



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

CERTIFIED TO BE A TRUE COPY

5/8

2

R. Gosse, CITY CLERK  
CITY OF KITCHENER

BY-LAW NUMBER

2008-39

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate a Heritage Conservation District, and to adopt a Heritage Conservation District Plan for the area of the municipality known as the Civic Centre Neighbourhood)

WHEREAS the City's Official Plan contains provisions relating to the establishment of heritage conservation districts;

AND WHEREAS Council has consulted with Heritage Kitchener with respect to the Civic Centre Neighbourhood Heritage Conservation District Plan dated August 2007 (the "Plan");

AND WHEREAS appropriate notice of the public meeting to discuss the proposed Plan was given;

AND WHEREAS the proposed Plan was made available to the public and a public meeting with respect to the Plan was held on October 15, 2007;

AND WHEREAS Council for the City has, by resolution dated October 22, 2007 adopted the Plan to constitute Council's intent with respect to the conservation of the Civic Centre Neighbourhood area;

NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. The area outlined by the heavy lines on the map attached as Schedule "A" to this by-law and entitled "Civic Centre Neighbourhood Heritage Conservation District" is hereby designated as the Civic Centre Neighbourhood Heritage Conservation District (the "CCHCD").

6/8

- 2. The Plan attached hereto as Schedule "B" and forming part of this by-law is hereby adopted by Council as the Civic Centre Neighbourhood Heritage Conservation District Plan.
- 3. The Clerk is hereby authorized to cause notice of this by-law to be given, to cause the by-law to be registered in the appropriate land registry office, and to update the City's heritage register, all as required by the Ontario Heritage Act.
- 4. This by-law shall come into force and take effect in accordance with the provisions of the Ontario Heritage Act.

PASSED at the Council Chambers in the City of Kitchener this 25<sup>th</sup> day of February, D. 2008.



[Signature]  
MAYOR

[Signature]  
CLERK

city of kitchener

# civic centre neighbourhood

August 2007

heritage conservation district plan

Submitted by:



Stantec

In association with:



Michael Baker, Historian



designations. These policies, where they pertain to additions and alterations, are also included in this Plan to reinforce their continued relevance.

**Policies:**

- (a) Minor exterior alterations and additions to single detached dwellings shall be permitted provided such alterations are not within any front or side yard (Section 13.1.2.1 of the Municipal Plan).
- (b) Structural alterations to the exterior of buildings are not permitted in the event of residential conversions. Any exterior stairs or fire escapes are to be enclosed and kept away from the façade of the structure (Section 13.1.2.1 of the Municipal Plan).
- (c) Major structural alterations to the exterior of buildings are not permitted for conversions in the Office-Residential Conversion designation (Section 13.1.2.7 of the Municipal Plan).

Additional policies regarding alterations and additions that are to apply to all areas of the District are provided below:

- (d) Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.
- (e) Design guidelines provided in Sections 6.4 and 6.5 of this Plan will be used to review and evaluate applications for additions and alterations to ensure that the proposed changes are compatible with the existing dwelling and do not result in the irreversible loss of heritage attributes.

**3.3.3 New Buildings**

Within the core residential area of the Civic Centre Neighbourhood, there are very few sites where new buildings could be constructed without the demolition of existing structures, with the exception of the large vacant lot on Margaret Avenue. However, there may be rare occasions where infill development or limited integrated redevelopment is possible in the future or where redevelopment is required due to loss of buildings through fire, severe structural decay, etc. In such situations, the following policies are to apply for all areas of the Civic Centre Heritage Conservation District with the exception of Weber Street, Victoria Street interface areas, the large vacant lot on Margaret Avenue and Ellen Street East as site / area specific policies are provided later in this Plan.

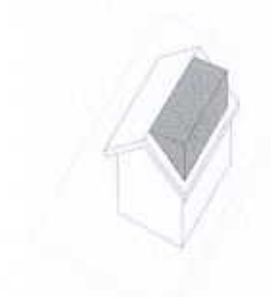
**Policies:**

- (a) New buildings will respect and be compatible with the heritage character of the Civic Centre Neighbourhood, through attention to height, built form, setback, massing, material and other architectural elements such as doors, windows, roof lines.

- Additions should be located away from principal façade(s) of heritage properties, preferably at the rear of the building, to reduce the visual impact on the street(s).
- Form and details 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.
- 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, neighbouring buildings or the streetscape.
- Additions should not obscure or remove important architectural features of the existing building.
- Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced facade.
- 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.
- New construction should avoid irreversible changes to original construction.



*More preferred location of additions*



*Less preferred location of additions*

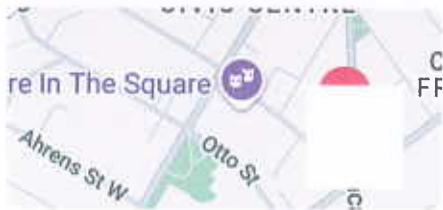
Kitchener, Ontario

Google Street View

Jul 2024 See more dates



Image capture: Jul 2024 © 2024 Google





Kitchener, Ontario

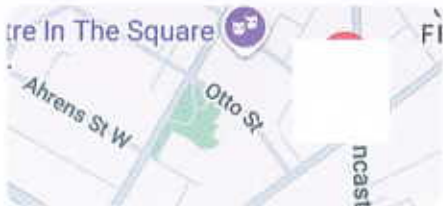
Google Street View

Oct 2023 [See more dates](#)



Google

Image capture: Oct 2023 © 2024 Google







---

**Fwd: 115 Lancaster**

---

**From** Nancy Ashley

**Date** Thu 2024-05-16 10:05 AM

**To** Stephanie Stretch <Stephanie.Stretch@kitchener.ca>

Good morning Stephanie. I am forwarding this message to you because I have not yet received a reply.  
Thank you  
Sent from my iPhone

Begin forwarded message:

**From:** Nancy Ashley

**Date:** May 15, 2024 at 7:58:47 AM EDT

**To:** Garrett Stevenson <garrett.stevenson@kitchener.ca>, brian.bateman@kitchener.ca,  
Deeksha Choudhry <Deeksha.Choudhry@kitchener.ca>

**Subject:** 115 Lancaster

Good morning Garrett. I am seeking some clarification and understanding of the proposed site plan for the above property. According to the city's own definition of a front lot line it 1) is the shortest lot line abutting a street. The front lot line on the site plan does not abut a street 2) it would be too narrow to be a front lot line and 3) you cannot use the narrow strip created by the triangle as a front lot line. Totally explains why it also has no municipal address and why the other two sides do have addresses. It seems to me that 115 would be the front lot line. Thanks Nancy  
Sent from my iPhone



heritageapproval

From Nancy Ashley

Date Mon 2024-11-04 5:55 PM

To

Deeksha Choudhry<Deeksha.Choudhry@kitchener.ca>

- 
- 
- 
- 
- 

To: Nancy Ashley

Mon 2024-04-15 1:51 PM

Hi Nancy,

The process depends on the work proposed and whether the building is of high significance within the HCD or not. Some permit applications have to get committee and council approval, and some applications can be processed at the staff level. For the purposes of this property, the proposed addition is a rear side yard addition.

Kind Regards,

Deeksha Choudhry, MSc., BES  
 Heritage Planner | Development and Housing Approvals Division | City of Kitchener  
 200 King Street West, 6th Floor | P.O. Box 1118 | Kitchener ON N2G 4G7  
 519-741-2200 ext. 7602  
[deeksha.choudhry@kitchener.ca](mailto:deeksha.choudhry@kitchener.ca)



NA



Outlook

---

**RE: 115 Lancaster**

---

**From** Stephanie Stretch <stephanie.stretch@kitchener.ca>  
**Date** Mon 2024-11-04 3:22 PM  
**To** Nancy Ashley  
**Cc** Deeksha Choudhry <deeksha.choudhry@kitchener.ca>

Hi Nancy,

The owners had to submit a site plan application for the proposed development and have been working through their approval conditions. One of those conditions was to obtain a heritage permit for the proposed work. I just wanted to let you know that they have applied for a heritage permit and that permit will be going to the November 5th, Heritage Kitchener meeting. Staff are recommending approval pending approval of certain conditions at this point. You can register as a delegation at the committee meeting. Please reach out to Deeksha Choudhry, Heritage Planner DeekshaC@kitchener.ca

She can help you navigate.

<https://www.kitchener.ca/en/council-and-city-administration/appear-as-a-delegation.aspx>

Thank you,

-----Original Message-----

**From:** Nancy Ashley  
**Sent:** Monday, November 4, 2024 3:01 PM  
**To:** Stephanie Stretch <Stephanie.Stretch@kitchener.ca>; Garrett Stevenson <Garrett.Stevenson@kitchener.ca>  
**Subject:** 115 Lancaster

Hi Stephanie. I understood that the application for a heritage permit was to come to council this fall. As of present I haven't heard more. This is of concern to me bc the site plan presented by Brian Bateman is misrepresented. This is a through lot which means it has two fronts 1115 Lancaster and Ellen street. In these situations the shorter lot line is designated front. As I clearly presented at application for variance this has been misrepresented to accommodate a four unit addition which extends fifteen feet into the front yard which is against heritage guidelines. It also impacts my own property. Since the site plan was misrepresented the variances are also all wrong. I have further concern bc of drainage. When the city redid sewers they raised the elevation of the street and sidewalk. Also the property 115 Lancaster is graded to my property. Adding this addition will cause damage to my own foundation

Please let me know when you're his is going to council so I can present my concerns Thank you Sent from my iPhone

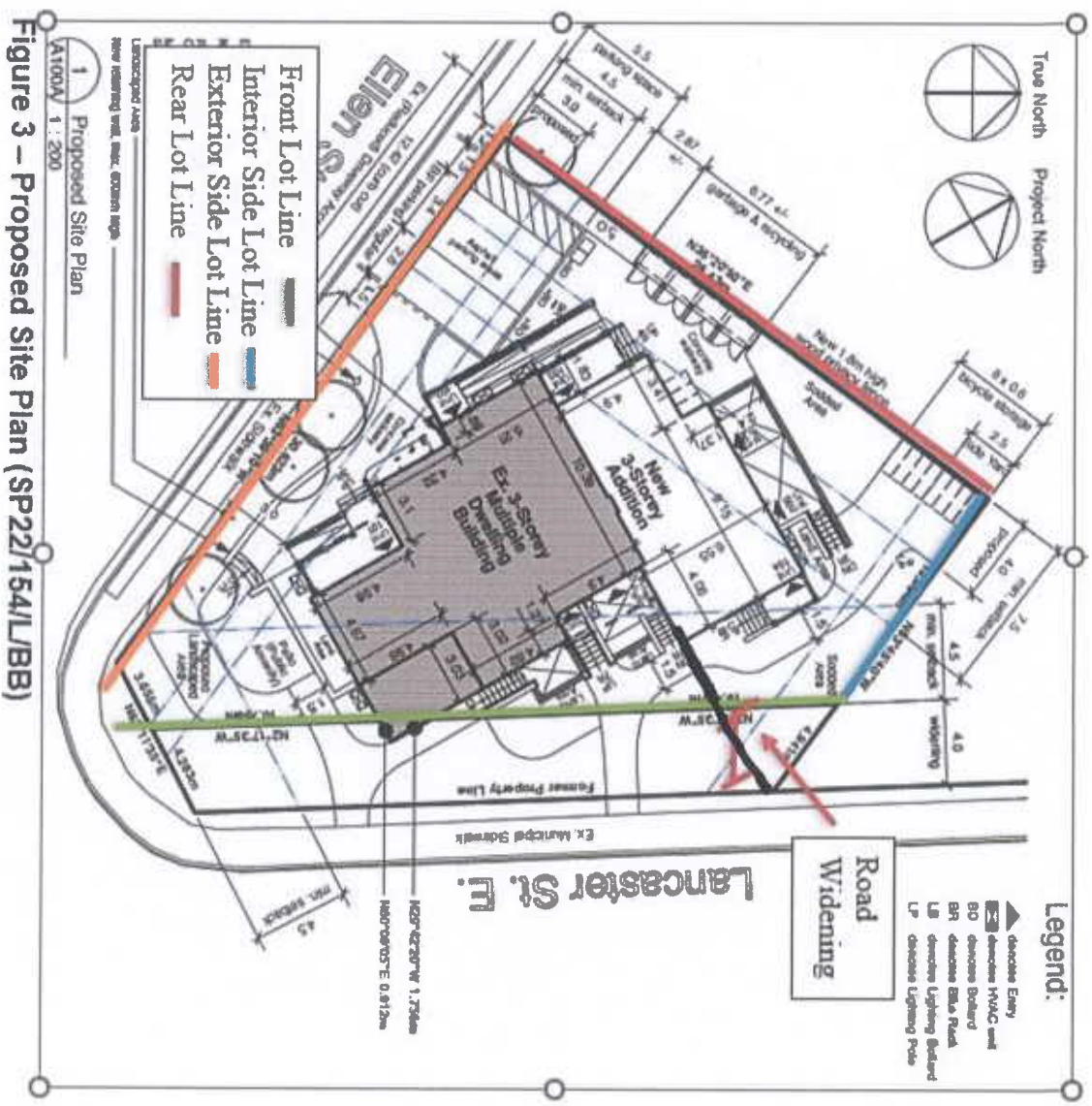
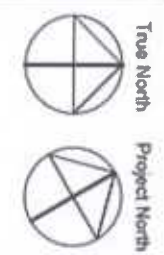


Figure 3 – Proposed Site Plan (SP22/154/LBB)

1 Proposed Site Plan  
 A100A 1:200

Front Lot Line  
 Interior Side Lot Line  
 Exterior Side Lot Line  
 Rear Lot Line



Road Widening

Legend:

- ◀ denotes Entry
- ▭ denotes HVAC unit
- SB denotes Stair
- BT denotes Bldg. Foot
- LP denotes Lighting Pole

N20°42'20"W 1.736m  
 N40°09'03"E 0.812m