

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** November 5, 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

**DATE OF REPORT:** September 25, 2024

**REPORT NO.:** DSD-2024-445

**SUBJECT:** Heritage Permit Application HPA-2024-V-024  
115 Lancaster Street East & 58-60 Ellen Street East  
Alterations to the Existing Building  
Construction of a 3-Storey Addition

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## RECOMMENDATION:

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2024-V-024 be approved to permit the partial demolition, the construction of a 3-storey addition, and alterations to the existing building at the property municipally addressed as 115 Lancaster Street East/58-60 Ellen Street East in accordance with the supplementary information submitted with this application and subject to the following conditions:

1. That the final Heritage Impact Assessment be approved by the Director of Development and Housing Approvals prior to the issuance of this permit;
2. That the final Conservation Plan be approved by the Director of Development and Housing Approvals prior to the issuance of this permit;
3. That the Documentation and Salvage Plan and Cultural Heritage Protection Plan be approved by the City's Heritage Planner;
4. 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
5. That the final building 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 Heritage Planning Staff's recommendation for the proposed partial demolition, proposed construction of an addition and alterations to the existing building at the subject property municipally addressed as 115 Lancaster Street East/58-60 Ellen Street East.
- The key finding of this report is that the proposed addition meets the policies included within the Civic Centre Neighborhood Heritage Conservation District for new additions to existing buildings and would not have a negative impact on the integrity of the Civic Centre Neighborhood Heritage Conservation District.
- There are no financial implications associated with this report
- Community engagement included consultation with the City's Heritage Kitchener committee.
- This report supports the delivery of core services.

## EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2024-V-024 proposes various alterations, partial demolition of wood additions, and the construction of a new three-storey addition to the existing building at the property municipally addressed as 115 Lancaster Street East/ 58-60 Ellen Street East. The existing building is a multi-unit residential building, and the proposed changes are necessary to increase the number of the units in the building. The property is designated under Part V of the *Ontario Heritage Act* and is located within the Civic Centre Neighborhood Heritage Conservation District. The proposed three-storey addition is located on the rear and side yard of the property and will have a gable roof, clad in clapboard and is sympathetic but distinguishable from the existing building. The proposed development has been assessed against the policies and guidelines of the District Plan and the proposed development will not have an adverse negative impact on the existing building, or the Lancaster Street and Ellen Street streetscapes.

## BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2024-V-024 (Attachment A) seeking permission for the partial demolition, construction of a side and rear-yard addition and alterations to the existing building at the property municipally addressed as 115 Lancaster Street East/58-60 Ellen Street East (Fig. 1).

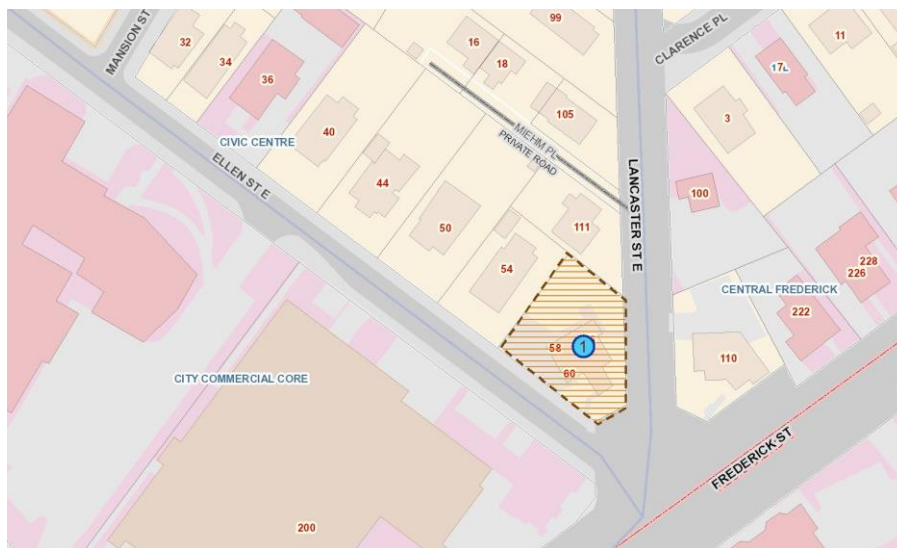


Figure 1. Location Map of 115 Lancaster Street East/58-60 Ellen Street East

## REPORT:

The subject property is located at the intersection of Lancaster Street East and Ellen Street East. The property currently includes a three-storey residential dwelling built c. 1888 in the Berlin Vernacular architectural style with Queen Anne influences (Fig. 2). It has a Greek cross floor plan and has been used a multi-unit property for many years. It was the residence of local artist Anna Rothaermel Cairnes, who resided and operated an art studio out of the residence. The property is located at the terminus of two streets – Ellen Street East and Lancaster Street East – and at a prominent location of the “five points” intersection.



Figure 2. Front Façade of the subject property.

The subject property is located within the Civic Centre Neighborhood Heritage Conservation District (CCNHCD) and is designated under Part V of the *Ontario Heritage Act*. The building has been classified as a Group ‘A’ building within the CCNHCD Plan. Currently, the property is a multiple residential building.

The following heritage attributes have been identified by the draft Heritage Impact Assessment (HIA):

- Location facing south on the corner of Ellen Street East and Lancaster Street East at the Five Point intersection;
- Location on the boundary edge of the Civic Centre Neighborhood Heritage Conservation District (CCNHCD);
- Brick exterior;

- Three storey height;
- Projecting wings on façade and side elevation;
- Original and paired wooden sash windows with segmental arches and brick voussoirs;
- Queen Anne style wooden sash windows on second and attic storey façade with multiple coloured glass panes;
- Intersecting gable roofs;
- Decorative shingles on gable ends;
- Deep eaves; and
- Molded Wooden frieze.

### *Civic Centre Neighborhood Heritage Conservation District*

The CCNHCD is an important historical residential neighborhood that can be linked to several key periods in the development of the City of Kitchener. This neighborhood helps tell the story of Kitchener's phenomenal growth at the turn of the 19<sup>th</sup> century and of the development of its extensive industrial sector. Almost two-thirds of the existing houses were built between 1880 and 1917 and in most cases were occupied by owners, managers, or workers for some of the key industries that defined the community at the turn of the century.

The heritage attributes of the CCNHCD include:

- Its association with important business and community leaders during a key era of development in Kitchener;
- A wealth of well maintained, finely detailed buildings from the late 1800s and early 1900s that are largely intact;
- A number of unique buildings, including churches and commercial buildings, which provide distinctive landmarks within and at the edges of the District;
- A significant range or recognizable architectural styles (Queen Anne, Berlin Vernacular, Italianate, etc.) and features including attic gable roofs, decorative trim, brick construction, porches, and other details, associated with the era in which they were developed;
- The presence of an attractive and consistent streetscape linked by mature trees, grassed boulevards and laneways; and
- Hibner Park, Kitchener's second oldest city park, in the centre of the District.

### *Proposed Development at 115 Lancaster Street East/58-60 Ellen Street East*

A site plan application for the proposed development had been submitted to the City in 2022 for the subject property (Fig. 3). An HIA and Conservation Plan (CP) were required by staff in support of this application. The draft HIA was presented to Heritage Kitchener at its January 3, 2023, meeting.

The proposed development at the subject property involves some alterations to the existing building, the partial demolition of all enclosed wooden porches, and the construction of a three-storey side and rear-yard addition to accommodate three (3) new units, resulting in an eleven (11) unit building (Fig. 3-4). Broadly, there are a number of alterations to the existing building, which include:

- Replacement of existing asphalt shingle roof with a lighter grey asphalt shingle.

- Removal of the existing wooden board soffit and fascia to be replaced with a vented aluminum soffit and fascia. The existing wooden frieze board, which was identified as a heritage attribute, is to be retained and refurbished.
- The existing decorative trim on the gable ends, which has also been identified as a heritage attribute, will be conserved. Any worn or missing cedar shakes are proposed to be replaced with new cedar shakes of the same style and size.
- Removal and replacement of existing eavestroughs to improve water shedding.
- Removal and replacement of existing door fixtures.
- Removal and replacement of existing wooden sash windows on all elevations with aluminum windows of the same shape, size, and style, except for two multi-paned windows with coloured glass on the front façade, which is proposed to be retained and restored.
- Painting the structure's brick masonry (it is to be noted that the existing masonry has already been painted. The masonry expert will be cleaning the brick and performing any necessary repairs before repainting).
- Removing the paint from the stone masonry foundation.
- There are also a number of window openings proposed for each façade, along with the removal of all wooden porches and the sunroom.
- Construction of a dormer on the east elevation, and the enlargement of an existing dormer on the west elevation.

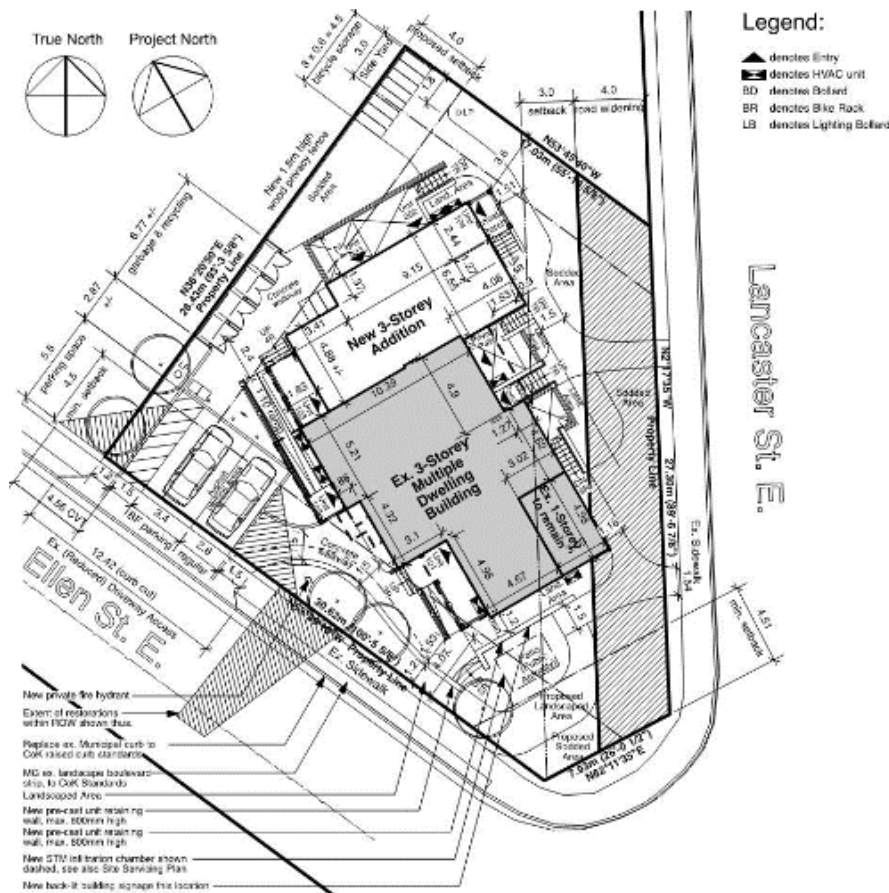


Figure 3. Proposed Site Plan for the subject property



**View 3: View from the East from Across Lancaster Street**



**View 2: View from North Down Ellen Street**



**View 1: View From South Towards New "Front" Porch**

**Figure 4. Renderings of the Proposed Development.**

The proposed façade changes are as follows:

**Front (South) Façade**



Figure 5. Existing front (south) façade.

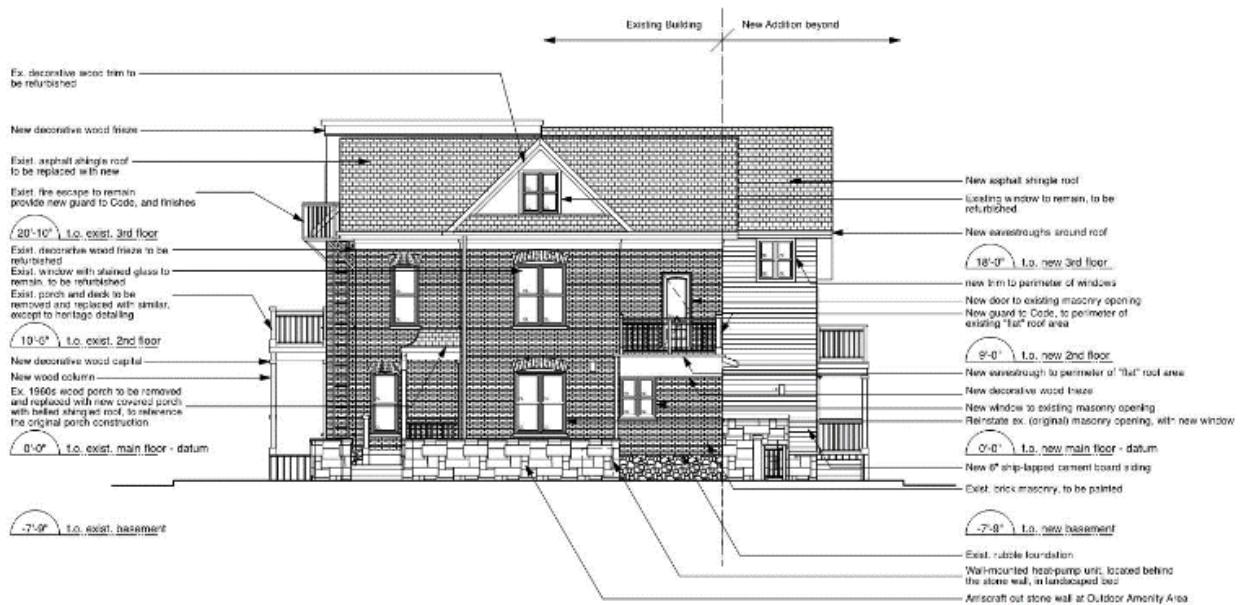


Figure 6. Proposed Front (south) facade

- Retaining and restoring the multi-panes, colour glass sash window located on the upper storey, which was identified as a heritage attribute

- Enlarging an existing lower-storey window opening to reinstate original masonry opening.

**East Elevation – facing Lancaster Street East**



**Figure 7. Existing side (east) façade – facing Lancaster Street East**



**Figure 8. Proposed side (east) façade – facing Lancaster Street East**



- Removal of the one-storey wood-framed sunroom on the southeast corner of the house (this was a later addition and is not original to the home).
- Installation of guardrails to create an enclosed patio.
- Enlarging an existing window to become a doorway.
- Resizing an existing second storey egress door to become a window opening.
- Removal of the wood-frame one-storey storage area on the northeast corner of the house (this was a later addition and not original to the home).
- Construction of a small, shed dormer on the third storey containing a rectangular window. The dormer walls will be clad in clapboard siding.

## Rear (north) Elevation



Figure 9. Existing rear (north) facade



Figure 10. Proposed rear (north) façade

- Facilitating the proposed addition results in the encapsulation of the rear façade, with all existing openings be infilled to create interior separation between the residential units.
- The three storey addition will be clad in clapboard in a neutral colour, with rectangular aluminum windows. The window openings differ from the original window openings, but that was done so that the addition is complementary to the existing building, and to mitigate the impact of the addition on the streetscape. The addition has a gable-roof.
- Since the subject property is on the corner of two streets, all facades except for the rear façade are highly visible from the public realm. Due to this, the addition will be visible from both Lancaster and Ellen Street east.

**West (side) Elevation – Facing Ellen Street East**



**Figure 11. Existing side (west) elevation – facing Ellen Street East**



**Figure 12. Proposed side (west) elevation – facing Ellen Street East**

- Refurbishment of the existing fire escape and new guardrails.
- Existing third storey dormer is proposed to be enlarged to accommodate a full dormer with a flat roof. The dormer will be clad in vertical siding and a decorative wood frieze board.
- The Existing porch and deck on the northwest corner of this façade are proposed to be removed and replaced with new porches.
- The existing wood porch on the southwest corner is proposed to be removed and replaced with a new covered porch with a bell cast shingled roof.
- An existing door on the gable end will be replaced with a new door.
- An existing 1960's "closed addition" on the southwest corner is proposed to be removed. The openings of this addition are also proposed to be removed and the brick infilled.

### Heritage Impact Assessment (HIA) for 115 Lancaster Street East/58-60 Ellen Street East

The HIA (Attachment B) identified the following impacts as a result of the proposed development:

- The proposed development involves the removal of the original wooden sash windows.
- The potential for accidental damage to heritage attributes during the construction process and/or as part of the removal or alteration of openings.
- The proposed development includes alterations to all elevations which do not directly impact heritage attributes but result in the loss of historic materials.
- Due to the constraints of the irregularly shaped lot and high visibility from Ellen Street East and Lancaster Street East, the location of the three-storey addition has the potential to detract from the character of the streetscape.

To mitigate these identified impacts, the HIA recommends the following mitigation measures:

- The re-use and salvage of materials – A Salvage and Documentation Plan (Attachment D) has been submitted which includes detailed documentation of the existing building. The Plan also identifies certain building elements that could be salvaged and how they can be re-used. These include
  - Wooden windows and doors;
  - Wood porch materials;
  - Any interior features proposed for removal with historical, architectural or cultural value;
  - Any appliances.

The Plan suggests that any salvaged material could potentially be used integrated into the new development and used as landscape features or be recycled and donated.

- Construction Fencing – to prevent unwanted damages to adjacent designated properties.
- Masonry Repointing and painting – for the restoration and ongoing maintenance of the existing building.
- Conservation Plan - for the long-term conservation of the building.
- Vegetative Screening – to soften any potential impacts of the proposed three-storey addition.

- Vibration Monitoring – to ensure that construction activities do not cause unwanted damage to the existing building.

#### Conservation Plan for 115 Lancaster Street East/58-60 Ellen Street East

The Conservation Plan (CP) that has been submitted in support of this application includes measures that should be undertaken for the short-term, medium-term and long-term conservation and maintenance of the property. These measures include but are not limited to:

- Repair and cleaning of gutters and downspouts.
- Repair or deteriorating brick masonry.
- Cleaning and repainting wooden frieze board.
- Periodic monitoring and maintenance of heritage attributes.

A structural condition of the existing building on the subject property assessment was also completed which confirmed that the existing building will be able to withstand the construction impacts of the proposed addition.

#### Cultural Heritage Protection Plan for Adjacent Designated Properties

Since the subject property is adjacent to other designated heritage resources, staff have also requested a Cultural Heritage Protection Plan (CHPP) (Attachment C) to ensure that the immediately adjacent heritage resources – 111 Lancaster Street East and 54 Ellen Street East are adequately protected from any construction impacts.

All these plans are still in their draft stages and have not been approved by the City’s Heritage Planner and/or the Director of Development and Housing Approvals.

#### **Conformity with the CCHNCHD Policies Regarding Additions**

The CCNHCD Plan includes specific goals and policies for the preservation of the existing built heritage stock within the District. One of the Goals of the CCNHCD Plan with respect to buildings include “*establishing policies and design guidelines to ensure new development and alterations are sensitive to the heritage attributes and details of the District and are based on appropriate research and examination of archival and/or contextual information.*” One of the goals regarding Land Use speaks about “*ensuring that infill development or redevelopment is compatible with the heritage character and pedestrian scale of the District*”.

Sections 3.3.2, 6.4, 6.5, and 6.9.1 of the Plan include policies that are meant to guide any alterations and additions to existing buildings within the district and on Ellen Street East. The proposed development has been assessed against these policies and guidelines in the tables below (Table 1 – 3).

**Table 1. Section 3.3.2 of the CCNCHD Plan**

<b>CCNHCD Plan Section and Policy and Guidelines</b>	<b>Draft HIA Comments</b>	<b>Additional Staff Comments</b>
<i>(a) Minor exterior alterations and</i>	The proposed development includes exterior alterations to elements and features on the	1. The proposed addition is on the rear side-yard of the building. The property is at the corner of

<b>CCNHCD Plan Section and Policy and Guidelines</b>	<b>Draft HIA Comments</b>	<b>Additional Staff Comments</b>
<p><i>additions to single detached dwellings shall be permitted provided such alterations are not within any front or side yard.</i></p>	<p>existing building, which are located on the front and side yard. Specifically, repainting the painted brick exterior, removal of existing porches and construction of new porches, replacement of the existing eavestrough with like material and style, replacement of the existing soffit, replacement of the existing wooden sash windows and infilling of select existing windows. It should be noted that these alterations do not all represent alterations to heritage attributes. The only alteration to a heritage attribute within the front or side yard of the subject property is the replacement of the existing wooden sash windows. These windows are proposed to be replaced with aluminum frame windows that will match the existing style and shape of the windows and will maintain the size and proportion of the existing window openings.</p> <p>The proposed addition is located at the rear of the existing building however due to the subject property's irregular corner lot shape with high visibility along Ellen Street East and Lancaster Street East the addition will be visible along the side elevations.</p>	<p>Lancaster and Ellen Street East and is triangular in shape. This limits any development only in the rear-side yard of the property. Furthermore, typically additions are discouraged within the front and side yard to not detract from the principal dwelling. However, because of the property's location, shape, and size, the side facades of the dwelling will remain highly visible from the street regardless of any proposed development. Keeping these factors in mind, proposed development mitigates the proposed location of the addition through design, ensuring that the addition does not overpower the main dwelling.</p> <p>2. Minor alterations to the existing building are also proposed which include but are not limited to the repair and replacement of windows, repairs to the masonry, and the repair of the decorative gable ends, construction of a small dormer and enlargement of an existing dormer. These alterations are necessary to restore the identified heritage attributes of the building, and to accommodate the proposed number of units in the building.</p>
<p><i>(b)Structural alterations to the exterior of buildings are not permitted in the event of residential conversion. Any</i></p>	<p>N/A</p>	<p>This is not a residential conversion.</p>

<b>CCNHCD Plan Section and Policy and Guidelines</b>	<b>Draft HIA Comments</b>	<b>Additional Staff Comments</b>
<p><i>exterior stairs or fire escapes are to be enclosed and kept away from the façade of the structure.</i></p>		
<p><i>(c ) Major structural alterations to the exterior of buildings are not permitted for conversions in the Office-Residential Conversion designation.</i></p>	N/A	This is not a residential conversion.
<p><i>(d) Additions shall be subordinate to the original structure to allow the original structure to allow the heritage features and built form to take visual precedence on the street.</i></p>	<p>While the proposed three-storey addition is positioned on the rear (north) elevation of the existing building, the subject property’s irregular shape with street frontages on both Lancaster Street East and Ellen Street East means the addition is clearly visible from both the side elevations. As was identified in historical research for the 2022 HIA, the existing building was historically oriented to face the “Five Points” intersection to the southeast of the subject property.</p> <p>To supplement this policy, the recommendations on additions in the Standards and Guidelines for the Conservation of Historic Places in Canada was referenced. On additions, the Standards and Guidelines note:  (a) Conserve the heritage value and character defining elements</p>	<p>The proposed addition is subordinate to the original structure and allows the heritage features and built form to take visual precedence on the street. The addition does project further out from the existing dwelling on the Ellen Street East side, however, that is because of the space limitations at the rear. However, subordination is not just about size. The proposed design is complimentary yet distinguishable from the existing dwelling and does not detract from the cultural heritage value of the existing dwelling.</p>

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
	<p>when creating any new additions to an historic place or any related new construction.</p> <p>(b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place (Standards and Guidelines 2010:34). Regarding (b), the Standards and Guidelines provides further details about what defines a subordinate addition, stating - This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition (Parks Canada 2010:24).</p> <p>With this understanding in mind, the addition was positioned to preserve the view of the existing building's historical facade as viewed from the "Five Points" intersection. Further design choices such as the addition's massing and roof pitch and use of differing finish materials with a corresponding colour palate are also efforts to create a harmonious yet still differentiable portion of the building that allows the façade to remain visually balanced. Further, the removal of some of the 20th century additions, as outlined in the proposed development, will positively contribute to the visibility of the buildings original Greek Cross floor plan.</p>	

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
<p><i>(e) Design guidelines provided in Sections 6.4 and 6.5 of this Plan will be used to review and evaluate application for additions and alterations to ensure that the proposed changes are compatible with the existing dwelling and do not result in irreversible loss of heritage attributes.</i></p>		<p>The proposed development has been reviewed against these guidelines in the tables below.</p>

**Table 2. Section 6.4 and 6.5 of the CCNHCD**

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
<p><b>Section 6.4.1 – Recommended Practices and Design Guidelines for alterations to Existing Buildings in the CCNCHD</b></p> <ul style="list-style-type: none"> <li><i>Research the original style and appearance of the building to determine “authentic limits” of restoration</i></li> </ul>		<p>The existing heritage resource has been extensively documented and studied as part of this site plan application. In support of this application, a documentation and salvage plan has been submitted which includes extensive documentation of the existing building and details regarding how</p>



CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
<p><i>or alteration so that the appropriate style is maintained.</i></p>		<p>and where the salvaged items will be used.</p>
<ul style="list-style-type: none"> <li><i>Retain and restore heritage attributes wherever possible rather than replace them, particularly for features such as windows, doors, porches, and decorative trim.</i></li> </ul>		<p>The proposed development includes the retention and restoration of identified heritage attributes. The multi-pane colour windows, and the decorative trim at the gable ends is proposed to be restored. The original wooden sash windows are in need of replacement. The wooden porches are not original to the building and have also deteriorated and are proposed to be removed and replaced with a more consistent porch design throughout the building.</p>
<ul style="list-style-type: none"> <li><i>Where replacement of features ( e.g. – doors, windows, trim) is unavoidable, the replacement components should be of the same general style, size, proportion and material whenever possible.</i></li> </ul>	<p>The proposed replacement features include the replacement of the existing doors and windows. This decision was made by the client citing financial considerations associated with restoration of the existing wooden windows and ongoing maintenance concerns associated with the future use of the building as a multi-unit rental building. The replacement doors and windows are proposed to be aluminum frame but will maintain the size and proportions of the existing openings. Further the replacement windows are proposed to maintain the</p>	<p>The proposed doors and windows though a different material, will be of the same size and proportions of the existing openings, and will conserve the overall appearance of the existing building.</p>

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
	existing sash style of the windows.	
<ul style="list-style-type: none"> <li><i>Incorporate similar building forms, materials, scale and design elements in the alteration that exist on the original building.</i></li> </ul>	<p>The proposed addition's height and overall massing is informed by the existing building. The proposed addition matches the height of the existing building, and the proposed roof pitch corresponds with the existing roofline. Window openings located on the west and east elevation of the proposed addition and therefore visible along Ellen and Lancaster Streets East will be rectangular and sized to make reference to the proportion of the openings on the existing building.</p>	<p>Due to the property's high visibility within the District and the property's shape, informed design has been used as a tool to mitigate the impact the proposed addition might have on the streetscape of Ellen Street East and Lancaster Street East.</p>
<ul style="list-style-type: none"> <li><i>Avoid concealing or irreversibly altering original heritage attributes of building, such as entrances, windows, doors and decorative details when undertaking alterations.</i></li> </ul>		<p>The proposed development will not irreversibly alter the identified heritage attributes of the building. Some door and window openings are proposed to be enlarged or re-sized, however that can be reversed should the need arise. The decorative details of the building are being conserved and restored.</p>

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
<b>Section 6.5 – Recommended Practices and</b>		

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
<p><b><i>Design Guidelines for additions to Existing Buildings in the CCNCHD</i></b></p> <ul style="list-style-type: none"> <li><i>Additions that are necessary should be sympathetic and complementary in design, and if possible, clearly distinguishable from the original construction by form or detail. The use of traditional materials, finishes and colours rather than exact duplication of form, can provide appropriate transition between additions and original structures.</i></li> </ul>	<p>The addition will be clearly distinguishable from the original house through materials and form. The proposed use of a corresponding colour palette on the rear addition provides a cohesive visual appearance that remains distinguishable. The proposed addition seeks to use new materials which are intended to visually present as a traditional material (clapboard). The texture and material composition of the two different materials will ensure that they are visually distinctive.</p>	<p>The proposed addition is complementary and sympathetic to the existing building, while being subordinate in size and clearly distinguishable from the existing building. The proposed addition does not aim to duplicate the form or detail of the existing building, but rather provides an appropriate transition between the addition and the original structure while incorporating traditional materials, and using sympathetic colours so that efficiently blends in with the existing building, and the existing streetscape of the District.</p>
<ul style="list-style-type: none"> <li><i>Additions should be located away from the principal façade(s) of heritage properties, preferably at the rear of the building to</i></li> </ul>		<p>The proposed addition is located away from the principal façade of the building and is located on the rear and side yard of the building. Although additions are only preferred in the rear, due to the constraints of the property shape, the addition had to be located towards the rear of the property and projecting on the side yard.</p>

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
<p><i>reduce the visual impact on the street(s).</i></p>		
<ul style="list-style-type: none"> <li><i>Form and detail of the addition should be complementary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the building.</i></li> </ul>		<p>As demonstrated above, the form the detail of the proposed addition is complementary to the original construction with respect to style, scale and materials but is distinguishable and clearly identifiable as a structure of its own time.</p>
<ul style="list-style-type: none"> <li><i>The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate the original building, neighboring buildings or the streetscape.</i></li> </ul>	<p>The height of the rear addition is proposed to be the same as the existing building. The proposed addition will be visible from side elevation due to the nature of the irregular lot; however, the existing historic building will remain prominent and highly visible.</p>	<p>The proposed addition does not dominate the original building, or the neighboring buildings.</p>
<ul style="list-style-type: none"> <li><i>Additions should not obscure or remove</i></li> </ul>	<p>The proposed three-storey addition will result in the loss of one segmental arch window opening on the rear</p>	<p>The loss of one segmental arch window is necessary to facilitate the connection of the addition with the original structure. However, it</p>

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
<p><i>important architectural features of the existing building.</i></p>	<p>(north) elevation. The statement of CHVI identified all of the segmental arch window openings with brick voussoirs heritage attributes and as such, the proposed development doesn't meet this guideline. However, it is important to note that the proposed development will not alter or obscure any of the segmental arch windows on the façade, east and west elevation which are the elevations with visible street frontage.</p> <p>The proposed addition seeks to remove the wooden sash windows (with the exception of the multi-coloured Queen Anne style wooden sash windows on the façade) which were identified as heritage attributes in the statement of CHVI. As such, this guideline is not being met.</p>	<p>should be noted that the rear façade will be encapsulated in the new building footprint and will not result in a loss of the entire façade.</p> <p>The sash windows are going to be replaced with the windows of the same, style and size.</p>
<ul style="list-style-type: none"> <li><i>Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced façade</i></li> </ul>	<p>The proposed three storey addition does extend further east than the existing east elevation which, when compared to the original 19th century design of the building could be interpreted as an impact to the symmetry of the Greek Floor plan. However, it is important to note that several mid-20th century additions to the building have already obscured this floor plan and the building currently has an irregular footprint.</p>	<p>Although step backs are preferred for any additions, there were size constraints that had to be considered for this property. However, the proposed design of the addition, with the gable roof, and complementary building does not have an adverse negative impact on the symmetry and proportions of the building. It also does not create an unbalanced façade or dominate the original building.</p>

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
	<p>The addition, which is positioned along the rear (north) addition, preserves the view of the existing building's facade as viewed from the "Five Points" intersection. The addition's massing and roof pitch and use of differing finish materials with a corresponding colour palate creates a harmonious yet still differentiable portion of the building that allows the façade to remain visually balanced. Further, the removal of some of the 20th century additions, as outlined in the proposed development, will positively contribute to the visibility of the buildings original Greek Cross floor plan.</p>	
<ul style="list-style-type: none"> <li><i>New doors and windows should be of similar style, orientation and proportion as on the existing building. Where possible, consider the use of appropriate reclaimed materials.</i></li> </ul>	<p>The proposed development includes the removal of the existing wooden sash windows with segmental arches which have been noted as being heritage attributes. Replacement doors and windows are proposed to be aluminum frame but will maintain the size and proportions of the existing openings. Further the replacement windows are proposed to maintain the existing sash style of the windows.</p>	<p>The new doors and windows are of similar style, orientation and proportions as on the existing building.</p>
<ul style="list-style-type: none"> <li><i>New Construction should avoid irreversible damage to</i></li> </ul>		<p>The proposed addition will not cause any irreversible damage to original construction.</p>

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
<i>original construction.</i>		

**Table 3 – Section 6.9.1 – Site Specific Design Guidelines for Ellen Street East**

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
<p><i>Section 6.9.3 - Ellen Street East</i></p> <ul style="list-style-type: none"> <li><i>The original appearance and character of the existing building should be maintained or integrated into any redevelopment proposals.</i></li> </ul>		<p>The original appearance and character of the existing building on the subject property is being maintained and integrated into the redevelopment proposal included within this heritage permit application.</p>
<ul style="list-style-type: none"> <li><i>Building facades at the street level should incorporate consistent roof lines and step if required to establish a cohesive streetscape.</i></li> </ul>	<p>The guideline indicates that a step back should be incorporated <i>if required</i> to establish a cohesive streetscape. The height and roofline of the proposed building is in keeping with the existing building and the height of the residences in the surrounding streetscape and is positioned at the rear of the existing building. With this in mind, ARA is of the opinion that a step back is not required in this context. The addition has a gable roof that follows the pitch of the existing building which is in keeping with the original buildings architectural style and does</p>	<p>The roofline and design of the proposed addition is consistent with the existing building. The overall massing and design of the addition will not have an adverse negative impact on the streetscape within the CCNHCD.</p>

CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
	not detract from the surrounding area.	
<ul style="list-style-type: none"> <li><i>New development shall have entrances oriented to the street.</i></li> </ul>		The proposed development has entrances oriented to the street.
<ul style="list-style-type: none"> <li><i>To better reflect the historic development pattern and address potential issues related to privacy and access to sunlight in the event of any redevelopment, any redevelopment greater than 3 storeys is encourages to maintain a rear yard setback greater than 7.5 metres were feasible.</i></li> </ul>		The proposed development is not greater than 3 storeys.
<ul style="list-style-type: none"> <li><i>Locate loading, garbage, and other service elements (HVAC, meters, etc) way from the front façade to they do not have a negative visual impact on the street or new building/addition</i></li> </ul>	The initial design proposed locating garbage and recycling storage along Ellen Street East however, in consultation with City Staff, the revised design places garbage and recycling storage along the northern property boundary to better align with this guideline and ensure there is no negative impact to the streetscape. Additionally, a	These services are located along the rear property line, and as such, do not have a negative visual impact on the street.



CCNHCD Plan Section and Policy and Guidelines	Draft HIA Comments	Additional Staff Comments
	1.8-meter-high wood privacy fence is proposed along the property line to minimize any impact of these amenities on the neighbouring properties.	

There are other sources available to determine whether an addition is complementary and compatible with the existing heritage buildings. The proposed addition does not meet the intent of some of the standards included in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. These include:

- *Aim for minimal intervention.*
  - The proposed development aims for minimal intervention in incorporating the new addition with the existing building.
- *Make sure the new work is physically and visually compatible with, subordinate to and distinguishable from the historic place.*
  - As has been demonstrated above, the new addition is physically and visually compatible with and subordinate to the existing building. It is also distinguishable from the historic place.
- *Design new work so that it could be removed in the future (reversibility).*
  - The new addition could technically be removed in the future through demolition.
- *Select the location for a new addition so that the heritage value of the original building is maintained.*
  - The addition is located on the rear of the property, maintaining the heritage value of the original building.
- *Design that new addition in a manner that draws a clear distinction between what is historic and what is new.*
  - The proposed addition has been designed in a manner that draws a clear distinction between what is historic and what is new.
- *Design the addition so that it is compatible in terms of materials and massing with the exterior form of the historic building and its setting.*
  - The proposed addition is compatible in terms of materials and massing with the exterior form of the historic building and its setting. Its proposed size, scale, massing, colour, fenestration pattern, and roof design, does not detract from the exterior form of the historic building and its setting.
- *Find solution to meet accessibility requirements that are compatible with the exterior form of the historic building, i.e., introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.*
  - n/a
- *Work with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.*
  - n/a

The policies and guidelines included within the CCNHCD recognizes that development or redevelopment is bound to occur in the HCD. In fact, these policies and guidelines have been put in place based on that assumption. The intent of these policies and guidelines, however, is to guide the compatibility of gentle infill with the existing heritage stock within the HCD, not to restrict it. There have been many properties over the last few years that have been successfully converted to multi-unit residential homes while still meeting the intent of these policies and guidelines. The proposed development introduces gentle infill in the CCNCHD while ensuring that the integrity of the HCD stays intact.

In reviewing this application, heritage planning staff note that:

- The subject property municipally addressed as 115 Lancaster Street East/58-60 Ellen Street East is located within the Civic Centre Neighborhood Heritage Conservation District and is designated under Part V of the Ontario Heritage Act;
- The proposed development includes the construction of a rear and side-yard addition to the existing building;
- The proposed addition meets the policies included within Section 3.3.2, 6.4, 6.5 and 6.9.1 of the CCNCHD Plan related to the additions to existing buildings;
- It is the same height as the existing building, is distinguishable yet sympathetic to the existing building and uses appropriate fenestration patterns, materials, and design to blend in with existing building and within the HCD in general.
- The proposed addition meets the intent of most of the standards and guidelines of the *Standards and Guidelines of the Conservation of Historic Places in Canada*;
- The HIA has recommended certain mitigative measures to ensure that the proposed development does not have a negative impact on the Ellen Street East and Lancaster Street East streetscapes. Implementing these measures will ensure that the addition does not detract from the streetscape.
- The proposed addition will not have a negative impact on the existing dwelling and the CCNCHD streetscape.

#### **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 – The Heritage Kitchener committee will be consulted on the subject Heritage Permit Application.

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

- *Ontario Heritage Act, 2023*

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

**ATTACHMENTS:**

Attachment A – Heritage Permit Application HPA-2024-V-024

Attachment B – Draft Heritage Impact Assessment

Attachment C – Draft Cultural Heritage Protection Plan

Attachment D – Documentation and Salvage Report