

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** January 7, 2025

**SUBMITTED BY:** Garrett Stevenson, Director of Development and Housing Approvals,  
519-783-8922

**PREPARED BY:** Deeksha Choudhry, Heritage Planner, 519-783-8906

**WARD(S) INVOLVED:** Ward 5

**DATE OF REPORT:** December 11, 2024

**REPORT NO.:** DSD-2025-015

**SUBJECT:** Draft Scoped Heritage Impact Assessment  
1940 Fischer Hallman Road

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## RECOMMENDATION:

For information.

## REPORT:

The Development and Housing Approvals Division is in receipt of a Scoped Heritage Impact Assessment (HIA) dated November 2024, regarding a proposed development at the property municipally addressed as 1940 Fischer Hallman Road to facilitate the construction of 6 blocks of stacked townhouses. As a result of the proposed development, the property will be severed. A portion of the property will contain the existing cultural heritage resource, and the other portion will contain the new blocks of stacked townhomes. This development is part of the Wallaceton Subdivision (Fig. 1).



Figure 1. Proposed site plan for the subject property. Source: Draft HIA

The subject property is currently listed as a non-designated property of cultural heritage value or interest on the City's Municipal Heritage Register. The proposed townhomes are proposed to be 3 storeys in height, with landscaped area proposed along with the south, east and west lot lines (Fig 2). No change is proposed to the existing cultural heritage resource at 1940 Fischer Hallman Road as a result of the proposed development. The existing building will be conserved in-situ on the retained portion of the subject property.



Figure 2. Conceptual rendering of the proposed townhomes. (Source: Draft HIA)

At this time, heritage planning staff are seeking the committee's input and comments which will be taken into consideration as part of staff's review of the HIA and processing of related Planning Act applications. The applicant's heritage consultant will be at the January 7, 2024, meeting to answer any questions the Committee might have. A motion or recommendation to Council will not be required at the January meeting.

A copy of the HIA has been included as Attachment A in this report.

**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, 2023*

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

**ATTACHMENTS:**

Attachment A – Draft Scoped Heritage Impact Assessment (HIA) – 1940 Fischer Hallman Road