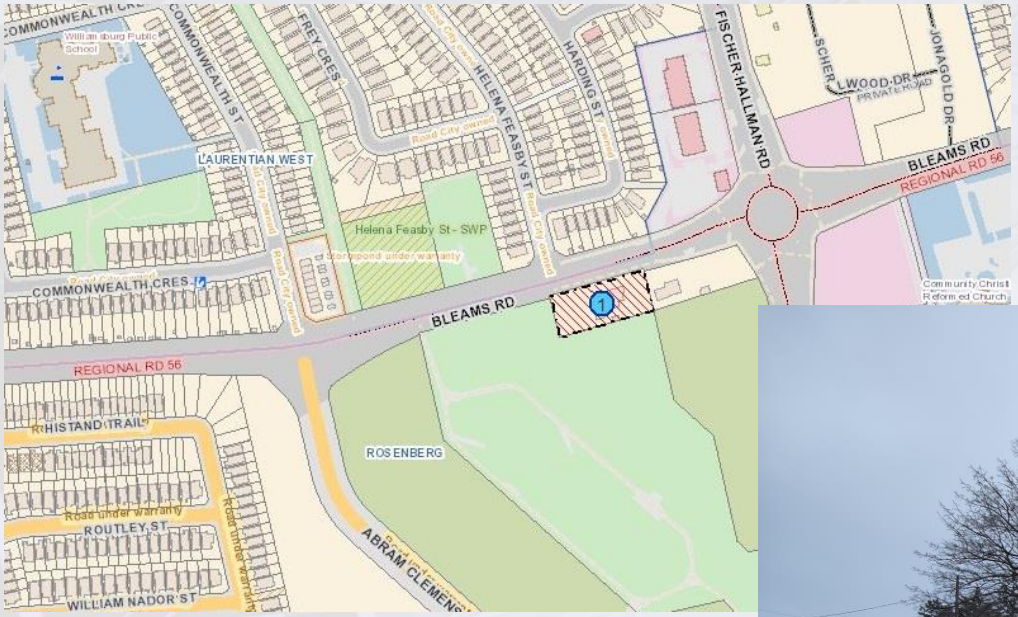
153 Courtland Avenue East

RECOMMENDATION:

That pursuant to Section 34 of the Ontario Heritage Act, Heritage Permit Application HPA-2024-V-023 be approved to permit the demolition of the single detached dwelling at the property municipally addressed as 153 Courtland Avenue East; and further,

That pursuant to Section 31 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Repeal By-law 85-190 registered on December 3, 1985 as instrument number 833418 being a by-law to designate the property municipally addressed as 153 Courtland Avenue East.

4.3 Heritage Permit Application HPA-2024-IV-018
1385 Bleams Road



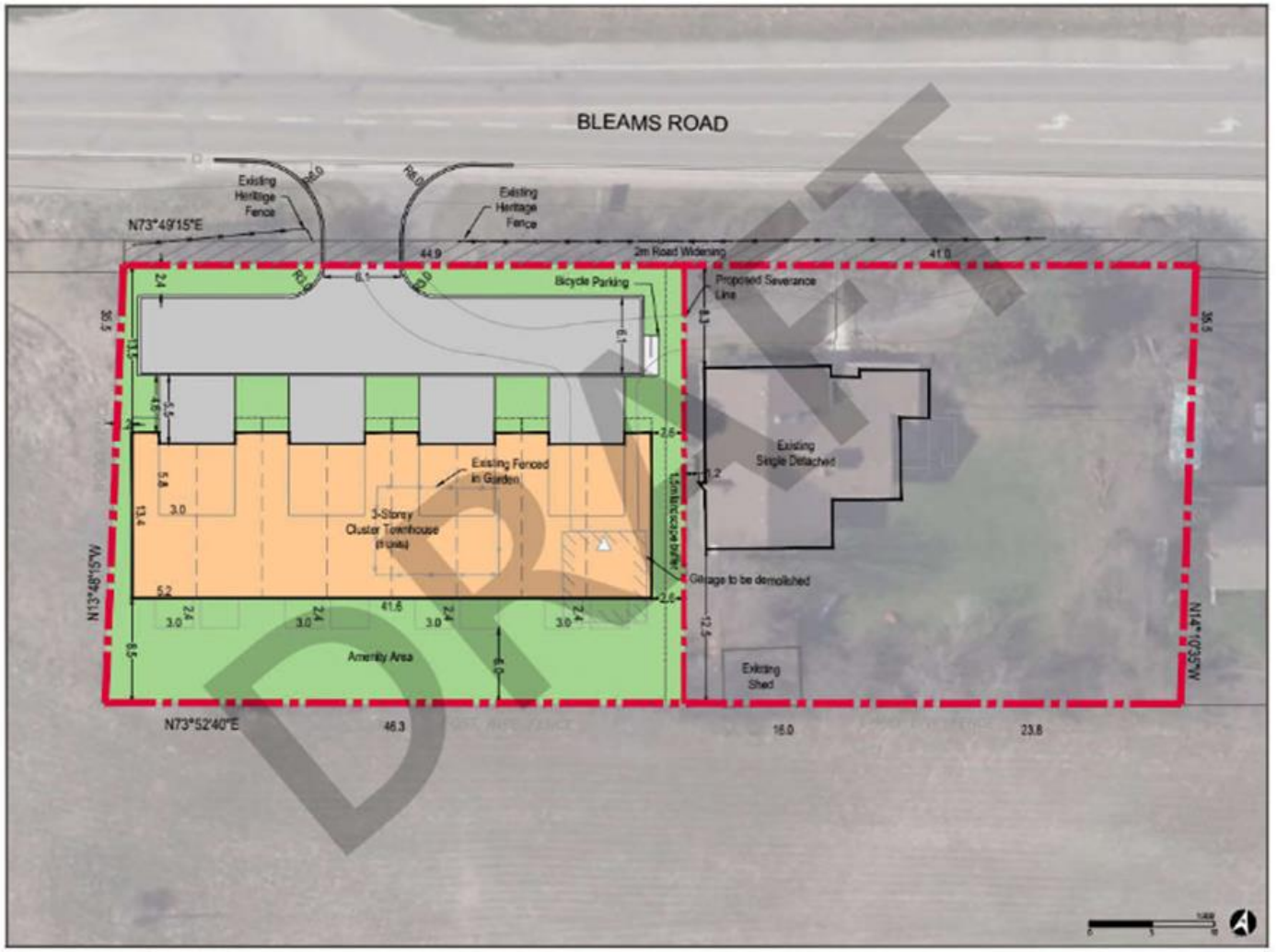
4.3 Heritage Permit Application HPA-2024-IV-018

1385 Bleams Road

- Application is for the new construction of an 8-unit townhome unit complex towards the western edge of the property.
- The property is also known as the 'Williamsburg School', and is designated under Part IV of the Ontario Heritage Act.
- Initial proposal was presented to HK in 2023, with a revised proposal being presented at its September 2024 Meeting.

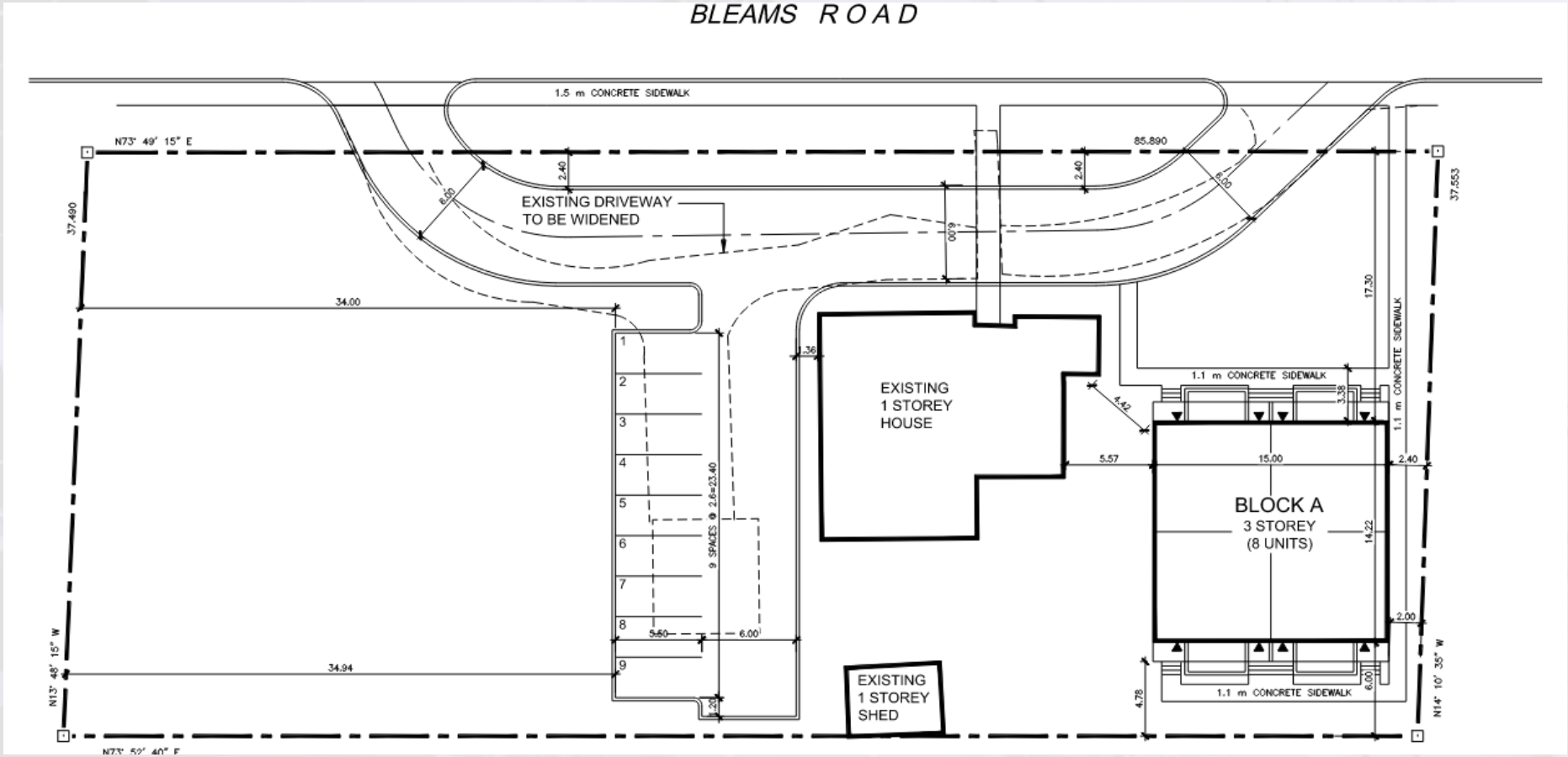
1385 Bleams Road

Initial Proposal



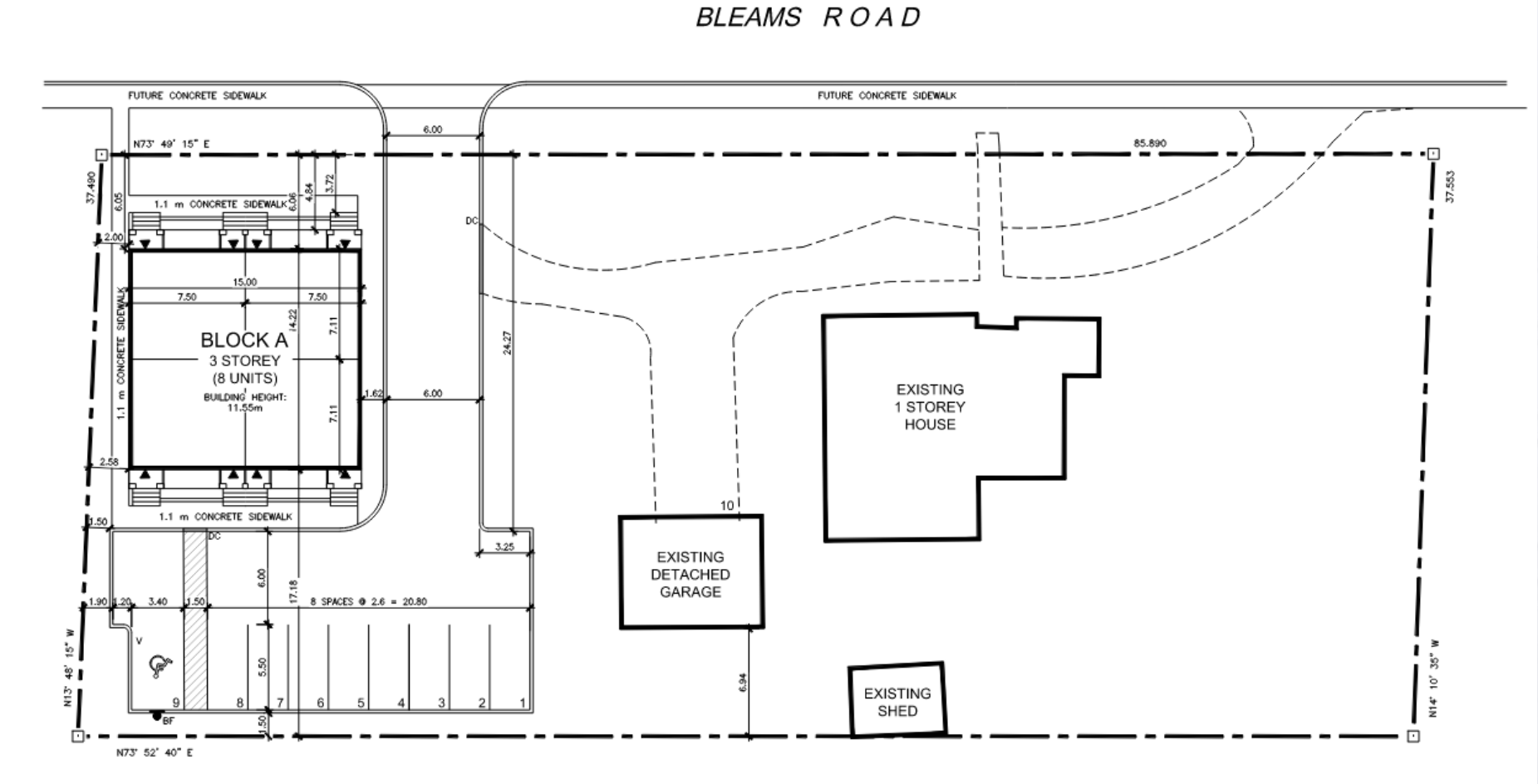
1385 Bleams Road

Revised Proposal



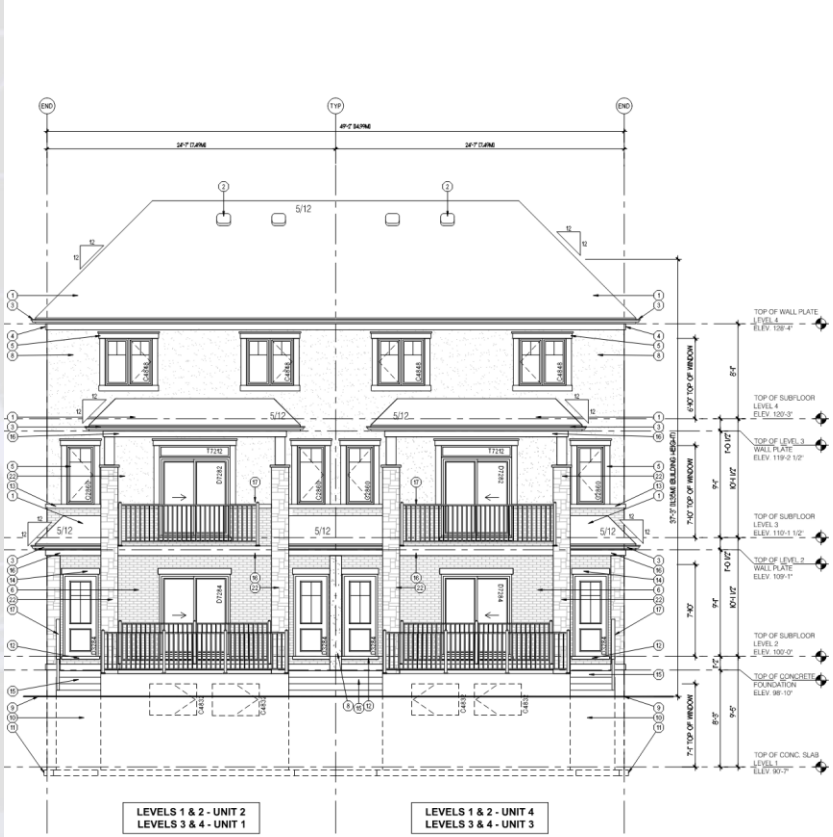
1385 Bleams Road

Final Proposal

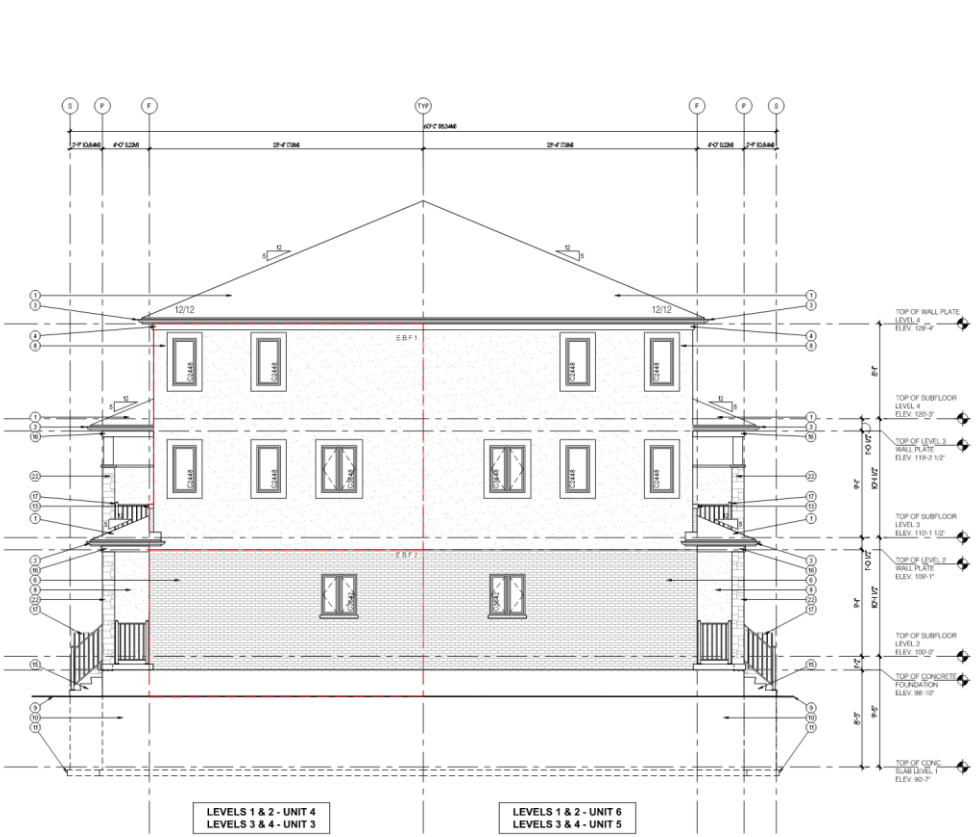


4.3 Heritage Permit Application HPA-2024-IV-018

1385 Bleams Road



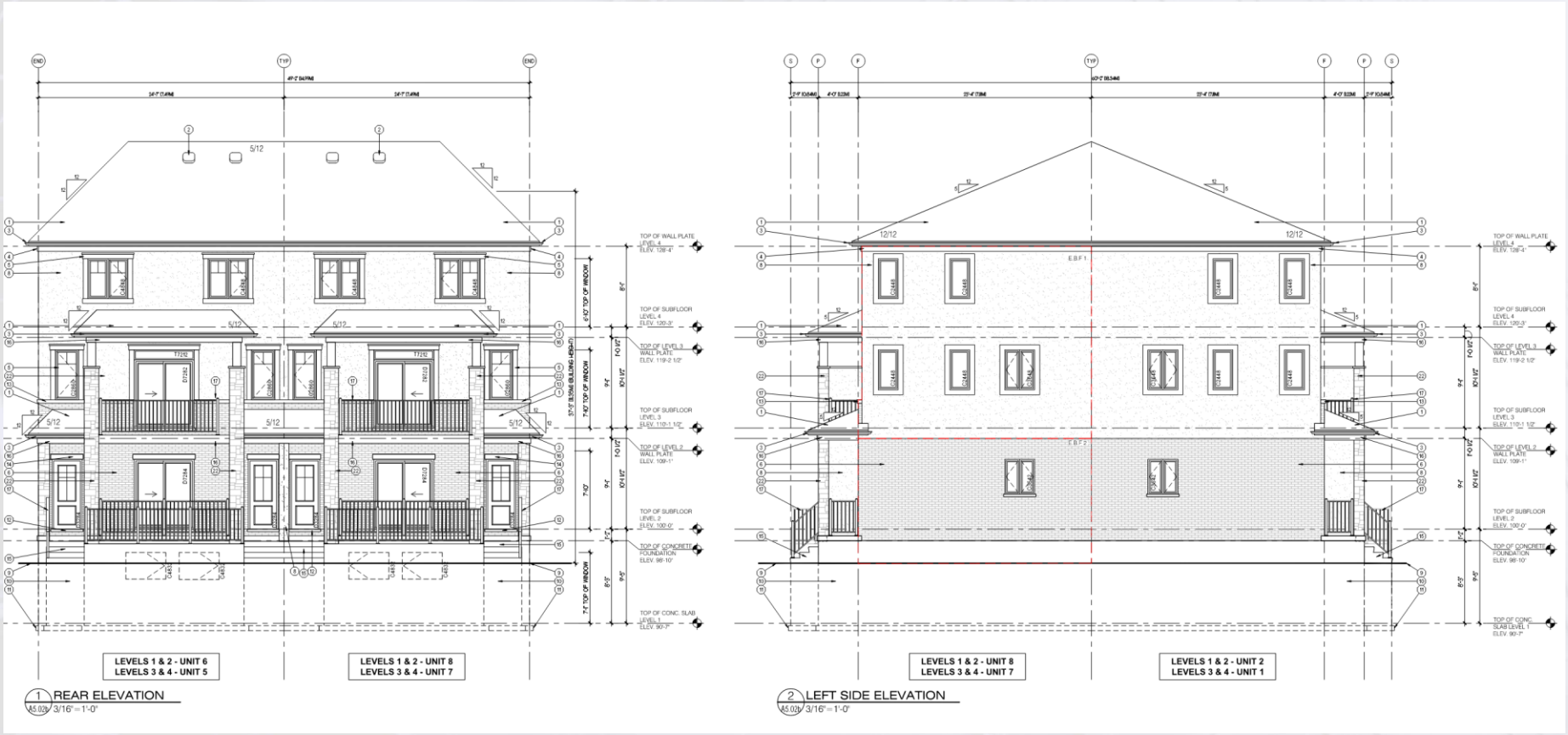
1 FRONT ELEVATION
A5.01 3/16"=1'-0"



2 RIGHT SIDE ELEVATION
A5.01 3/16"=1'-0"

4.3 Heritage Permit Application HPA-2024-IV-018

1385 Bleams Road



1385 Bleams Road

In reviewing the merits of this application, heritage planning staff note the following:

- The proposed development is located on the western edge of the property and will be at least 30m away from the existing cultural heritage resources;
- The proposed development is distinguishable yet complimentary to the existing cultural heritage resources on the property;
- An updated Conservation Plan and Vibration Monitoring report have been submitted to ensure that the existing cultural heritage resources will be protected prior to, during, and after construction; and
- The proposed development will not detract from the cultural heritage value of the existing resources nor its reasons for designation.

1385 Bleams Road

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:

- **That the Heritage Impact Assessment Addendum be approved by the Director of Development and Housing Approvals prior to the issuance of the heritage permit;**

- **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;**

- **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**

- **That the final building permit be reviewed, and heritage clearance be provided by Heritage Planning staff prior to the issuance of the building permit.**

4.4 Heritage Permit Application HPA-2024-V-020

466 Queen Street South

Background

- Seeking permission to install a new window opening and new windows on the 1987 gallery addition to the rear of the Joseph Schneider Haus

4.4 Heritage Permit Application HPA-2024-V-020

466 Queen Street South

Background

- Property is designated under Part V of the Ontario Heritage Act
  - Victoria Park Area Heritage Conservation District
    - *"Kitchener's most historic building." The circa 1816 building is described as, "A 2- storey Mennonite Georgian style frame side-gabled farmhouse with full-width verandah and later rear additions to accommodate its museum functions. Enclosed by a picket fence, it is an outstanding example of conservation."*

4.4 Heritage Permit Application HPA-2024-V-020
466 Queen Street South

Background

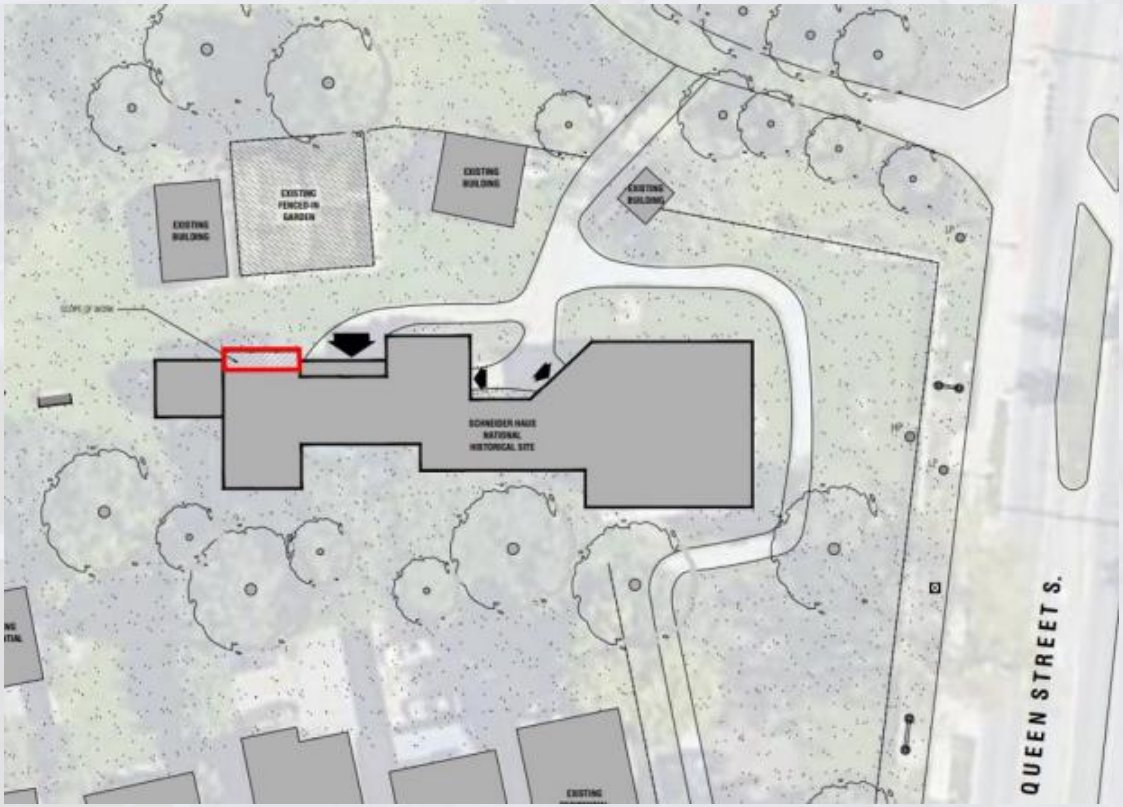
- Property is designated under Part V of the Ontario Heritage Act
  - Victoria Park Area Heritage Conservation District
    - Joseph Schneider Haus (c. 1816) constructed in the Mennonite Georgian architectural style
    - Identified by Council as a property of very high cultural heritage value or interest (Group A)
    - VPAHCD Plan indicates that major work requires a Heritage Permit Application

4.4 Heritage Permit Application HPA-2024-V-020

466 Queen Street South

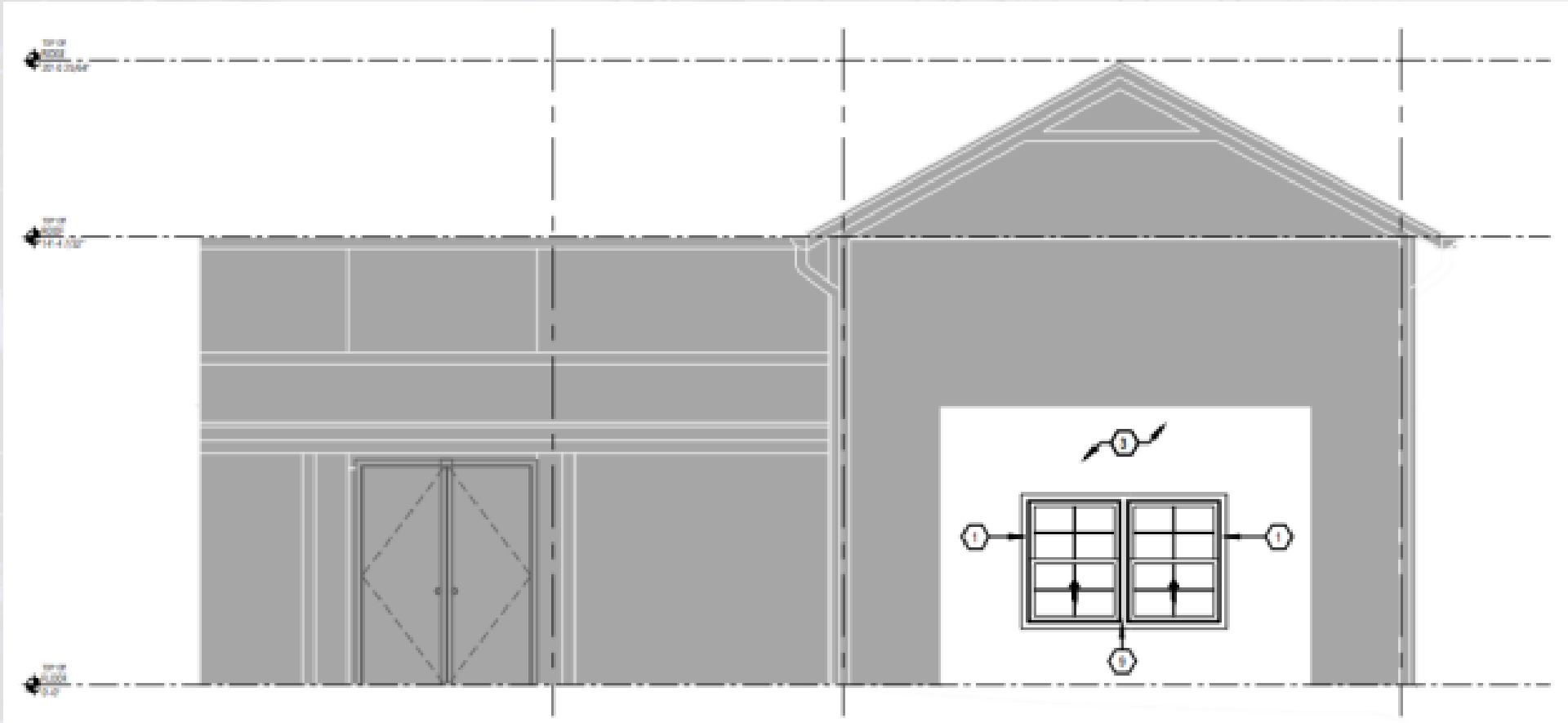
Proposal

- The applicant is proposing to install one new window opening and two new wood windows on the 1987 gallery addition located to the rear of the Joseph Schneider Haus.



4.4 Heritage Permit Application HPA-2024-V-020
466 Queen Street South

Proposal



466 Queen Street South

Merits of Application

- The subject property is in the VPAHCD and therefore designated under Part V of the Ontario Heritage Act;
- For several decades, the mission/vision for the Joseph Schneider Haus focused on restoring, rehabilitating, and interpreting the property to the year 1856:
  - The 1987 gallery addition was built prior to the passing of the 1996 designating by-law for the VPAHCD and was guided by the mission/vision;
  - The Federal Standards and Guidelines and the Province's Guiding Principles did not exist when the 1987 gallery addition was built;
  - The proposal will match the existing window openings and the existing windows of the 1987 gallery addition.

466 Queen Street South

Merits of Application

- The proposal is in keeping with the VPAHCD Plan building conservation guidelines for windows; and,
- The proposal will not detract from the character of the property, the integrity of the Queen Street South streetscape, nor the VPAHCD.

4.4 Heritage Permit Application HPA-2024-V-020
466 Queen Street South

RECOMMENDATION:

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2024-V-020 be approved to permit the installation of one new window opening and two new wood windows on the 1987 gallery addition to the rear of the Joseph Schneider Haus on the property municipally addressed as 466 Queen Street South, in accordance with the supplementary information submitted with the application, subject to the following condition:

1. That the final building permit drawings be reviewed, and heritage clearance provided by Heritage Planning staff prior to the issuance of a building permit.

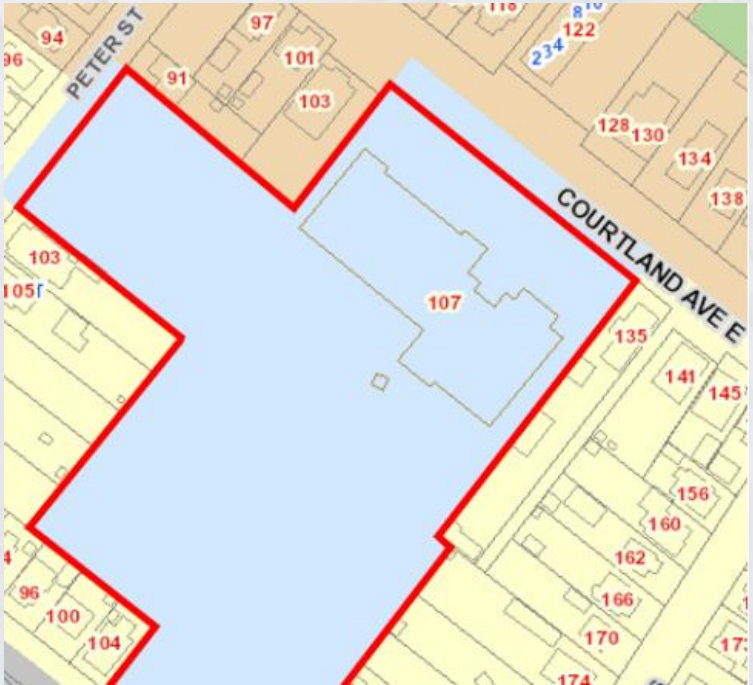
4.5 Notice of Intention to Designate

107 Courtland Avenue East

Criteria Met: 5 / 9

Value:

Design/Physical,
Historic/Associative, &
Contextual



4.5 Notice of Intention to Designate

107 Courtland Avenue East

Design / Physical Value

- rare example of a two-storey 20th century brick school built as a Vernacular example of the Beaux Arts Classicism architectural style

Historic / Associative Value

- Direct association with public education
- Demonstrates the work of an architect and building who were significant to Berlin (now Kitchener)

Contextual Value

- Physically, functionally, and historically linked to its surroundings
- Occupies original site
- Continues to function as a school

4.5 Notice of Intention to Designate

107 Courtland Avenue East

RECOMMENDATION:

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 107 Courtland Avenue East as being of cultural heritage value or interest.

October 2024 Update

80-86 Union Boulevard / 571 York Street

Criteria Met: 5 / 9

Value: Design/Physical, Contextual

October 2024 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	Unique example of Art Moderne architectural style with Art Deco influences.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes	Art Moderne is typically characterized by simple geometric shapes and limited detailing; the Art Deco influences provide greater artistic merit to this building.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	Appears to be constructed using material and methods standard for the time.
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	No significant or notable tenants or owners were identified.

October 2024 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	Contribute to understanding of development patterns in the late 1930's-60's. Specifically the construction boom of apartments as an efficient and economical means to create a sufficient supply of housing for increase in immigration / population. One of the first of several constructed in the Art Moderne style.
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	No association with a significant architect, builder etc identified.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Contributes to the continuity and character of Union Blvd and York Street streetscape and surrounding area (Westmount CHL). Overall design, form, setback, and materials used are compatible and complimentary to adjacent / surrounding properties.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Remains in-situ and maintain its original residential use.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

October 2024 Update

160 Margaret Avenue

Criteria Met: 5 / 9

Value: Design/Physical, Contextual

October 2024 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	The building is a representative example of Gothic architectural. IT is in excellent condition with almost all original elements intact
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The building does not display a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The building does not demonstrate a high degree of technical or scientific achievement.
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	The building has historical and associative value as it has direct associations with the New Apostolic Church organization.

October 2024 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	The building does not have historical or associative value because it doesn't yield information that contributes to an understanding of a community or culture.
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	The building was designed by Carl Reider, a distinguished architect who practiced for 47 years. The building also has associative value for its associations with Michael Kraus, a prominent business in the Region and former Reverend of the church.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property has contextual value because it is important in supporting and maintaining the character and streetscape of Margaret Avenue.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The property has contextual value because it is historically, visually, and functionally linked to its surroundings. It remains in its original location and has been used as a church since its construction.
9. The property has contextual value because it is a landmark	No	Even though the church is an excellent example of Gothic architecture, it is set back from the street and not considered a landmark.

October Update

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:

- **80-86 Union Boulevard/571 York Street**
- **160 Margaret Avenue**

Thank you!