

HERITAGE IMPACT ASSESSMENT REPORT

Wallaceton (Stage 6 Lands)
Haldimand Street & Broadacre Drive,
City of Kitchener

Date:

November 2024

Prepared for:

Fusion Homes

Prepared by:

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Glossary of Abbreviations

| | |
|------------|--|
| HIA | <i>Heritage Impact Assessment</i> |
| MHBC | <i>MacNaughton Hermsen Britton Clarkson Planning Limited</i> |
| MCM | <i>Ministry of Citizenship and Multiculturalism (formerly the Ministry of Heritage, Sport, Tourism and Culture Industries)</i> |
| OHA | <i>Ontario Heritage Act</i> |
| OHTK | <i>Ontario Heritage Toolkit</i> |
| O-REG 9/06 | <i>Ontario Regulation 9/06 for determining cultural heritage significance</i> |
| PPS 2024 | <i>Provincial Planning Statement (2024)</i> |

Acknowledgement of First Nations Territory, Traditions, and Cultural Heritage

This Heritage Impact Assessment acknowledges that the subject property located at 1940 Fischer-Hallman Road, City of Kitchener, is situated on part of the Haldimand Tract, which was promised to the peoples of the Six Nations on the Grand River and is located within the recognized territory of the Anishinaabe peoples (Attiwonderonk (Neutral), Haudenosaunee, and Anishinaabe). These lands are acknowledged as part of the following treaties:

- Haldimand Treaty, 1784.

Executive Summary

MHBC was retained by Fusion Homes to complete a Heritage Impact Assessment (HIA) for the Stage 6 lands located on part of the property at 1940 Fischer-Hallman Road, Kitchener (the subject property). The proposed development includes the construction of 6 blocks of 3-storey townhouses, with a total of 102 units.

The purpose of this Heritage Impact Assessment is to evaluate whether or not the proposed development of the Stage 6 lands will result in adverse impacts to the cultural heritage value of the listed dwelling on the Stage 8 lands located on the western portion of the property.

This report has identified the potential for land disturbances related to the construction of the proposed stacked townhouses to result in adverse impacts to the stone dwelling on the Stage 8 lands, therefore the following measures are recommended:

- That normal construction best practices be followed during construction, including the use of protective safety screening and fencing where required; and
- That heavy equipment not be operated or stored along the boundary between the Stage 8 and Stage 6 lands.

1.0 Description of Subject Property

1.1 Location of Subject Property

The subject property is currently part of what is municipally addressed as 1940 Fischer-Hallman Road and is legally described as Part of Lot 160 German Company Tract. However, it is in the process of being registered through the plan of subdivision as its own block and independent property known in this development and site plan application as the Stage 6 lands. The subject property is highlighted in blue in **Figure 1** below. It is situated on the east side of Fischer-Hallman Road, north of Plains Road, and west and south of Broadacre Drive.



Figure 1: Aerial photo noting the location of the subject property. The Stage 6 lands proposed for development are indicated in blue and the Stage 8 lands (which contain the dwelling at 1940 Fischer-Hallman Road) are indicated in red. (MHBC, 2024)

The subject property was once part of a larger agricultural parcel that has since been developed to include residential uses in stages over time. The Stage 8 lands (noted in red below) front Fischer-Hallman Road and contain the original house constructed c. 1870 when the lands were used for agriculture. The Stage 6 lands (noted in blue) are vacant and proposed to be developed to 102 residential stacked townhouses (see **Figure 2**).

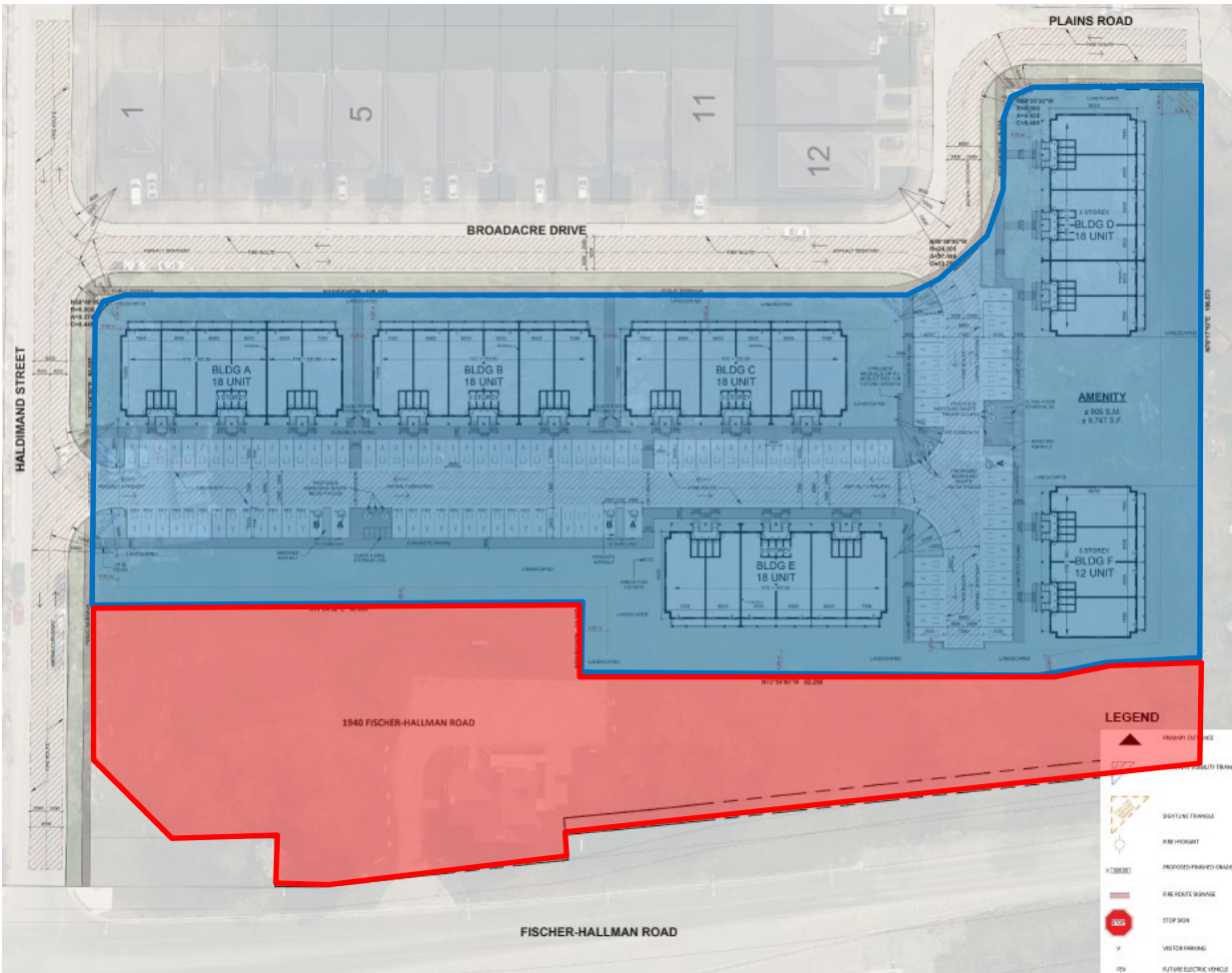


Figure 2: Aerial photo noting the location of the subject property at 1940 Fischer-Hallman Road with the Stage 8 lands noted in red and the Stage 6 lands noted in blue. (MHBC, 2024)

The purpose of this HIA is to assess whether or not any adverse impacts are anticipated to the cultural heritage value of the Stage 8 lands (noted above in red) as well as to the adjacent listed property located at 1970 Fischer-Hallman Road as a result of the proposed development of the Stage 6 lands (noted above in blue).

1.2 Heritage Status

The Stage 6 lands contain no built or natural features and do not exhibit cultural heritage value. They are located adjacent to the Stage 8 lands which have been determined to include cultural heritage resources.

The Stage 8 lands have been identified by the City of Kitchener as being of potential Cultural Heritage Value or Interest. According to a review of the City of Kitchener Register of Heritage Properties as well as the City of Kitchener Interactive Map, Stage 8 lands contain a listed (non-designated) property (see **Figure 3**). It is not designated

under Part IV of the *Ontario Heritage Act*. The property is not part of a designated Heritage Conservation District (HCD), nor is it identified as being within a protected Cultural Heritage Landscape as per the City of Kitchener Official Plan.

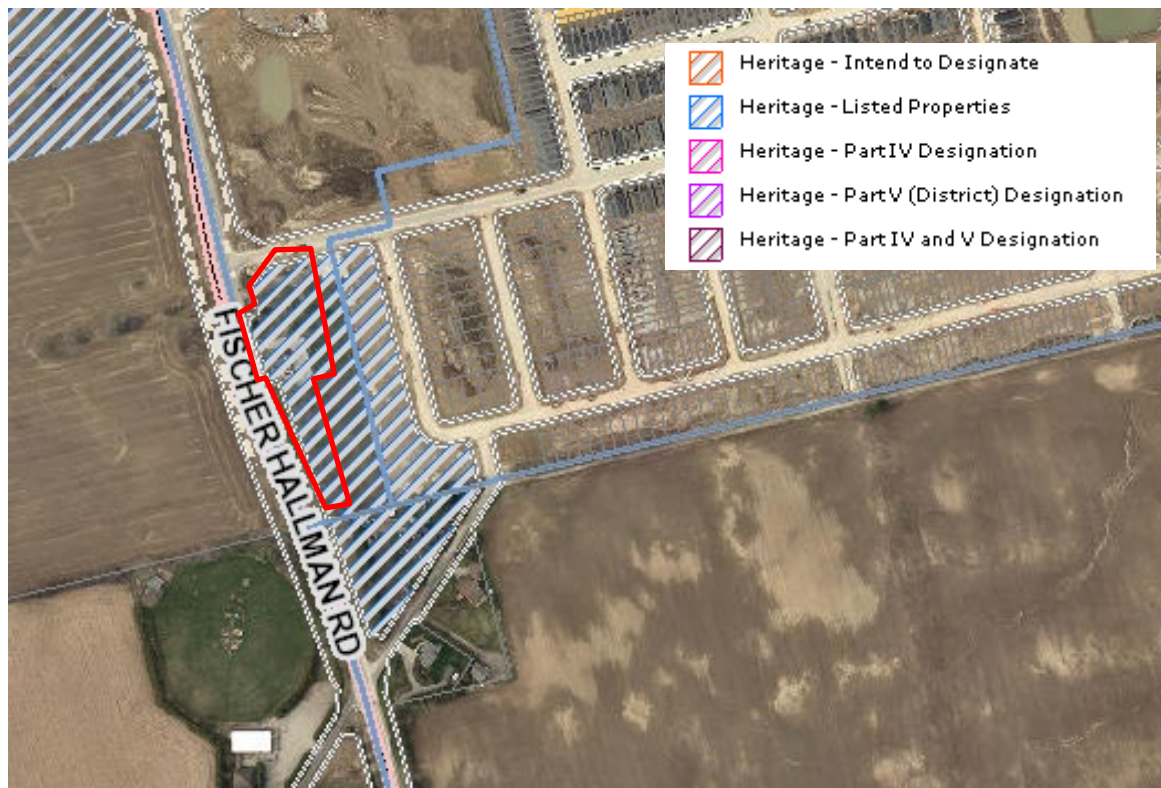


Figure 3: Excerpt of the City of Kitchener Interactive Map showing the listed status of the Stage 8 lands, noted with a red line. (Source: City of Kitchener Interactive Map, 2024)

The Register does not provide reasons for which the Stage 8 lands were identified as being of CHVI in 2009. (See **Figure 4**).

| | | |
|------|----------------------|------------------|
| 1541 | Fischer Hallman Road | June 1, 2015 |
| 1940 | Fischer Hallman Road | October 13, 2009 |
| 1970 | Fischer Hallman Road | August 29, 2011 |

Figure 4: Excerpt of the City of Kitchener Heritage Register for Non-Designated Properties. (Source: City of Kitchener)

However, the property was previously evaluated in an Architectural Analysis conducted by the City of Kitchener in 1991 and in a Heritage Impact Assessment conducted by Carson Woods Architect Limited in 2008. A summary of the previous Architectural Analysis and HIA can be found below in **Section 1.2.1** and **Section 1.2.2** of this report.

1.2.1 Architectural Analysis (City of Kitchener)

An Architectural Analysis was conducted on subject property by the City of Kitchener in June of 1991 to evaluate and describe the heritage value of the property. It provides an overview, from which excerpts have been provided below:

"This beautiful Gothic house was built circa 1870. It has an irregular, almost T-shaped plan with some adherence to symmetry. It is one-and-a-half storeys with ten rooms... and a concrete block north wing. It is situated just of the east side of Fischer-Hallman Road, in full view and facing south. The property totals 59 acres in size and includes among its outbuildings a large gable barn, an old outhouse, and a maple syrup shed. Farming has been mixed over the years, including dairy, beef cattle and various crops... Modern landscaping and sprawling trees surround the house."

At the time of the analysis, the Stage 8 lands consisted of a much larger parcel which included an intact farm complex. Additionally, the concrete addition described at the time has since been removed, as had the later veranda, the original portico, and many of the original windows. The Stage 8 lands do, however, currently retain other features mentioned in the analysis, including:

- Sprawling trees around the house;
- Construction of large split fieldstone bonded with rough mortaring;
- Fieldstone chimneys with corbelled caps;
- Wood trim along the facades;
- Projecting gable face with single-storey bay window at south elevation; and
- Quoining, voussoirs above the windows, and projecting sills.

The report concludes that:

"This house must be a high priority for designation. It is in very good condition and has a great deal of architectural value. The board-and-batten outhouse is also worthy of preservation."

It should be noted that the board-and-batten outhouse is no longer present on the property.

The full Architectural Analysis can be found in **Appendix C** of this report.

1.2.2 Previous Heritage Impact Assessment (Carson Woods Architect Limited)

The Stage 8 lands were again evaluated in 2008 as part of a Heritage Impact Assessment conducted by Carson Woods Architects Limited to evaluate potential impacts resulting from the proposed Becker Estates plan of subdivision. At this time, the HIA notes that the outhouse which was mentioned in the previous Architectural Analysis had since been removed by the owners as it was structurally unsound.

The HIA was in agreement with the previous Architectural Analysis in its conclusion that the subject property exhibits “significant local heritage value.” It further describes that value as being related to the workmanship, quality, and historic integrity of the stone dwelling, the intact nature of the farmyard and accessory structures which are described as providing a rural context, the orientation of the dwelling and its representation of previous circulation patterns, and its continuous use as a farm. The report further notes that while the accessory structures contributed to the character of the property, they were not structurally sound. None of the accessory buildings described are currently still present on the property.

The heritage attributes associated with the property were identified in the previous HIA as follows:

- Exterior stone walls and corbelled chimneys
- Exterior roof and gable form
- Exterior wood frieze mouldings
- Exterior South entrance doorway
- Exterior east side porch posts and decorative scroll brackets
- Interior wood mouldings, casing and trim
- Interior plaster mouldings and chandelier medallion
- Interior staircase
- Interior doors and hardware
- Stain Glass windows

The report also mentions “Other Desirable Features” which are listed as:

- The Old Lane
- The Farm Yard

The complete previous HIA can be viewed in **Appendix B** of this report.

1.2.3 Current Cultural Heritage Attributes of the Stage 8 Lands

Of the heritage attributes identified in the previous Heritage Impact Assessment, some are no longer present on the property at this time, including:

- Exterior South entrance doorway
- Exterior east side porch posts and decorative scroll brackets
- Some Stain Glass windows

It is unknown whether the interior features noted in the previous HIA are still present. These included:

- Interior wood mouldings, casing and trim
- Interior plaster mouldings and chandelier medallion
- Interior staircase
- Interior doors and hardware

However, it is not standard practice to designate interior features, and it is recommended that these features be removed from consideration as heritage attributes.

The report also mentions "Other Desirable Features" which are listed as:

- The Old Lane
- The Farm Yard

The mature tree row indicating the location of the old lane is still present, but the previously associated farm yard has since been severed and redeveloped.

1.3 Adjacent Cultural Heritage Resources

The Stage 6 lands are located adjacent (contiguous) to the property at 1970 Fischer-Hallman Road, which is listed (non-designated) on the City of Kitchener Heritage Register (see **Figure 5**).



Figure 5: Excerpt of the City of Kitchener Interactive Map showing the listed status of the adjacent property at 1970 Fischer-Hallman Road, which is noted with a red dashed line. (Source: City of Kitchener Interactive Map, 2024)

The Register identifies that the property was listed in 2011 (see **Figure 6**).

| | | |
|------|----------------------|------------------|
| 1541 | Fischer Hallman Road | June 1, 2015 |
| 1940 | Fischer Hallman Road | October 13, 2009 |
| 1970 | Fischer Hallman Road | August 29, 2011 |

Figure 6: Excerpt of the City of Kitchener Heritage Register for Non-Designated Properties. (Source: City of Kitchener)

The Register does not identify the reasons why the property was considered to be of Cultural Heritage Value or Interest, however, the property contains a 1-storey brick structure with a plaque that identifies it as "School, Section No. 3, 1872." While the structure currently serves as a dwelling, it is therefore safe to assume that it previously served as a schoolhouse constructed c. 1872.



Figure 7: View of the structure on the listed property located at 1970 Fischer-Hallman Road. (MHBC, 2024)



Figure 8: View of the rear of the rear of the listed property located at 1970 Fischer-Hallman Road as seen from the Stage 6 lands. (MHBC, 2024)

The architectural features of the former schoolhouse include a symmetrical one-storey brick construction with a gable roof and a gable vestibule at the south elevation. There is a brick chimney on the southeastern corner of the structure. The building includes a number of later rear additions to the north.

The grounds also include several accessory structures, gravel driveway access to Fischer-Hallman Road, a number of mature trees, and open space.

2.0 Policy Context

2.1 The Planning Act and PPS 2024

The *Planning Act* makes a number of provisions regarding cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Planning Statement, 2024* (PPS). The PPS “provides policy direction on matters of provincial interest related to land use planning and development.” When addressing cultural heritage planning, the PPS provides for the following:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

The PPS defines the following terms

Protected Heritage Property: Protected heritage property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Built Heritage Resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Cultural Heritage Landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage

impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the *Planning Act*, but does not include:

a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or

b) works subject to the *Drainage Act*; or

c) for the purposes of policy 4.1.4.a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the *Mining Act*. Instead, those matters shall be subject to policy 4.1.5.a).

Site alteration: means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Adjacent lands: means d) for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

2.2 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This Heritage Impact Assessment has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act*, as Amended in 2022 as per Bill 23 (Schedule 6). *Ontario Regulation 9/06* outlines the mechanism for determining cultural heritage value or interest. Here, a property must meet at least 2 of 9 criteria to be considered for designation under Part IV of the *Ontario Heritage Act*.

2.3 Region of Waterloo Official Plan

Chapter 3, Section 3.G of the Regional Official Plan provides policies regarding the conservation of cultural heritage resources which are related to the scope of this Heritage Impact Assessment. This includes the acknowledgement of cultural heritage resources as contributing to a unique sense of place, providing a means of defining and confirming a regional identity. The Regional Official Plan includes policies regarding the requirement of Heritage Impact Assessments and outlines their general requirements.

2.4 City of Kitchener Official Plan

Section 12 of the Kitchener Official Plan (2014) provides the following policies regarding the conservation of cultural heritage resources as it relates to the scope of this Heritage Impact Assessment as follows:

Objectives

12.1.1. To conserve the city's cultural heritage resources through their identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained. 12.1.2. To ensure that all development or redevelopment and site alteration is sensitive to and respects cultural heritage resources and that cultural heritage resources are conserved. 12.1.3. To increase public awareness and appreciation for cultural heritage resources through educational, promotional and incentive programs. 12.1.4. To lead the community by example with the identification, protection, use and/or management of cultural heritage resources owned and/or leased by the City.

Policies

12.C.1.4. The City acknowledges that not all of the city's cultural heritage resources have been identified as a cultural heritage resource as in Policy 12.C.1.3. Accordingly, a property does not have to be listed or designated to be considered as having cultural heritage value or interest. 12.C.1.5. Through the processing of applications submitted under the Planning Act, resources of potential cultural heritage value or interest will be identified, evaluated and considered for listing as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register and/or designation under the Ontario Heritage Act.

12.C.1.21. All development, redevelopment and site alteration permitted by the land use designations and other policies of this Plan will conserve

Kitchener's significant cultural heritage resources. The conservation of significant cultural heritage resources will be a requirement and/or condition in the processing and approval of applications submitted under the Planning Act.

Heritage Impact Assessments and Heritage Conservation Plans

12.C.1.23. The City will require the submission of a Heritage Impact Assessment and/or a Heritage Conservation Plan for development, redevelopment and site alteration that has the potential to impact a cultural heritage resource and is proposed:

- a) on or adjacent to a protected heritage property;*
- b) on or adjacent to a heritage corridor in accordance with Policies 13.C.4.6 through 13.C.4.18 inclusive;*
- c) on properties listed as non-designated properties of cultural heritage value or interest on the Municipal Heritage Register;*
- d) on properties listed on the Heritage Kitchener Inventory of Historic Buildings; and/or,*
- e) on or adjacent to an identified cultural heritage landscape.*

12.C.1.25. A Heritage Impact Assessment and Heritage Conservation Plan required by the City must be prepared by a qualified person in accordance with the minimum requirements as outlined in the City of Kitchener's Terms of Reference for Heritage Impact Assessments and Heritage Conservation Plans.

12.C.1.26. The contents of a Heritage Impact Assessment will be outlined in a Terms of Reference. In general, the contents of a Heritage Impact Assessment will include, but not be limited to, the following:

- a) historical research, site analysis and evaluation;*
- b) identification of the significance and heritage attributes of the cultural heritage resource;*
- c) description of the proposed development or site alteration;*
- d) assessment of development or site alteration impact or potential adverse impacts;*

e) consideration of alternatives, mitigation and conservation methods;

f) implementation and monitoring; and,

g) summary statement and conservation recommendations.

Demolition/Damage of Cultural Heritage Resources

12.C.1.32. Where a cultural heritage resource is proposed to be demolished, the City may require all or any part of the demolished cultural heritage resource to be given to the City for re-use, archival, display or commemorative purposes, at no cost to the City.

12.C.1.33. In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a significant cultural heritage resource is proposed and permitted, the owner/applicant will be required to prepare and submit a thorough archival documentation, to the satisfaction of the City, prior to the issuance of an approval and/or permit.

12.C.1.34. Where archival documentation is required to support the demolition, salvage, dismantling, relocation or irrevocable damage to a significant cultural heritage resource, such documentation must be prepared by a qualified person and must include the following:

a) architectural measured drawings;

b) a land use history; and,

c) photographs, maps and other available material about the cultural heritage resource in its surrounding context. Archival documentation may be scoped or waived by the City, as deemed appropriate.

3.0 Historical Overview

3.1 1940 Fischer-Hallman Road

According to the Heritage Impact Assessment completed by Carwon Woods Architects Ltd. (2008), the property formerly included a farm complex. All components of the farm complex with the exception of the Victorian Gothic stone dwelling have been removed. The 2008 HIA states that the dwelling (also referred to as the “Becker House”) was constructed circa 1870.

According to available land registry records, the subject property (Part of German Company Tract, Lot 160) was purchased by Hugh Wallace in 1854. At this time, the property is described as including portions of lot 151 (west side of Fischer-Hallman Road) and 160 (east side of Fischer-Hallman Road), a total of 112 acres. The property (all 112 acres) was sold by Hugh Wallace to John Wallace in 1869.

According to the 1861 Tremaine map of Waterloo Township, a farmhouse is located on land owned by John Wallace. However, this is not the existing farmhouse given that it is located on part of Lot 151, and not on lot 160 which includes the subject property (See **Figure 9**). Given that the existing dwelling located on the subject property is not indicated on the Tremaine map, it is likely that it was not yet constructed.

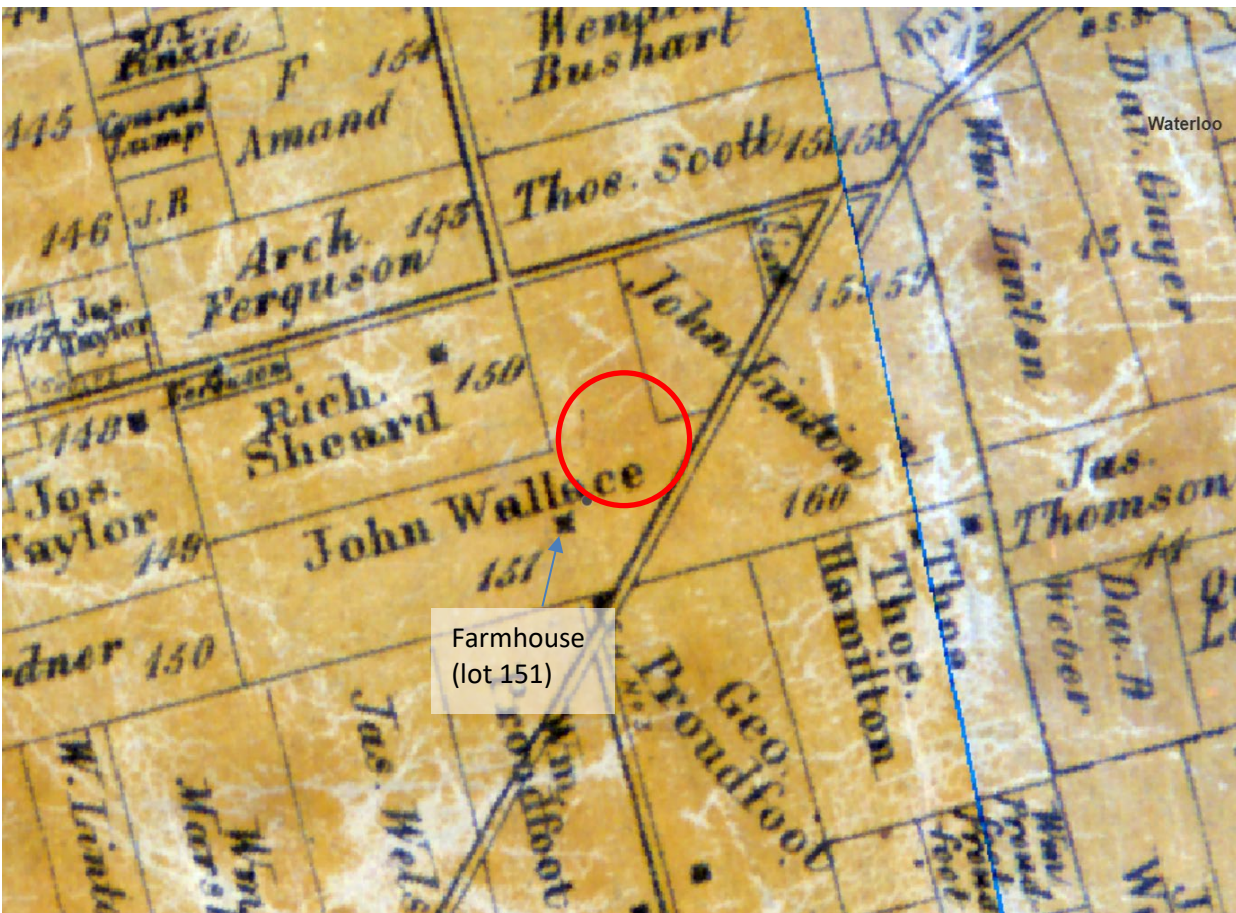
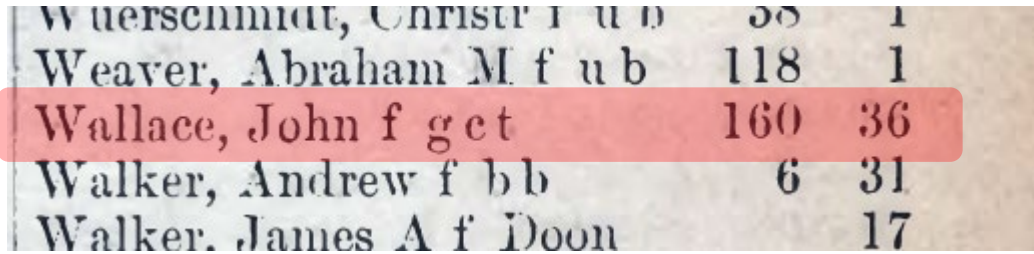


Figure 9: Excerpt of the 1861 Tremaine Map of Waterloo County. Approximate location of the subject property noted with a red circle. (Source: Toronto University Libraries)

| | | |
|---|------------------|-------------|
| f | Walich, George | u b 89 f |
| h | Wallace, John | g c t 151 f |
| f | Walmsley, Samuel | u b 35h |
| f | Warner, John | 3 13 f |

Figure 10: Excerpt of 1864 Mitchell & Co. Waterloo County Gazeteer & Directory noting John Wallace (lot 151). (Source: Kitchener Public Library)

John Wallace is noted in the 1878 Gazeteer of Waterloo Township as residing on a farm on German Company Tract, Lot 160.



| | | |
|---------------------------|-----|----|
| Wuerschmidt, Christ f u b | 58 | 1 |
| Weaver, Abraham M f u b | 118 | 1 |
| Wallace, John f g e t | 160 | 36 |
| Walker, Andrew f b b | 6 | 31 |
| Walker, James A f Doon | | 17 |

Figure 11: Excerpt of 1878 Armstrong & Co. County of Waterloo Gazeteer & Directory noting John Wallace (lot 160) (Source: Kitchener Public Library)

The property was owned by members of the Wallace family until it was sold by John Wallace to William Rutherford in 1904. The property was owned by members of the Rutherford family until 1935 when it was sold to Roy S. Becker. The Becker family were still the owners of the property at the time of the 1991 Architectural Analysis as well as the 2008 Heritage Impact Assessment.

According to the 1946 aerial photograph, the surrounding context was rural and agricultural (see **Figure 12**). While the photo is not clear, the barn and farm complex on the Stage 8 lands can be seen at this time, as well as tree rows along Fischer Hallman Road, Plains Road, and the northern edge of the property. The Stage 6 lands contained farm fields.



Figure 12: Excerpt of the 1946/1947 aerial photo noting the approximate location of the Stage 6 lands in red (Source: University of Waterloo)

According to the 1964 aerial photograph below, the details of the Stage 6 lands can be seen clearly and consisted of farm fields at this time.

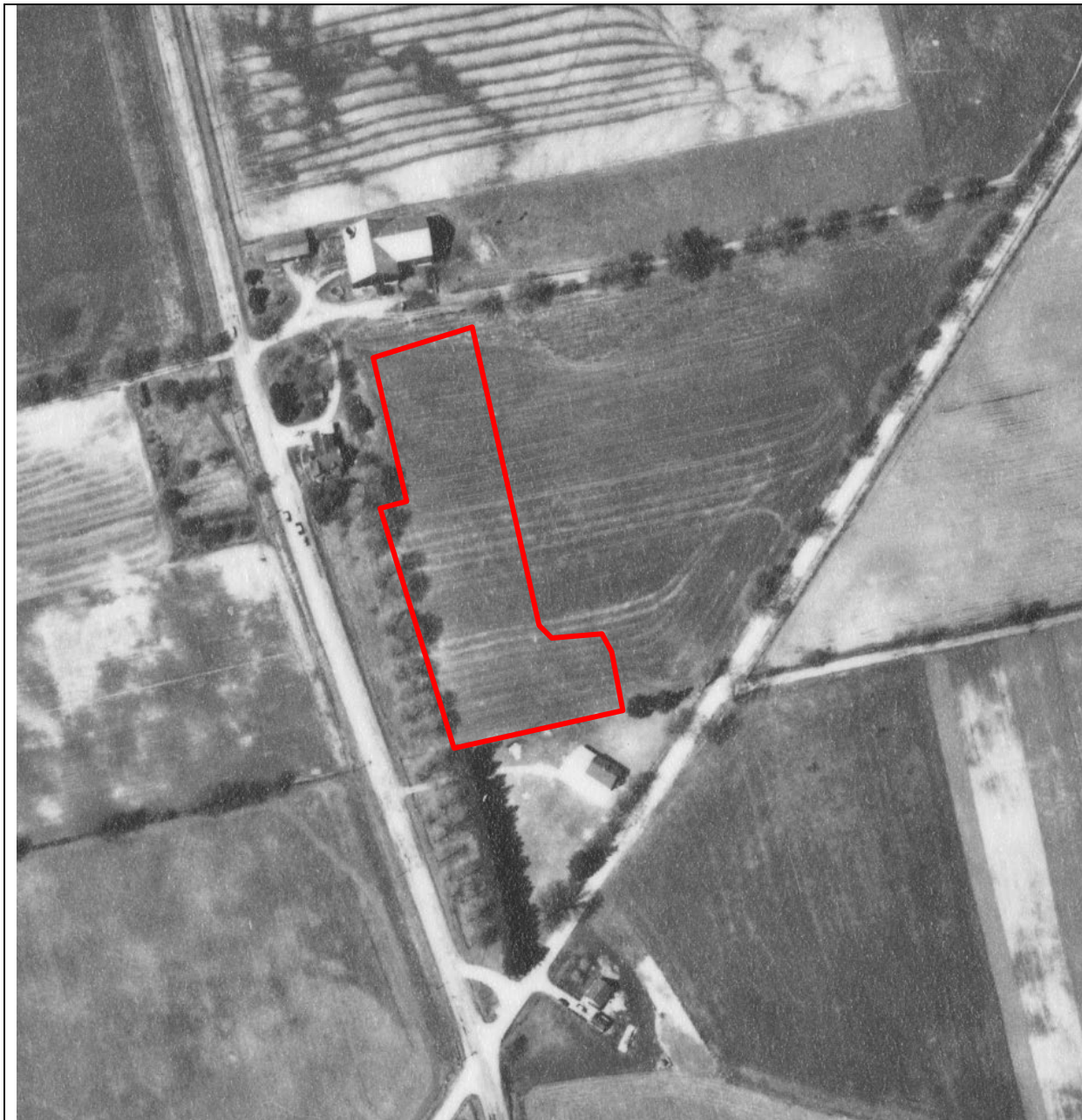


Figure 13: Excerpt of the 1964 aerial photo noting the approximate location of the Stage 6 lands in red (Source: Canadian National Air Photo Library)

According to the 1971 aerial photograph below, the Stage 6 lands and surrounding area remained largely unchanged at this time (see **Figure 14**).



Figure 15: Excerpt of the 1971 aerial photo noting the approximate location of the Stage 6 lands in red. (Source: Canadian National Air Photo Library)

According to the 2000 aerial photograph below, some mature trees appear to have been removed from the Stage 8 lands, and additional structures have been constructed across Plains Road as well as across Fischer-Hallman Road to the southwest (see **Figure 16**).



Figure 16: Excerpt of the 2000 aerial photo noting the location of the Stage 6 lands in red (Source: Region of Waterloo Interactive Map)

According to the 2020 aerial photograph, the barn and other outbuildings have been demolished at this time (see **Figure 17**). Some land grading appears to have taken place on the Stage 6 lands at this time and additional mature trees appear to have been removed from the Stage 8 lands.

Heritage Impact Assessment
Stage 6 Lands, Wallacetown, Kitchener



4.0 Description of Subject Property

4.1 Description of 1940 Fischer-Hallman Road Stage 6 Lands

The Stage 6 lands comprising the eastern portion of 1940 Fischer-Hallman Road are currently vacant and include no natural or built features at this time (see **Figures 18** and **19**).



Figures 18 & 19: (left) View of the Stage 6 lands looking west towards Fischer-Hallman Road from Broadacre Drive (right) View of the Stage 6 lands looking north-west towards Fischer-Hallman Road (MHBC, 2024)

4.2 Description of 1940 Fischer-Hallman Road Stage 8 Lands

The Stage 8 lands comprising the western portion of the property located at 1940 Fischer-Hallman Road can be described as an irregular-shaped lot with access to the north and east via Broadacre Drive. It currently includes a stone dwelling constructed c. 1870, remnants of the “old lane” in the form of a mature tree row extending south from the dwelling, landscaping and additional mature trees (see **Figure 20**).



Figure 20: Aerial image noting location of existing farmhouse and linear trees on the lands to be retained (Source: Google Earth Pro, 2024)

The existing building can be described as a 1.5 storey stone Victorian gothic dwelling with a cross-gabled roof. The structure has been adaptively re-used as a showroom for the proposed development.

Remnant features of the former agricultural farm complex are limited to the existing linear trees located south of the existing farmhouse along Fischer-Hallman Road (see **Figures 21 & 22**). Farmyards, fields, and accessory structures noted in the previous Architectural Analysis and Heritage Impact Assessment are no longer present on the property.



Figures 21 & 22: (left) View of linear trees looking south from south elevation of farmhouse, (right) View of linear trees looking south-west from parking area. (Source: MHBC, 2024)

4.3 Description of Surrounding Area

The Stage 8 lands are located within a transition area which was once agricultural and rural in context. The area is currently subject to development applications where residential subdivisions are being constructed east of Fischer-Hallman Road, south of Huron Road (see **Figures 23 & 24**).



Figure 23: View of the subdivision to the east of the Stage 6 lands looking east. (MHBC, 2024)

Heritage Impact Assessment
Stage 6 Lands, Wallaceton, Kitchener



Figure 24: View of the subdivision to the east of the Stage 6 lands looking south. The eastern edge of the Stage 6 lands can be seen to the right of the photo. (MHBC, 2024)

5.0 Description of Proposed Development

The proposed development includes the construction of 6 blocks of stacked townhouses on the Stage 6 lands. Vehicular access is provided via a driveway parallel to Broadacre Drive which accesses Broadacre Drive to the east and Haldimand Street to the north. Parking is provided along the west and south edge of the subject property along the driveway.

The proposed townhouses are 3 storeys in height. Buildings A, B, C, D, and E provide 18 units each. Building F provides 12 units. Landscaped areas are proposed along the east, west, and south lot lines. An outdoor amenity area is proposed to the south.

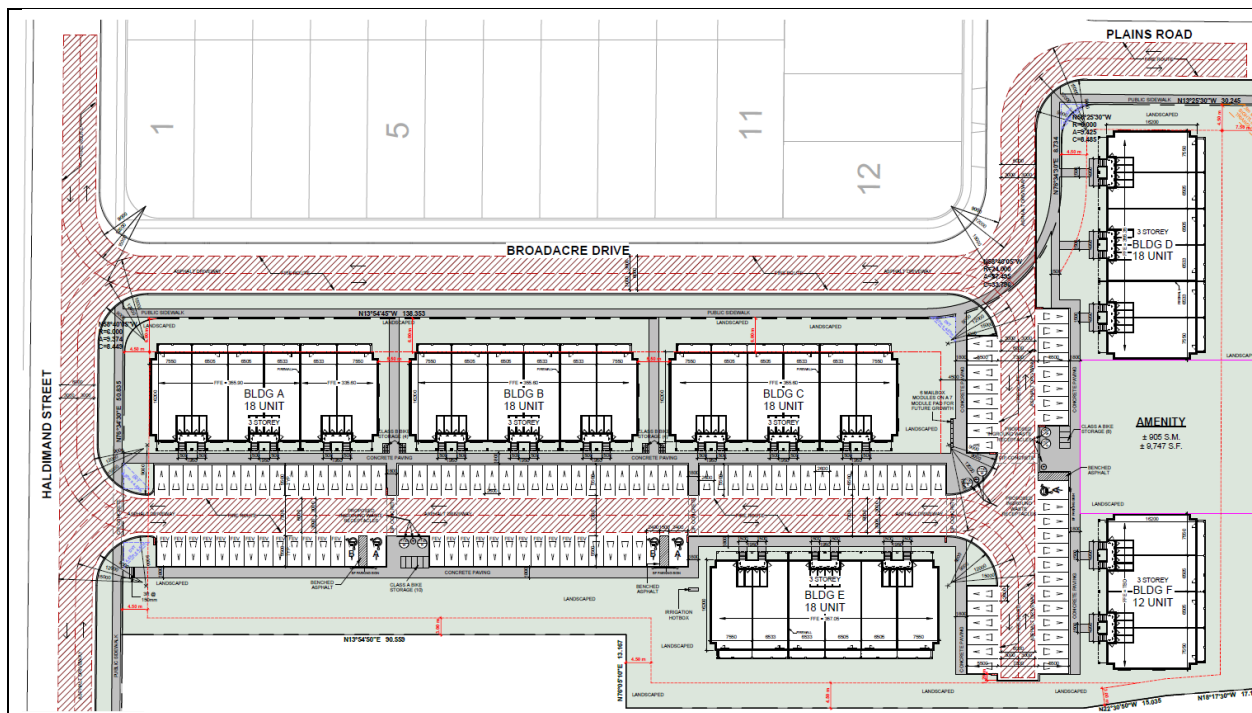


Figure 25: Proposed site plan. (Source: Fusion Homes, 2024)

The stone dwelling located on the Stage 8 lands is located approximately 19.72 metres from the boundary adjacent to the Stage 6 lands (see **Figure 26**).

Heritage Impact Assessment
Stage 6 Lands, Wallaceton, Kitchener



Figure 26: Location of the site plan with respect to the adjacent Stage 8 lands containing the existing building and adjacent existing development to the east across Broadacre Drive. (MHBC, 2024)

The proposed design of the stacked townhouses incorporates hip roofs, brick and vinyl siding, and street-facing verandas and balconies (see **Figures 27** and **28**).

Heritage Impact Assessment
Stage 6 Lands, Wallaceton, Kitchener



Figure 27: Conceptual render of the proposed townhouses. (Source: Fusion Homes, 2023)

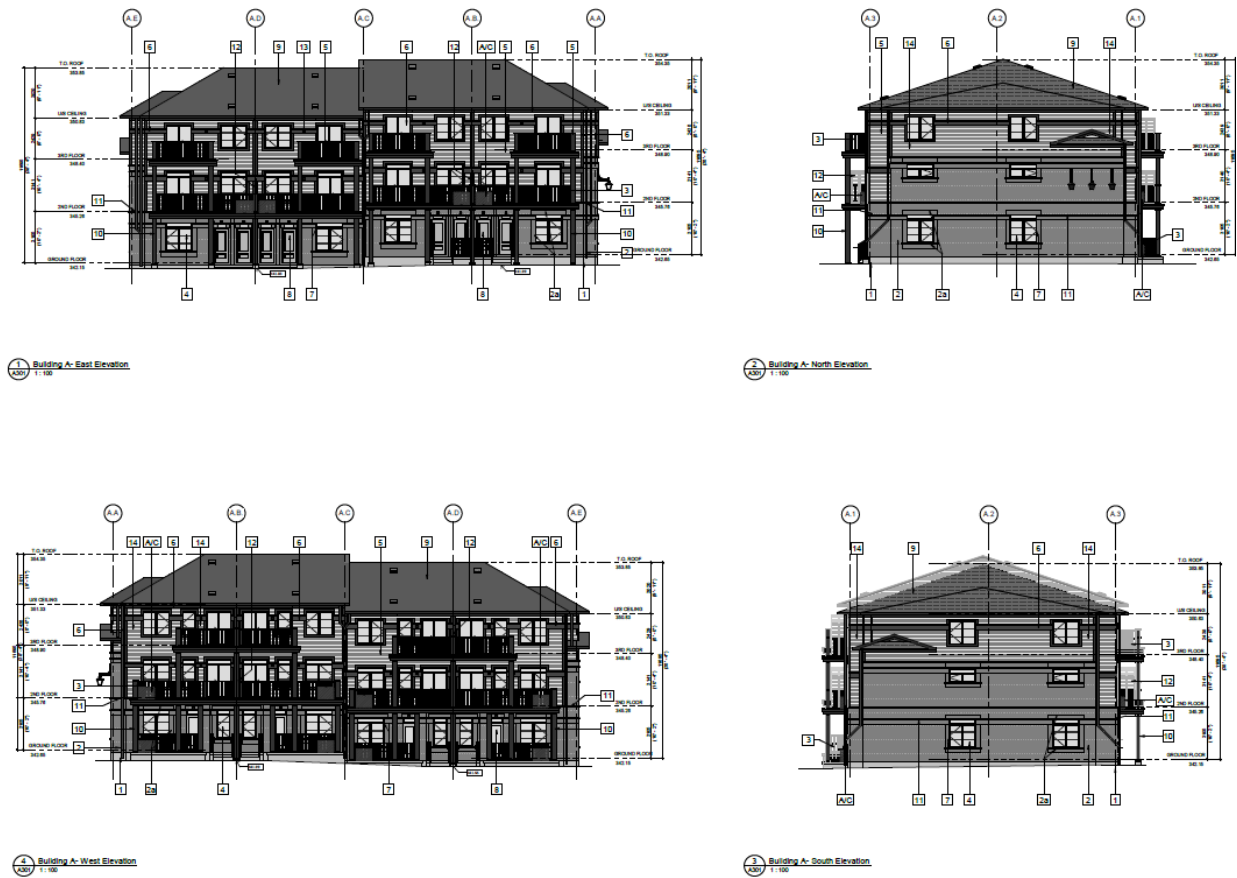


Figure 28: Proposed townhouse elevations. (Source: Fusion Homes, 2023)

6.0 Impact Analysis

6.1 Introduction

This section of the report will review impacts which may occur as a result of the proposed development of the Stage 6 lands on the identified cultural heritage resources located on the Stage 8 lands 1940 Fischer-Hallman Street.

The following analysis of impacts of the proposed development is guided by the Heritage Toolkit of the Ministry of Heritage, Sport, Tourism and Culture Industries as follows:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

The above noted impacts will be considered as it relates to the scope of this HIA.

Furthermore, this report utilizes guides published by the *International Council on Monuments and Site (ICOMOS)*, Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on "Guide to Assessing Magnitude of Impact" as a framework for this report:

- **Major:** Change to key historic building elements that contributes to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.
- **Moderate:** Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
- **Minor:** Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that is it noticeably changed.
- **Negligible/Potential:** Slight changes to historic building elements or setting that hardly affect it.
- **No Change:** No change to fabric or setting.

6.2 Impact Analysis for the Stage 8 Lands at 1940 Fischer-Hallman Road

The following provides an analysis of impacts to the identified heritage attributes on the Stage 8 lands as a result of the proposed development of the Stage 6 lands.

| Potential Impacts | Level of Impact/Analysis |
|--|--|
| Destruction of any, or part of any significant heritage attributes or features | <i>No change. No feature on the Stage 8 lands is intended to be demolished as part of the proposed development.</i> |
| Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance | <i>No change. No alterations are proposed for any of the identified heritage attributes of the Stage 8 lands</i> |
| Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden | <i>No change. As the proposed townhouses include a proposed height of 3 stories, no impacts from shadows are anticipated to any features of the stone dwelling or existing tree rows on the Stage 8 lands.</i> |
| Isolation of a heritage attribute from its | <i>No change. No significant relationship between heritage attributes and features located within the Stage 8 lands</i> |

| | |
|---|---|
| <p>surrounding environment, context or a significant relationship</p> | <p><i>has been identified, therefore, no impacts from isolation are anticipated. While the Stage 6 lands once shared a relationship with the Stage 8 lands as part of a farm complex, the lands have been altered over time. The subject property no longer supports agricultural uses, therefore, there is no remaining relationship which might result in impacts from isolation.</i></p> |
| <p>Obstruction of significant views or vistas within, from, or of built and natural features</p> | <p><i>No change. There are views of the farmhouse and trees along Fischer-Hallman Road, but as the Stage 6 lands are located to the rear (east) from Fischer-Hallman Road of the lands to be retained, and a landscaped buffer is currently proposed between the Stage 6 and Stage 8 lands, no impacts from obstruction are anticipated.</i></p> |
| <p>Change in Land Use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces</p> | <p><i>No change. As noted previously, the subject property no longer exhibits agricultural use, and the surrounding area is in transition to residential uses. A change in use of the Stage 6 lands to residential is considered to be sympathetic to the existing stone dwelling on the Stage 8 lands which was previously used as a residence for the associated farmlands.</i></p> |
| <p>Land Disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource</p> | <p><i>Potential. There is the potential that land disturbances related to the construction of the proposed stacked townhouses may result in adverse impacts to the stone dwelling on the Stage 8 lands.</i></p> |

In conclusion, this report has identified the potential for land disturbances related to the construction of the proposed stacked townhouses to result in adverse impacts to the stone dwelling on the Stage 8 lands.

6.3 Impact Analysis on the Adjacent Property Located at 1970 Fischer-Hallman Road

The following provides an analysis of impacts as a result of the proposed development of the Stage 6 lands on the adjacent listed property located at 1970 Fischer-Hallman Road.

| Potential Impacts | Level of Impact/Analysis |
|---|--|
| <p>Destruction of any, or part of any significant heritage attributes or features</p> | <p><i>No change. No features on 1970 Fischer-Hallman Road are proposed for demolition.</i></p> |
| <p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance</p> | <p><i>No change. No alterations are proposed for any of the features at 1970 Fischer-Hallman Road.</i></p> |
| <p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden</p> | <p><i>No change. As the proposed townhouses include a proposed height of 3 stories, no impacts from shadows are anticipated.</i></p> |
| <p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</p> | <p><i>No change. No significant relationship between any features located on the adjacent listed property and features on the Stage 6 lands have been identified, however, as no identifiable features currently exist on the Stage 6 lands, impacts from isolation are not anticipated.</i></p> |
| <p>Obstruction of significant views or vistas within, from, or of built and natural features</p> | <p><i>No change. Primary views of the 1872 schoolhouse are along Plains Road and will not be impacted. Additionally, while the original section of the structure is not as visible from Fischer-Hallman Road, its relationship to the street will not change as a result of this proposal. The proposed development of the Subject 6 lands also includes a landscaped buffer along the boundary of the adjacent property, which will further mitigate any potential impacts from obstruction of views.</i></p> |
| <p>Change in Land Use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces</p> | <p><i>No change. The adjacent structure is currently residential, and no change in use is proposed.</i></p> |

| | |
|---|--|
| <p>Land Disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource</p> | <p><i>No change. The original portion of the structure on the adjacent listed property is located approximately 21 metres from the property boundary of the Stage 6 lands. Therefore, no impacts from land disturbances are anticipated.</i></p> |
|---|--|

In conclusion, this report has identified no potential adverse impacts to the listed property located at 1970 Fischer-Hallman Road adjacent (contiguous) to the Stage 6 lands at 1940 Fischer-Hallman Road.

6.4 Design Conformity with Nearby Lands

Existing developments to the east and north consist of single detached dwellings and townhouses generally between 2 and 2.5 storeys in height. These dwellings exhibit shallow setbacks from their respective streets and an orientation which faces the street. Hipped or gabled roofs are common and the dwellings are typically clad in brick, stone, or synthetic siding.

The proposed townhouses are 3 storeys in height, exhibit a shallow setback from the street and an orientation facing the street. They are proposed to include hipped roofs and are clad in brick and synthetic siding. Therefore they are deemed to be compatible with the existing and proposed subdivisions to the north and east.

The portion of the adjacent listed dwelling located at 1970 Fischer-Hallman Road which faces the proposed development is located to the rear (north) of the original schoolhouse portion of the dwelling. Multiple rear additions are visible which are clad in synthetic siding and are 2 storeys in height. As the proposed development includes a landscaping buffer of 7.5 metres and interfaces with the north (rear) elevation of the original portion of the schoolhouse, the proposed development is deemed compatible with the existing property.

The portion of the proposed development interfacing with the Stage 8 lands is located approximately 19.72 metres from the listed dwelling, and a landscape buffer of 3 metres is currently proposed which will provide a transition and visual screening. Additionally, the proposed townhouses are 3 storeys in height which is considered consistent with the existing low-rise residential character of the area. Therefore, no potential visual impacts related to the massing, scale, style, setbacks and materials of

the proposed development on the listed dwelling located on the Stage 8 lands are anticipated.

7.0 Consideration of Development

Alternatives, Mitigation Measures and Conservation Recommendations

7.1 Alternative Development Approaches

Alternative development approaches are typically only explored when major adverse impacts are identified as a result of the proposed actions. As no potential major adverse impacts have been identified as a result of the proposed severance and redevelopment, the consideration of alternative approaches is not deemed warranted.

7.2 Mitigation and Conservation Recommendations

As this report has identified the potential for land disturbances related to the construction of the proposed stacked townhouses, the following measures are recommended:

- That normal construction best practices be followed during construction, including the use of protective safety screening and fencing where required; and
- That heavy equipment not be operated or stored along the boundary between the Stage 8 and Stage 6 lands.

8.0 Conclusion

In conclusion, no adverse impacts are anticipated to the Stage 8 lands as a result of the proposed development, provided the mitigation recommendations in **Section 7.2** of this report are implemented. Additionally, no adverse impacts are anticipated to the adjacent listed property located at 1970 Fischer-Hallman Road, nor to the character of the area.

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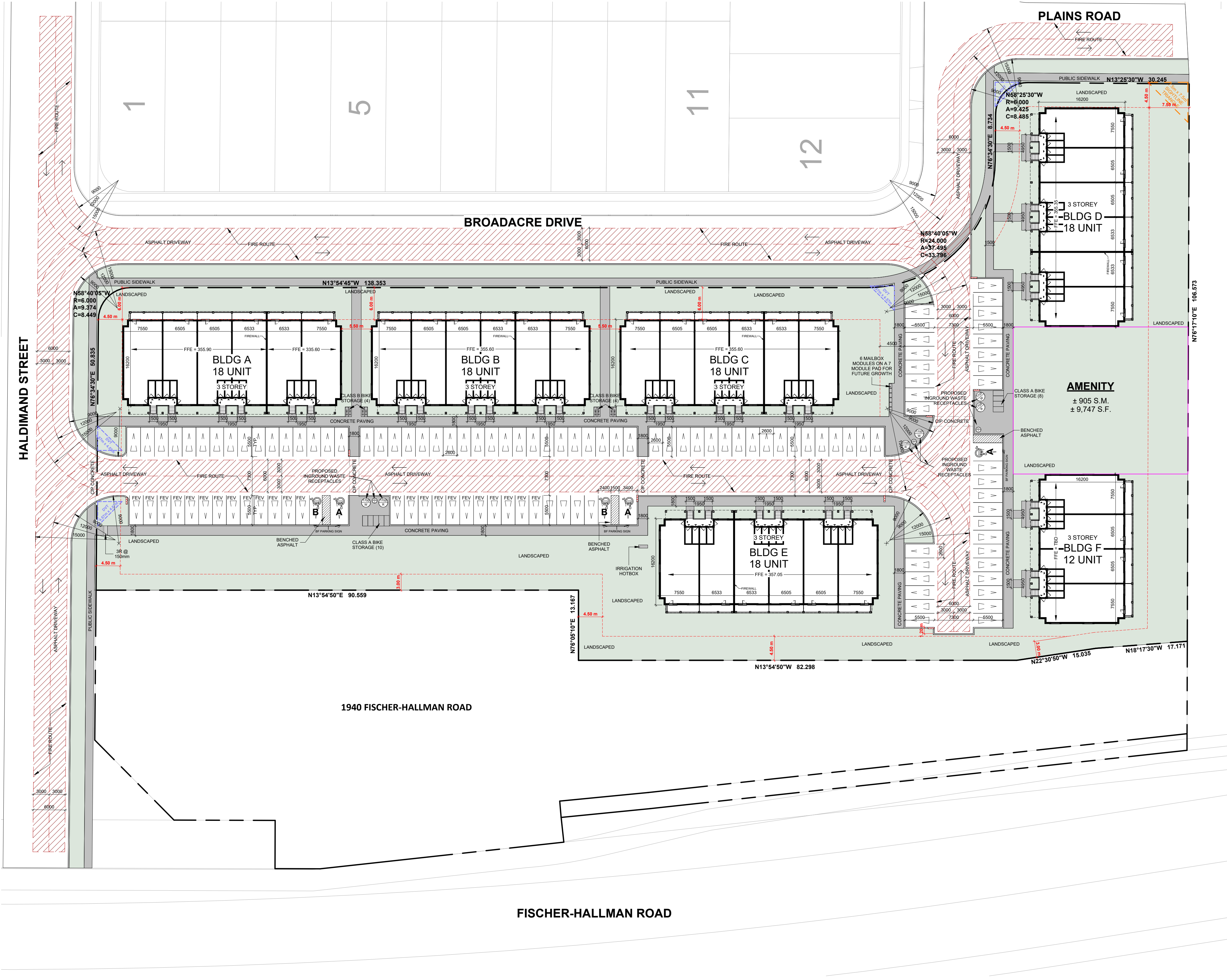
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Appendix **A**

Site Plan

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the approved information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing, held in the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable code requirements of authority having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.



SITE STATISTICS

Lot Area = 14,565.4 m²
 Building Coverage : 3,766.6 m² (25.9%)
 Landscaped Area (includes patios and walkways) : 7228.88 m² (49.6%)
 Asphalt / Hard Surface Area (roads and curbs) : 3461.60 m² (23.8%)

MULTI-RESIDENTIAL

Number of Units : 102
 Floor Space Ratio : 0.77

Parking Required :
 102 units @ 1.15 space/unit = 118 sp
Parking Provided :
 102 units @ 1.18 space/unit = 120 sp

Visitor Parking Required :
 @10% of required parking spaces = 12 sp
Visitor Parking Provided :
 @10% of provided parking spaces = 12 sp

Minimum Parking Dimensions : 2.6m x 5.5m

Barrier Free parking Required @4% = 5 sp
 Barrier Free parking Provided = 5 sp
 (3 Type A & 2 Type B with minimum 1.5m access aisle)

FEV Parking Provided @ 0.2 space/total parking spaces = 24 sp

Class A Bike Storage Required
 102 units @ 0.5 space/unit = 51 sp

Class A Bike Storage Provided = 52 sp
 -34 interior bike spaces in ground floor units
 -18 exterior bike spaces

Class B Bike Storage Required = 6 sp
 Class B Bike Storage Provided = 8 sp

Minimum Bike Parking Dimensions : 1.8m x 0.6m

Required Amenity = 2m² x #units + 2.5m² x (#bedrooms - #units)
 = 519 m²
 Provided Amenity = 914 m²

Note: Snow removal to occur off site.

1 SITE PLAN
 SPA005 1 : 400

LEGEND

- PRIMARY ENTRANCE
- DRIVEWAY VISIBILITY TRIANGLE
- SIGHTLINE TRIANGLE
- FIRE HYDRANT
- PROPOSED FINISHED GRADE
- FIRE ROUTE SIGNAGE
- STOP SIGN
- VISITOR PARKING
- FUTURE ELECTRIC VEHICLE

NOTES:

SNOW REMOVAL TO OCCUR OFF SITE

| # | DATE | REVISION 1 | DESCRIPTION | BY |
|---|------------|------------|-------------|----|
| 1 | 2024-10-21 | MM-DD | | |



PROJECT
**Broadacre Drive + Haldimand Street
 Stage 6 9, Kitchener, ON**

DRAWING
SITE PLAN

| | |
|--------------------------|----------------------------|
| PROJECT NO. 24.112P01 | PROJECT DATE 2024-10-21 |
| DRAWN BY JMH | CHECKED BY MNZ |
| SCALE As indicated | |

| | |
|------------------------------|------------------|
| DRAWING NO. SPA005 | REV. 1 |
|------------------------------|------------------|

Appendix **B**

Previous HIA

BECKER ESTATES
HERITAGE IMPACT ASSESSMENT

1940 FISCHER HALLMAN ROAD

Consideration of Alternatives, Mitigation and Conservation Methods

**Part of
Proposed Plan of Subdivision
for
Huron Road
Plains Road
and
Fischer-Hallman Road
City of Kitchener**

October 24, 2008

CARSON WOODS ARCHITECTS LIMITED

**12 Cumberland Street
Suite 302
Toronto, Ontario
M4W 1J5**

**Tel: (416) 923-2775
Fax: (416) 923-8643
Email: cwal@cwal.ca**

Project No. 0711

Becker Estates

Heritage Impact Assessment

1940 Fischer-Hallman Road

Proposed Plan of Subdivision – Huron Road, Plains Road and Fischer-Hallman Road

Consideration of Alternatives, Mitigation and Conservation Methods

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- 2 Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource – (Excerpt CWAL HIA October 2007)
- 3 Summary of Heritage Attributes
- 4 Description of the Proposed Development
- 5 Consideration of Alternatives
- 6 Mitigative Measures
- 7 Conservation Plans
- 8 Implementation and Monitoring
- 9 Summary of Conservation Recommendations

References

- Appendix A - Architectural Analysis provided by Heritage Kitchener
- Appendix B - Photographs
- Appendix C - Measured Drawings – 1940 Fischer Hallman Road
- Appendix D - Proposed Development Plan
- Appendix E - Design Study – Heritage Precinct Block 1 Stage 6 & Block 5 Stage 7
- Appendix F - Shadow Study
- Appendix G - Angular Plane

Introduction - Terms of Reference

The *Provincial Policy Statement 2005*, issued under the authority of the *Planning Act*, provides planning policies regarding the conservation and protection of cultural heritage resources under Section 2.6, for the purpose ensuring the practice of good planning related to the ‘wise use and management of resources’. In accordance with those policies, The City of Kitchener has provided, under Section 5.3 of its *Official Plan*, further policies to ensure the conservation of cultural heritage resources within the municipality, and has required that Heritage Impact Assessments be prepared for the purpose of guiding municipal planning authorities in the decision-making – approval, modification, or denial – regarding a proposed development that affects cultural heritage resources.

The HIA prepared for the proposed subdivision by Carson Woods Architects Limited in October 2007 established that the cultural heritage resource located at 1940 Fischer-Hallman Road (the Becker House) will be affected by the proposed development of the 165 acre parcel of land for mixed Residential and Commercial use, with the immediate area adjoining the House identified as Medium\High Density Residential. The report also concludes that the house has been adversely affected by the extension of Fischer-Hallman Road in the last century. The establishment of a significant land buffer around the house, though desirable to maintain a rural context for the heritage asset, is considered impractical in the overall subdivision design by the proponents and by the municipal stakeholders other than Heritage Kitchener. Consequently, the first option, to avoid impact of the Development, is ineffective. Under these circumstances, according to Provincial Policy, other conservation or mitigative measures, or alternative developments or site alteration approaches must be considered. Recommendations based on the alternatives must respect the heritage value of asset in the context of overall development initiative.

Consideration of Alternatives Mitigation and Conservation Methods

1. Fischer-Hallman Road 1940 - (Excerpt CWAL HIA October 2007)

The cultural heritage resource of interest at 1940 Fischer-Hallman Road consists of a mixed farming compound that includes a house, out buildings, a maple syrup shed, and a barn, that sits on a property that totals 59 acres. The house is situated immediately off the east side of Fischer-Hallman Road, in full view and facing south. The house was built circa 1870 with an irregular T-shaped plan and is one and a half storeys in height. The house is made of large split fieldstone bonded with rough mortaring, with a significant amount of wood trim along the facades. The chimneys are original fieldstone and concrete, and the roofing consists of brown asphalt shingles. The outbuildings are all tin roofed and have vertical board siding. The barn was remodeled and a silo was built circa 1950.

See Appendix 'A' Architectural Analysis provided by Heritage Kitchener.

See Appendix 'B' Current photographs of 1940 Fischer-Hallman Road.

See Appendix 'C' Measured drawings of 1940 Fischer-Hallman Road.

2. Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource – (Excerpt CWAL HIA October 2007)

The House has significant local heritage value. In both appearance and workmanship it is a quality example of the Victorian Gothic style of the late 19th century. It remains authentic inside and out with little alteration, except for the kitchen renovation and white stucco addition of the 1940's, which are themselves reasonable examples of their time. The south porch is also a replacement. The original would have appeared more like the porch on the east side with chamfered posts and carved bracket details, rather than the single arch and brick piers apparent today. The original wood and plaster mouldings are deeply carved offering dramatic highlights and shadows. Even without restoration of other minor interventions it is possible to experience the original character of this artifact.

Some of the out buildings appear to be of considerable age but are not structurally sound. For this reason, the outhouse illustrated in the appendix documents, was taken down by the Becker family. The barn is substantial. Its "L" shape and internal structural detail support reports that the barn was enlarged; re roofed and re-clad in the 1950's. Though some of the hewn timber structure is clearly much older.

For the time being, the farmyard, out buildings and barn provide a rural architectural context for the house. These features are in turn supported in their context by the farm land and fields beyond. Given the quality of the house, it would be desirable to conserve the scene so that the life and industry of the farm can be more readily imagined, but it must be acknowledged that the current landscape arrangements are not authentic to the house.

The house predates the construction of Fischer Hallman Road, which is now the apparent front of the house and its current address. The stonework on the south and east sides of the house is of higher quality than the masonry on the north and west elevations. The stones are both larger and better fit. This, along with the wide veranda and extravagant doorway, leading to the stair hall, on the south side is evidence that the builder, Mr. Wallace, approached the home from what are now the side and rear yards. A straight row of mature trees, leading southward away from the house towards the old school and Plains Road, lines the remnants of a long closed laneway. There is a large flat stepping stone in the yard opposite the east doorway that still bridges a ditch between the house and the overgrown lane. The east door once offered a vestibule to this address. The room is currently used as a kitchen cupboard, though the exterior door and front parlour door remain behind the shelves. On the west side, facing Fischer Hallman Road there is no door at all except a basement access.

No doubt the arrival of Fischer Hallman Road facilitated the current back-door driveway access and created the opportunity to sever the lot on which the original laneway is located. Nature has overtaken the old driveway, and the neighbouring schoolhouse property is now outside the boundary of the current development. Future modification to widen and urbanize Fischer Hallman Road, such as those already under way to the north will bring further challenges.

As an artifact, the house is a valuable heritage asset. It should be preserved with the least intervention to both interior and immediate exterior detail. The current farmyard, though attractive for its long association with the house, does not have a compelling heritage value of its own. So long as the house itself is preserved, opportunity exists for creative alteration of its surrounding environment. Any proposal must be sensitive to the heritage resource and respectful of the early patterns of its settlement. Key to this will be re-addressing the house to the south and east while protecting the west flank from Fischer Hallman Road. In this case, original architecture is the heritage resources principal value.

To conserve this value, a viable use that is compatible with low impact rehabilitation is essential. The nature of that use will be significantly influenced by the proposed residential development. Though legal agreements can secure the heritage asset, the success of ongoing conservation will depend on the vitality of the proposed urban landscape that replaces the farm. It is reasonable to expect the new urban landscape to inform the surrounding context of the house, just as it was for the farm in its time. The house, and the meaningful patterns of settlement around it, must similarly inform the design of the new landscape.

For the entire life of the house, the farm has been its economic support. In all heritage resource projects, particularly those involving assets of local heritage interest, the transition to a new source of economic support inevitably raises questions of compromise. If a government agency or a private heritage foundation come forward to fund the preservation project and to underwrite the cost of on going maintenance, it is desirable to include the full farmyard and remaining lane so that the house operates as a museum with the least compromise to its current state. If this type of stable funding is unavailable then adaptive reuse of the asset and surrounding lands necessitate creative compromise. Best urban design practices should be employed to ensure that the any new built environment respects the scale and material quality of the house. If a concept for the new precinct features the house prominently while rehabilitation preserves its fine architectural detail then its heritage value will be adequately maintained.

3. Summary of Heritage Attributes

The heritage value rests with the well preserved architectural character of the original house including:

- Exterior stone walls and corbelled chimneys
- Exterior roof and gable form
- Exterior wood frieze mouldings
- Exterior South entrance doorway
- Exterior east side porch posts and decorative scroll brackets
- Interior wood mouldings, casing and trim
- Interior plaster mouldings and chandelier medallion
- Interior staircase
- Interior doors and hardware
- Stain Glass windows

Notable Changes

The South Porch

The south porch was altered in the mid 20th century. The style of the brick piers and curved spandrel arch differ from the original narrow wooden posts and scroll brackets as found on the east porch; nevertheless, the change is an authentic chapter in the story and should not be changed unless the replacement restores the porch in the original style.

The Kitchen Renovation

The kitchen renovation is contemporary with the block masonry/stucco north addition. Original walls of the interior were modified to accommodate the arrangement. Here the style of the work differs from that of the original house, but again the change is authentic and should not be removed unless the intention is to restore the original interior layout.

The North Masonry/Stucco Addition

The north addition provides a utility garage and woodshed onto the house. The interiors are unfinished and unheated. The flat roof, white stucco walls and thin steel column details are in high modernist contrast to the Victorian house. The juxtaposition is not complementary but does reflect a 20th century disdain for the earlier 19th century forms and as such is an interesting chapter in the life of the dwelling. Depending on future use of the property additional interior space may be needed to support the proposed program of activity. If the current unheated shell can be renovated for these purposes it should be retained. However, if use necessitates a larger addition, then the north side of the house is the logical choice for expansion. The south and east sides of the house are the former front elevations. They contain fine masonry and wood detailing. Consequently, adding to these sides is out of the question. The west elevation is of lesser quality in terms of detail but is too close to Fischer Hallman Road to support a significant addition.

Other Desirable Features

The Old Lane

The Farm Yard

4. Description of the Proposed Development

The proposed subdivision is a mixed residential community, which includes low density dwellings, town homes and high density housing along with retail commercial, a school and park lands. The subdivision incorporates neo-traditional street planning. The concept requires straight roads and back lanes for some of the single family homes provided with rear yard garages. These homes front onto formal avenues and boulevards integrated with small neighbourhood parks and a large central park for community recreation. The main access points into the subdivision align with developments already constructed to the north of Huron Road and for future development proposed west of Fischer-Hallman Road. The east part of the site includes an elementary school site and a large, wooded, lowland park that forms part of a larger open space needed for storm water control. The plan also includes a sequence of public spaces to commemorate the history of Plains Road. This park system follows the alignment of the old road allowance which cuts diagonally through the site from north east to south west. The Becker House at 1940 Fischer Hallman Road is located in the south west corner of the subdivision site in an area of proposed medium and high density housing. The challenge will be to accommodate the heritage asset within the built form implied by the proposed zoning density.

The heritage asset sits on a parcel of land bound on the north by proposed Street Two, on the east by proposed Street Three, on the south by the subdivision lot line and on the west by Fischer Hallman Road. This area is identified as Block 1 Stage 6 and Block 5 Stage 7 on the Subdivision Plan (see Appendix 'D' Proposed Development Plan) The total area of the parcel is 2.19 Ha. (Approximately 235,000 sq.ft.)

High density residential use implies a Floor Space Index (FSI) of greater than 3 times the area of the development lot. To accommodate this built area, while still preserving the heritage asset and a reasonable precinct around it, will involve buildings exceeding the height of the old house. The likelihood of shadow and view impact on the heritage site increases with density unless the site is controlled to restrict the highest density to those parts of the lot that limit these adverse impacts.

The heritage building is located mid way along the west side of the block very close to Fischer-Hallman Road. The house faces south and east toward the interior of the parcel. In this configuration, the house is exposed to the arterial road on its back sides and has no street address for the natural front facades. The construction of new structures abutting the parcel boundaries risks isolating the heritage asset in a mid block or back yard setting. To offset this possibility the new structures must respect the heritage facades by offering a "front" to the heritage precinct within the center of the Block. Ideally a rehabilitated old lane would serve as a low volume vehicular access to the new structures as well as the heritage house. The position of the heritage building within a medium/high density zone will inevitably pressure the outdoor space around the house. The yard area south of the front porch and east of the kitchen porch are the minimum exterior areas needed to preserve a context for these fine facades. The west side is an impractical size for future development, but dense planting or fencing must be considered to mitigate the impact of increased traffic on the redeveloped Fischer-Hallman Road. The area north of the house provides service access and wooded area beyond. Whatever the future use, a well structured service area will provide utility in support of the activity and will ensure that these necessary functions do not encroach on the principal heritage elements.

5. Consideration of Alternatives

New high density zoning in the precinct of the Becker house is not the natural setting of the heritage asset and so is not the first choice context for the dwelling according to the provincial heritage guidelines; preserving the farm setting would be preferred. An open parkland acting as a surrogate farm would be a next logical consideration. The proposed high density residential is well along the spectrum of choices. However, at the present time the development application has been vetted by every Municipal department, agency and stakeholder over a three year period. With the result, on balance of policy, that the preservation of large open areas or parks adjacent to the Becker house, though desirable, are not considered it be feasible. The house is located on high ground adjacent to the arterial road at the west edge of the subdivision property. The land falls away to the east. The practical location for large open areas needed to catch and store storm water is on the opposite side of the property. More formal parks are deemed to be better located in the heart of the development where access is centralized and connections to the open areas are possible. Mixed accommodation and housing cost levels are socially desirable for community development. The high ground and ease of access that made the Becker House site desirable for the farmstead now are considered favourable for the higher density residential zoning. The proposed setting for the house offers many challenges, but also some opportunities. A creative response for the adaptive reuse of the property is needed to preserve the heritage value.

6. Mitigative Measures

To mitigate the impact of high rise development on the heritage asset five issues must be resolved.

1. Sunlight and shadow
2. Front address for the south and east sides
3. Protection from the Fischer-Hallman exposure
4. Appropriate use within the redeveloped context
5. Views of the house.

See Appendix 'E' Block 1 Stage 6 & Block 5 Stage 7 Design Study

Shadow from neighbouring building could greatly affect the atmosphere of the house and surrounding garden. The original setting allows sunlight and air to penetrate the rooms of the house without restriction. It should be possible to restrict height and location of new construction to ensure continuity of this valuable resource. Given the sun angles throughout the year, the area northeast of the house is an ideal location for taller buildings. At no time will the shadow of a structure in this location fall on the house or garden areas. Structures built east of the Becker House may block the morning light. The lot is narrow east to west; consequently, new construction in this area cannot be situated far from the house. Buildings here should be restricted in height to prevent shadow from reaching the east side lawn. Southeast of the house the lot elongates. Normally this area and those areas south

and southwest represent the greatest potential impact on sunlight. In this case the length of the property affords the opportunity for a structure of approximately 15 storeys before mid morning shadows would begin to fall on the lawns south of the house during the spring and fall seasons. The lot south of the house tapers to the east, following the path of Fischer Hallman Road. The tapered land and the road prevent development south, southwest and west of the house.

The layout shown in Appendix 'F' Shadow Study, illustrates one example of a building mass configuration at approximately 3.5 FSI that leaves the heritage building in the sun throughout the spring summer and fall seasons. The illustration also shows an arrangement of townhouses east of the Becker House. Following the neo-traditional theme used elsewhere in the Subdivision the townhouses front on the west and are serviced by a lane on the east. This arrangement mitigates the potential back yard address of the Becker house by presenting it with a row of front doors. Both the new houses and the heritage asset share address onto the old lane. The high rise building to the south also presents a front side to the heritage precinct. The north end of the precinct provides necessary service access to the Becker house and to the high rise structure facing Street Two.

The example also illustrates an arrangement of buildings, which preserve the view from the house towards the sky. A height limiting plane extending from the ground floor of the house at an angle of 45 degrees could be used to regulate the potential height of the surrounding buildings that are not otherwise limited by the shadow study. (See Appendix 'G' Angular Plane) By restricting the height of new high density residential construction below the 45 degree angular plane the Heritage building will not appear overwhelmed by the size and scale of new construction.

Traffic considerations will determine whether the current access to the Becker house from Fischer Hallman Road can continue to be used. Likely this ramp will be closed, with access provided from the Subdivision street system. The Fischer Hallman road allowance will continue to be upgraded as the area develops. However, the design of the cross section should not bring the paved road surface any closer to the Heritage structure. To mitigate the existing close proximity of the road and house, landscaping within the Becker precinct should include a thick planting of salt tolerant vegetation and deciduous trees, or a barrier fence on the west boundary for the full length of the house.

The prospect of high-rise neighbours sharing the block with the Becker House implies that independent ownership of the house is unlikely. It may form a unit within a condominium corporation or may be held as a common element. Either way the use proposed must be compatible with the neighbouring community and respect the interior heritage assets. The continued use of the building as a family home is possible, but so too are a community center, child care or other social service outlet. With appropriate food preparation facilities added, a pub or local restaurant would be appropriate. The site will be designated historic with all the caveats and conditions of maintenance conventionally applied. It is therefore vital

to support an economically viable use to sustain the structure without it coming back on the public purse.

For many years after the Becker house was built it sat at the north end of a lane that extended toward Plains Road. The original approaching view was from the south. Westmount Road, now Fischer-Hallman Road, was added many decades later and the lane was abandoned; nevertheless, the house can still be seen by motorist approaching from the south. It is appropriate to preserve this view as the public face of the house.

7. Conservation Plans

Conservation plans for the heritage asset must recognize three phases of changing activity around the house before a stable long term environment is completed. They are: the current pre-development stage, the construction of the subdivision and the construction of the Block 1 Stage 6 precinct including rehabilitation of the Becker house.

Pre-Development Phase.

The house was vacated by the Becker family in the summer of 2007 and remains unoccupied. Without a tenant and regular maintenance routines, the property is vulnerable to decay and vandalism. Until the long term reuse of the property is established a resident tenant or business should be encouraged, provided this role is understood to be temporary and that no significant changes are made in the property to accommodate the tenancy. If a full time occupant is not found, a security service could be employed to review the site regularly and a maintenance contract provided to keep the house and its systems in good working order. The one alteration that should be encouraged immediately is installation of monitored fire detectors on all floors of the structure. Direct Detect – Fire Warning System or similar service.

The aim of this stage is to preserve the heritage value. Respect for the items listed in article 3 is essential to this goal.

Subdivision Development

During grading, underground servicing and road works, the Block 1 Stage 6 precinct should be separated from the balance of the subdivision with a construction fence complete with filter fabric and silt control trench. The house sits on relatively high ground and has access directly to Fischer-Hallman Road. So long as this access is maintained the heritage property and tenant may function independently of the construction activity. Most importantly the Construction traffic will be kept out of the Block 1 Stage 6 precinct. Within Block 1 Stage 6, the current landscaping should remain to further buffer the house from construction activity.

Once the Subdivision road system is established, access to the Becker house from Road Two would relieve the necessity for access to Fischer- Hallman Road and this ramp could be closed.

Throughout this phase, and the years it may take for the housing market to justify work on Block 1 Stage 6 & Block 5 Stage 7, it is desirable to keep a resident tenant or business in the heritage asset to maintain the premises and provide normal occupancy temperature and air exchange through the seasons. The goal of this stage is the same as the first, to preserve the heritage value by respecting the items listed in article 3 above.

Development on Block 1 Stage 6 and Block 5 Stage 7

The market for medium and high density residential will determine the time table for development. Currently, these trends suggest that actual construction in and around the heritage building will occur towards the end of the overall subdivision project. Therefore, adherence to the preservation principals during the earlier stages will ensure that the heritage asset is available for rehabilitation into the final form of the development on these blocks.

At the present time it is difficult to foresee all the possible outcomes for use and urban design that will be both practical and marketable when the heritage site develops. Consequently, the final issues and details related to preservation of the heritage asset must be considered when these designs are put forward by the proponents in a formal Site Plan Approval application. The submission of a detailed **Heritage Design Guideline**, at that time, will ensure that the impact of new construction in the heritage precinct and within the house will be adequately considered.

Notwithstanding that the municipality will have the opportunity to review a detailed submission prior to final planning approval for development of Blocks 1 Stage 6 and Block 5 Stage 7, it is possible to establish specific goals for this final phase, which should be addressed in the site plan approval submissions.

Proposed use must be compatible with the long term preservation of the heritage assets as described in article 3. The user may be a resident, a commercial operator or an institution provided the initial and ongoing demand for alteration of the existing architecture is limited.

During construction of new buildings within the heritage precinct a perimeter fence set 6m from the exterior walls of the house should be erected to protect the structure by preventing use of the exterior yards. Any construction technique involving vibration of the ground should be studied by professional geotechnical and structural engineers for possible impact on the old masonry. During these operations the house should be regularly monitored for cracks. If they appear, alternate construction methods must be employed.

With respect to the existing house, where possible the original elements should be retained. Replacement of elements, if necessary, should be to match the original the material and form. The south porch should remain unless a replacement to the style

of the original is proposed. The kitchen should remain unless restoration to the original wall configuration and detail is proposed.

Any additional building on to the heritage structure, which may be required to support the program of the heritage asset should be built to the north of the structure and must be subservient to the older structure in both scale and material appearance.

New buildings in the heritage precinct should present a front face to the heritage building and must be constructed to prevent the loss of daylight in the heritage building and the surrounding yards on the east south and west sides. Notwithstanding all the configurations possible with article 6 above, new building in the heritage precinct should respect the form and the scale of the heritage asset. Buildings taller than 4 stories should set back their mass from the house and present a facade to the heritage house no greater than 4 storeys.

8. Implementation and Monitoring

1940 Fischer Hallman Road is not currently designated historical by the City. Once the proposed Plan of Subdivision is modified to balance the interests of all stakeholders, including Cultural Heritage, the conditions of approval should record the agreed elements of heritage value. The municipality may then choose to advertise their intent to designate the property. This would practically preserve the public right to control development of the building while leaving the particulars of a designation bylaw in abeyance until the Site Plan Agreement for the Block 1 Stage 6 is final. The agreed condition outlined in a Heritage Design Guidelines negotiated at the time of the Site Plan Approval application would form the basis of the designation bylaw. In this way the salient features of the final form of the heritage precinct may also be articulated in the designation bylaw or inform a Heritage Easement Agreement if one is deemed appropriate. For the time being, and to facilitate development approvals of other Authorities Having Jurisdiction, a Heritage Covenant Agreement may be appropriate to secure the asset

9. Summary of Conservation Recommendations

9.1. Preserve the following heritage elements of the house:

- Exterior stone walls and corbelled chimneys
- Exterior roof and gable form
- Exterior wood frieze mouldings
- Exterior South entrance doorway
- Exterior east side porch posts and decorative scroll brackets
- Interior wood mouldings, casing and trim
- Interior plaster mouldings and chandelier medallion
- Interior staircase
- Interior doors and hardware
- Stain Glass
- South Yard – Between Fischer Hallman Road and the old lane.
- East Yard – Between the house and the old lane.
- West Yard – Between the house and Fischer Hallman Road
- The old lane alignment

For the short term, isolate the Block 1 Stage 6 with a construction fence and provide a residential or commercial tenant without any other significant alteration to the house other than a monitored fire detection system. This will assist with security. Regular use and maintenance regimes will help ensure that the heritage value does not deteriorate during the subdivision construction period. Later, during construction work on Block 1 Stage 6, a hoarding should be erected at a 6 meter distance from the house.

Mitigate the impact of medium/high rise development on the heritage asset:

- 9.2. Preserve sunlight and limit shadow impact on the house and yards by locating taller buildings to the northeast and southeast corners of Block 1 Stage 6.
- 9.3. Provide a front address for the south and east sides of the Becker House with an approach from the south. Have new buildings face the Becker House with their front elevations no taller than the setback between the Heritage House and the new construction not to exceed 4 storeys tall.
- 9.4. Above the 4 storey perimeter, the height of the any additional structures should be restricted to the area below a 45 degree angular plane measured from the main floor level of the Becker House at the exterior walls.
- 9.5. Plant a dense, salt tolerant, hedge or provide a barrier fence to protect the Heritage House from exposure to vehicular traffic on Fischer-Hallman Road.

- 9.6 Ensure that an appropriate long-term use is proposed, which will require minimal alteration to the heritage building while providing a viable service within the redeveloped context.
- 9.7 Preserve views of the south elevation of the house from vehicles on Fischer-Hallman Road.
- 9.8 Establish a short and medium term plan to maintain the Heritage value of the asset until the long-term agreements are formalized.
- 9.9 Provide a residential or commercial occupant and regular maintenance of the building and surrounding yards.
- 9.10 Erect a construction barrier and siltation fence around Block 1 Stage 6 prior to commencement of subdivision grading and servicing.

Conclude regulatory agreements:

- 9.11 Complete Official Plan Amendments, Rezoning and a Subdivision Agreement with acknowledgement of heritage assets, including an appropriate Heritage Covenant Agreement. Provide for site specific zoning of the Heritage Precinct.
- 9.12 Preserve the Municipal authority to designate 1940 Fischer Hallman Road by advertising the Intent to Designate, based on the fundamental elements of heritage value.
- 9.13 When detailed designs for the development of Block 1 Stage 6 and Block 5 Stage 7 are put forward by the proponents, negotiate the terms of a Site Plan Agreement and Heritage Design Guidelines prepared by the proponents specifically for the proposal.
- 9.14 Determine if a Heritage Easement Agreement is appropriate for the proposed ownership and management of the property.
- 9.15 Draft a Designation Bylaw based on the contents of the Heritage Design Guideline and Site Plan Agreement as mutually agreed to by the Municipality and the Proponents

Prepared by:
CARSON WOODS ARCHITECTS LIMITED

Robert Anderson, O.A.A.
Vice President

References:

- i) Standards and Guidelines for the Conservation of Historic Places in Canada
- ii) Ontario Ministry of Cultural Heritage and Archaeology Policies 2.6
- iii) Province of Ontario Policy Statement (PPS) 2005 for the Conservation of Significant
 - #1 Built Heritage Resources
 - #2 Cultural Heritage Landscapes
 - #3 Archaeological Resources and Areas of Archaeological Potential
 - #4 Adjacent Lands and Protected Heritage Property
 - #5 Heritage Impact Assessments and Conservation Plans
- iv) Ministry of Culture's Eight Guiding Principles in the Conservation of Historic Properties 1997
- v) City of Kitchener Official Plan S.5.3 Heritage Conservation and S.8.33 Scenic-Heritage Roads

APPENDIX A

ARCHITECTURAL ANALYSIS

PROVIDED BY HERITAGE KITCHENER

ARCHITECTURAL ANALYSIS

Address:

~~FISHER~~ ~~JACMAN~~
1940 ~~Westmount Road East~~
Part Lots 158, 159 and 160

Current Owner:

Gerald Becker

Report Date:

June 17, 1991

INTRODUCTION

This beautiful Gothic house was built circa 1870¹. It has an irregular, almost T-shaped plan with some adherence to symmetry. It is one-and-a-half storeys with ten rooms, six of which are bedrooms, and a concrete block north wing. It is situated just off the east side of Westmount Road East, in full view and facing south. The property totals 59 acres in size and includes among its outbuildings a large gable barn, an old outhouse, and a maple syrup shed. Farming has been mixed over the years, including dairy, beef cattle and various crops. It has been in the Becker family since 1936, when Roy Becker purchased it. The current owner, his son, acquired the farm circa 1960. Modern landscaping and sprawling trees surround the house.

MATERIALS

The house is made of large split fieldstone bonded with rough mortaring. The cellar is also fieldstone with a mud and concrete floor. The chimneys are original fieldstone and concrete, and the roofing is brown asphalt shingles. There is a great deal of wood trim along the facades.

The north annex is made of concrete blocks and the east veranda has a concrete floor. The outbuildings are all tin roofed and have vertical board siding. The veranda pedestals are made of bricks.

EXTERIOR

The front (south) elevation is composed of a projecting gable face with single-storey bay window at the south end, and a side gable section with almost full-length veranda. A gable dormer is located in the middle sloped roof of this second section. Both gables in this elevation have rounded arched windows with hoodmoulds and detailed fake key stones. The bay window has an elongated 4/4 window in each of its three sides. The two Gothic windows appear to be 1/1/1 aluminum storms, and the east one seems to have a double hung window with a border of smaller rectangular pane. Directly below the east Gothic window is a first floor 2/2 window. The somewhat central side hall entrance has a four pane transom with blue coloured glass, and two-pane sidelights with green and red coloured glass. The door itself is horizontally panelled with large upper window, and the jambs have vertical panelling.

The veranda is not original, and has red brick pedestals supporting stubby square columns that taper to a minimal capital. There is a shed roof above with return eaves and a wooden moulded frieze. All of the trim along the facades is either painted green or white.

The other windows in the house are either 6/6 or 2/2 double hung sash. Deviations from symmetry in window treatment include one missing second floor window on the west gable face, an oddly-placed stairway window on the west side of the north wing, and a missing first floor window on the east gable face. There is a fake window represented by closed shutters in the second floor of the east gable face.

A second, two-bay veranda spans the east side of the north wing. It has original thin square posts with fluted capitals and decorative scroll brackets. The roof is shed style with return eaves and is clad with asphalt shingles.

Additional details include quoining, voussiors above the windows, and projecting sills. The eave line is followed by a bracketed cornice with modillioned frieze. There are three original fieldstone interior end chimneys on the east, west, and north gable faces. Each chimney has a corbelled cap.

Additional annexes include a clapboard exterior cellar entrance with gable roof on the west gable face. To the north is a concrete block entrance porch with one-bay garage. This addition has a flat roof and a concrete veranda which joins the original east veranda.

INTERIOR

The inside of this house is in very good and largely original condition. The front hall has an original curved staircase with polished wood bannister and ornate turned balusters. The stairline is followed by a high moulded baseboard and on the outside by a bead-and-reel moulding. Inside are original panelled doors with intact hardware. Some of the trim has detailed moulding.

The dining room has an arch leading into the projecting bay window. This arch is highly ornamental with leaf-and-tongue borders around the panelling and S-scroll brackets. The bay itself has beautiful panelling below the windows and wide. The ceiling has an enriched foliated border moulded frieze, and an elaborate floral ceiling medallion made of plaster. There is also panelled wainscot along the walls.

The rooms are spacious with twelve foot ceilings and have remained largely unchanged. Some upstairs walls have been rearranged.

There are hardwood floors in the front hall.

The original wind-up doorbell has been retained and is now on the north exterior door.

CHANGES

The barn was remodelled and a silo built circa 1950, and in 1964 a modern milking parlour was added.

The concrete north annex was built circa 1950. Originally there was a summer kitchen and woodshed located on the north face of the house. This was removed when the concrete addition was constructed. The south veranda floor was replaced by a new floor in 1986. Some of the quoining has been redone and has not been mortared over.

**ATYPICAL
FEATURES**

The curved staircase, second staircase medallion and mouldings have all been very well preserved. This house and farm exist largely in original condition with several important stylistic characteristics intact.

Even the old outhouse is intact, located north of the house.

COMMENTS

This house must be a high priority for designation. It is in very good condition and has a great deal of architectural value. The board-and-batten outhouse is also worthy of preservation.

Sources:

1. Mr. & Mrs. Gerald Becker
2. Mrs. Agnes Riest
3. ¹Date provided by Regional Assessment

Don Ryan
Heritage Researcher

TITLE SEARCH

1940 Westmount Road East

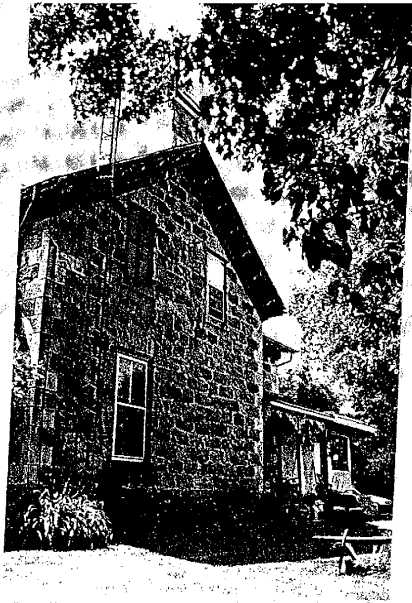
| INSTRUMENT # | TYPE | R E G ' N ' DATE | GRANTOR | GRANTEE |
|--------------|---------|------------------|--------------------|--------------------|
| 309 | B. Sale | 1847 | Henry Livagood | Owen Dodge |
| 608 | B. Sale | 1854 | Owen Dodge | Hugh Wallace |
| 4416 | B. Sale | 1869 | Hugh Wallace | John Wallace |
| 16388 | B. Sale | 1904 | John Wallace | William Rutherford |
| 31777 | Grant | 1935 | William Rutherford | Roy Becker |
| 293897 | Grant | 1964 | Roy Becker | Gerald Becker |



West face from Westmount Road

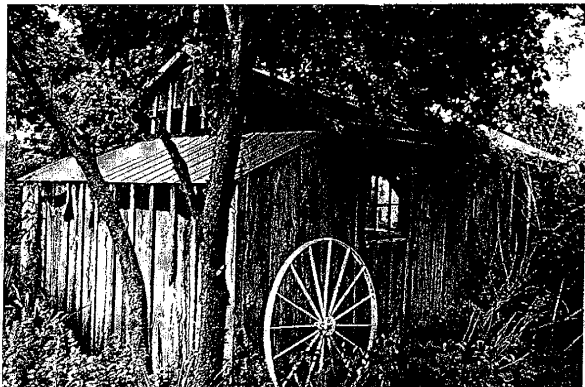
South face





East gable end

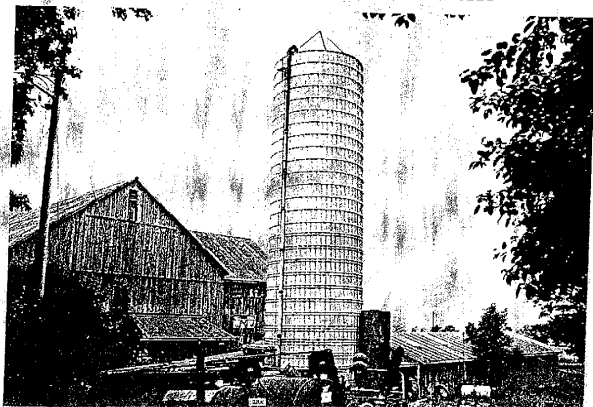
Outhouse shed



Front hall curved staircase



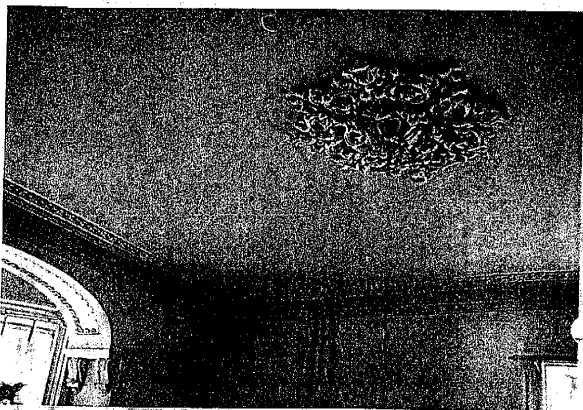
South view of barn and silo



Bay window arch



Octafoil medallion in dining room



**City of Kitchener
Cultural Heritage Resource Evaluation Form**

Address 1940 Fisher Hillman Period 1880s Recorder Name ZYG/KO/2015
 Description Westwing of Stone House Date July 12/05
 Photographs: Front Façade Setting All Façades Details Currently on Inventory? No Yes

Design or Physical Value

Style Is this a notable, rare or unique example of a particular architectural style or type? N/A Unknown No Yes

Construction Is this a notable, rare, unique or early example of a particular material or method of construction? N/A Unknown No Yes

Design Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details? N/A Unknown No Yes
 Does this structure demonstrate a high degree of technical or scientific achievement? N/A Unknown No Yes

Interior Is the interior arrangement, finish, craftsmanship and/or detail noteworthy? N/A Unknown No Yes

Notes

Contextual Value

Continuity Does this structure contribute to the continuity or character of the street, neighbourhood or area? N/A Unknown No Yes

Setting Is the setting or orientation of the structure or landscaping noteworthy? N/A Unknown No Yes
 Does it provide a physical, historical, functional or visual link to its surroundings? N/A Unknown No Yes

Landmark Is this a particularly important visual landmark within the region, city or neighbourhood? (Indicate type of landmark) R C N N/A Unknown No Yes

Completeness Does this structure have other original outbuildings, notable landscaping or external features that complete the site? N/A Unknown No Yes

Notes

Born 1810

Integrity

Site Does the structure occupy its original site? (note if relocated, i.e. relocated on its original site, moved from another site, etc.) N/A Unknown No Yes

Alterations Does this building retain most of its original materials and design features? N/A Unknown No Yes
 Is this a notable structure due to sympathetic alterations that have taken place over time? N/A Unknown No Yes

Condition Is this building in good condition? N/A Unknown No Yes

Notes

steel wood in

Over...

City of Kitchener
Cultural Heritage Resource Evaluation Form

Historical or Associative Value

Does this property or structure have strong associations with a theme, event, belief, person, activity, organization or institution that has made a significant or unique contribution to a community?

N/A Unknown No Yes

Does it yield information that contributes to an understanding of a culture or community? N/A Unknown No Yes

Is the original, previous or existing use significant? N/A Unknown No Yes

Recorder General Comments

Roof windows replaced
- brought up developer
- detail sufficient
- 2 large stone chimneys
- west door not used as doorway
- original c/o windows
- old add a back mudroom garage

2 rectangles above over semi round window
Bldg - 2110 within barn
- old metal sheet roofing
- good condition

Further Action

Recorder

- High Priority for Designation
 Heritage District Potential
 Historical Research
 Architectural Research
 Additional Photographs
 Structural Assessment
- Setting All Façades Details

Other Consideration for Designation

Heritage Kitchener Committee

- High Priority for Designation
 Heritage District Potential
 Historical Research
 Architectural Research
 Additional Photographs
 Structural Assessment

Other _____

Recommendation

Heritage Kitchener Committee Recommendation

- Inventory
 No Action - Keep on File

Date _____

Council Decision

- Inventory
 No Action - Keep on File

Date _____

City of Kitchener

Cultural Heritage Resource Evaluation Form

c. 1900 (3 other outbuildings)
c. 1900 (barn)Address 1940 Fischer Hallman Rd. Period c. 1870 (house) Recorder Name Zyga/Kerry/Barber^SDescription Large 1 1/2 story Stone Gothic Revival house & barn, outbridge Date 7-12-05 / 1-3-06Photographs: Front Façade Setting All Façades Details Currently on Inventory/Register? No Yes

Design or Physical Value

- Style Is this a notable, rare or unique example of a particular architectural style or type? N/A Unknown No Yes
- Construction Is this a notable, rare, unique or early example of a particular material or method of construction? Use of cut stone notable for this style of house which is typically brick. N/A Unknown No Yes
- Design Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details? Note white quoins, lintels, tooled keystones, wood brackets, etc. N/A Unknown No Yes
- Does this structure demonstrate a high degree of technical or scientific achievement? N/A Unknown No Yes

Interior Is the interior arrangement, finish, craftsmanship and/or detail noteworthy? N/A Unknown No Yes

Notes Ryan report states that there are many ^{notable} original interior features intact

Contextual Value

- Continuity Does this structure contribute to the continuity or character of the street, neighbourhood or area? N/A Unknown No Yes
- Setting Is the setting or orientation of the structure or landscaping noteworthy? House set close to the road. N/A Unknown No Yes
- Does it provide a physical, historical, functional or visual link to its surroundings? N/A Unknown No Yes
- Landmark Is this a particularly important visual landmark within the region, city or neighbourhood? (indicate degree of importance) R C N N/A Unknown No Yes
- Completeness Does this structure have other original outbuildings, notable landscaping or external features that complete the site? N/A Unknown No Yes

Notes Farm site complete with house, barn w/ silo
55.25 acres

Integrity

- Site Does the structure occupy its original site? (note if relocated, i.e. relocated on a original site, moved from another site, etc.) N/A Unknown No Yes
- Alterations Does this building retain most of its original materials and design features? N/A Unknown No Yes
- Is this a notable structure due to sympathetic alterations that have taken place over time? N/A Unknown No Yes
- Condition Is this building in good condition? N/A Unknown No Yes

Notes Front verandah was circa 1900s. Few other changes made to exterior.

All 6/6 and 2/2 wood windows remain. Detailed fascias, wood eave brackets, decorative wood bay window, stone chimneys w/ belt courses and caps.

**City of Kitchener
Cultural Heritage Resource Evaluation Form**

Historical or Associative Value & Significance

Does this property or structure have strong associations and/or contribute to the understanding of a belief, person, activity, organization or institution that is significant or unique within the City?

N/A Unknown No Yes

Is the original, previous or existing use significant?

N/A Unknown No Yes

Does this property meet the definition of a significant built heritage resource or cultural heritage landscape, as identified in the Provincial Policy Statement issued under the Ontario Planning Act? - *A property or structure valued for the important contribution it makes to our understanding of the history of a place, an event, or a people?*

No Yes

Further Action/Follow Up

Recorder

- Add to Heritage Register
- High Priority for Designation
- Heritage District Potential
- Additional Research Required
- Additional Photographs Required
- Request Permission to Access Property

Other _____

Cultural Heritage Resource Evaluation Sub-Committee

- Add to Heritage Register *
- High Priority for Designation
- Heritage District Potential
- Additional Research Required
- Additional Photographs Required
- Request Permission to Access Property

Other _____

General Comments

* *Date of Property Owner Notification* _____

Recommendation

Heritage Kitchener Committee Recommendation

- Add to Heritage Register
- No Action - Keep on File

Date _____

Council Decision

- Add to Heritage Register
- No Action - Keep on File

Date _____

City of Kitchener
Cultural Heritage Resource Evaluation Form

Address 1940 Fischer Hallman Road

Period c. 1870 (house)
c. 1900 (barn and
garage)

Recorder Name Zyg/Kerry L/
S Barber

Orientation: Front Façade Left Façade Right Façade Rear Façade Details Setting Date _____

Design or Physical Value

| | | RECORDER | | | | EVALUATION SUBCOMMITTEE | | | |
|--------------|---|------------------------------|----------------------------------|-----------------------------|------------------------------|---|---|-----------------------------|---|
| Style | Is this a notable, rare or unique example of a particular architectural style or type? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| Construction | Is this a notable, rare, unique or early example of a particular material or method of construction? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| Design | Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| | Does this structure demonstrate a high degree of technical or scientific achievement? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> |
| Interior | Is the interior arrangement, finish, craftsmanship and/or detail noteworthy? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> |

Contextual Value

| | | RECORDER | | | | EVALUATION SUBCOMMITTEE | | | | |
|--------------|---|---|----------------------------------|----------------------------------|------------------------------|---|----------------------------------|----------------------------------|---|---|
| Significance | Does this structure contribute to the community or character of the street, neighbourhood or area? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> | |
| Setting | Is the setting or orientation of the structure or landscaping noteworthy? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | |
| | Does it provide a physical, historical, functional or visual link to its surroundings? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> | |
| Landmark | Is this a particularly important visual landmark within the region, city or neighbourhood? (indicate degree of importance) | <input type="checkbox"/> R <input type="checkbox"/> C <input checked="" type="checkbox"/> N | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| Completeness | Does this structure have other original outbuildings, notable landscaping or external features that complete the site? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> | |

Integrity

| | | RECORDER | | | | EVALUATION SUBCOMMITTEE | | | |
|-------------|---|------------------------------|----------------------------------|-----------------------------|------------------------------|------------------------------|----------------------------------|--|---|
| Location | Does the structure occupy its original site? <i>Note: if relocated, i.e. relocated on its original site, moved from another site, etc.</i> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| Materials | Does this building retain most of its original materials and design features? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| | Is this a notable structure due to sympathetic alterations that have taken place over time? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |
| Maintenance | Is this building in good condition? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |

**City of Kitchener
Cultural Heritage Resource Evaluation Form**

Historical or Associative Value & Significance

RECORDER

EVALUATION SUBCOMMITTEE

Does this property or structure have strong associations with people
contribute to the understanding of a belief, person, activity, organization
or institution that is significant or unique within the City?

N/A Unknown No Yes

N/A Unknown No Yes

Is the original, previous or existing use significant?

N/A Unknown No Yes

N/A Unknown No Yes

Does this property meet the definition of a significant built heritage
resource or cultural heritage landscape, as identified in the
Provincial Policy Statement under the Ontario Planning Act?

No Yes

No Yes

A property or structure valued for the important contribution it
makes to our understanding of the history of a place, an event,
or a people?

Further Action/Follow Up

Order

Evaluation Sub-Committee

- Add to Heritage Register
- High Priority for Designation
- Heritage District Potential
- Additional Research Required

- Add to Heritage Register *
- High Priority for Designation
- Heritage District Potential
- Additional Research Required
- Additional Photographs Required
- Request Permission to Access Property

Additional Photographs Required Interior Exterior All Facades Details

Request Permission to Access Property

_____ Other _____

Additional Comments

Notification of Property Owner

Property Owner Name and Address _____

Recommendation
Kitchener Committee Recommendation

Council Decision

- Add to Heritage Register
- Keep on File

- Add to Heritage Register
- No Action - Keep on File

_____ Date _____

APPENDIX B

PHOTOGRAPHS:

1940 FISCHER HALLMAN ROAD



Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing
 Title:

EXTERIOR PHOTOGRAPHS

Input: AP

AUG/15/08

Job No. 0711

APPENDIX B-1

CARSON WOODS 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Architects Limited Tel: (416) 923-2775 Fax: (416) 923-8643



Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing
 Title:

EXTERIOR PHOTOGRAPHS

Input: AP

AUG/15/08

Job No. 0711

APPENDIX B-2

CARSON WOODS 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Architects Limited Tel: (416) 923-2775 Fax: (416) 923-8643



Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing
 Title:

EXTERIOR PHOTOGRAPHS

Input: AP

AUG/15/08

Job No. 0711

APPENDIX B-3

CARSON WOODS 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Architects Limited Tel: (416) 923-2775 Fax: (416) 923-8643



Project: BECKER ESTATES
1940 Fischer Hallman Road
Kitchener, Ontario

Drawing
Title:

INTERIOR PHOTOGRAPHS

Input: AP

AUG/15/08

Job No. 0711

APPENDIX B-4

APPENDIX C

MEASURES DRAWINGS:

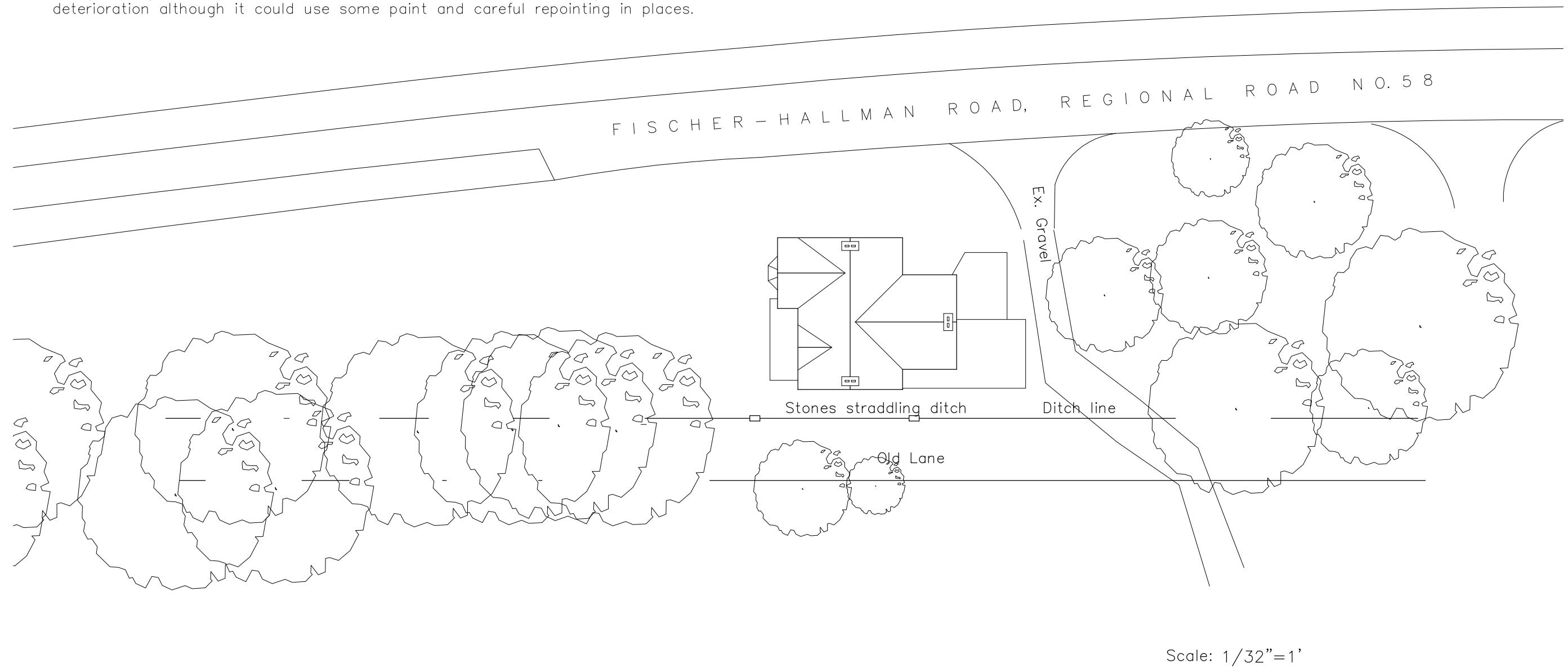
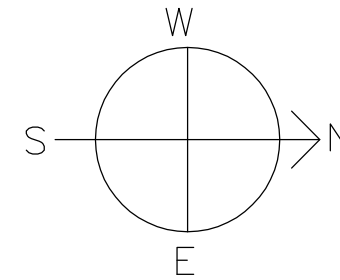
1940 FISCHER HALLMAN ROAD

Notes:

Preliminary Investigation Drawings

This southern and eastern elevations are the principle elevations because the house orients toward the original road which ran to the east of the building. The road was about twenty feet wide and the house was set ten feet west from the ditch line. The tree lined road, ditch, and large stepping stones over the ditch all still exist and form an integral part of the context.

This largely unaltered mid Victorian farm house is beautifully built of large 12" high split and edged granite field stones with tooled limestone quoins measuring 8" by 12" by 20". There is no evidence of settlement or other major deterioration although it could use some paint and careful repointing in places.



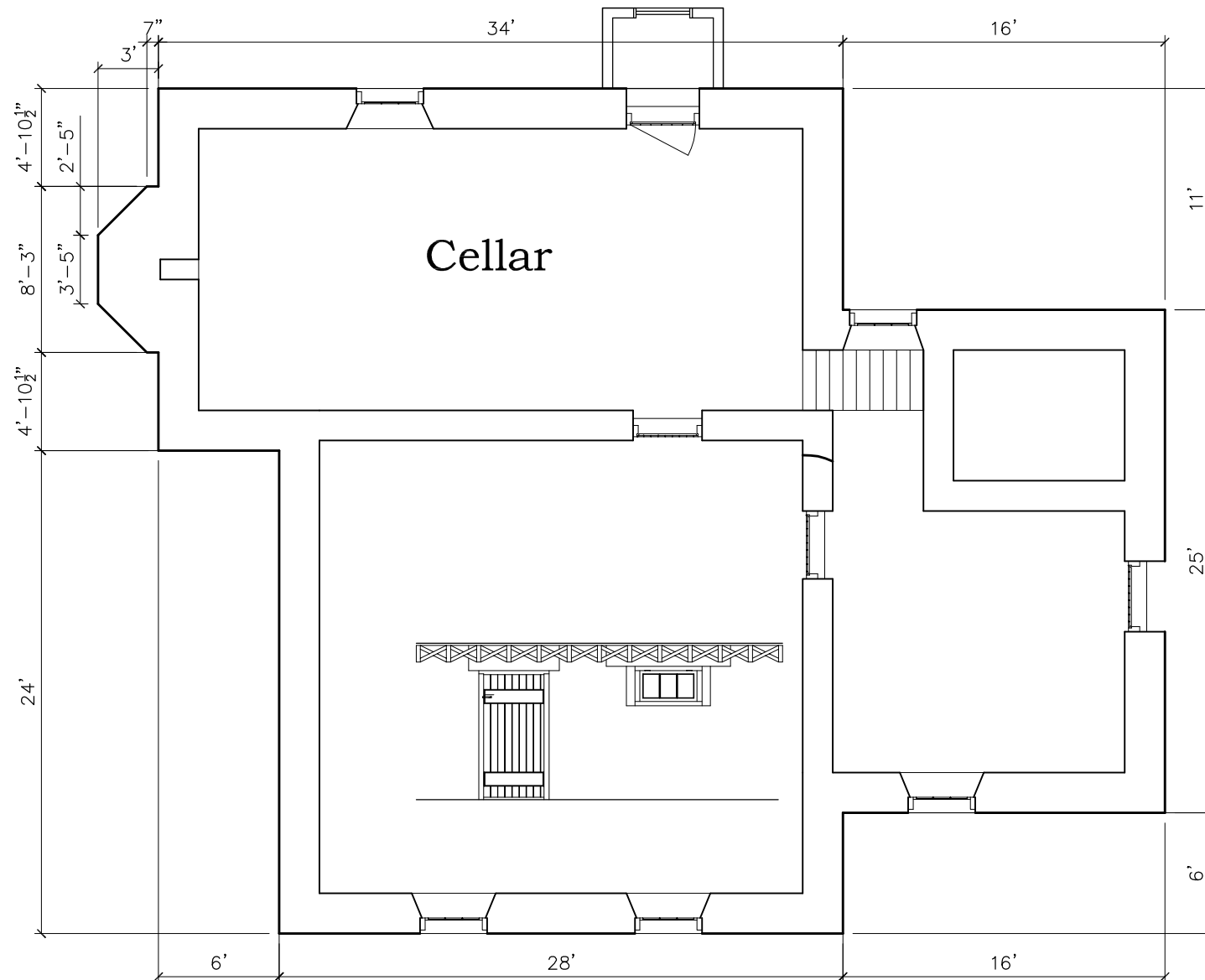
Project: BECKER ESTATES
1940 Fischer Hallman Road
Kitchener, Ontario

Drawing
Title:

BECKER HOUSE SITE PLAN

Input: AP
Date: 08/14/08
Job No. 0711

APPENDIX C-1



Scale: 1/8" = 1'

Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing
 Title:

BASEMENT PLAN

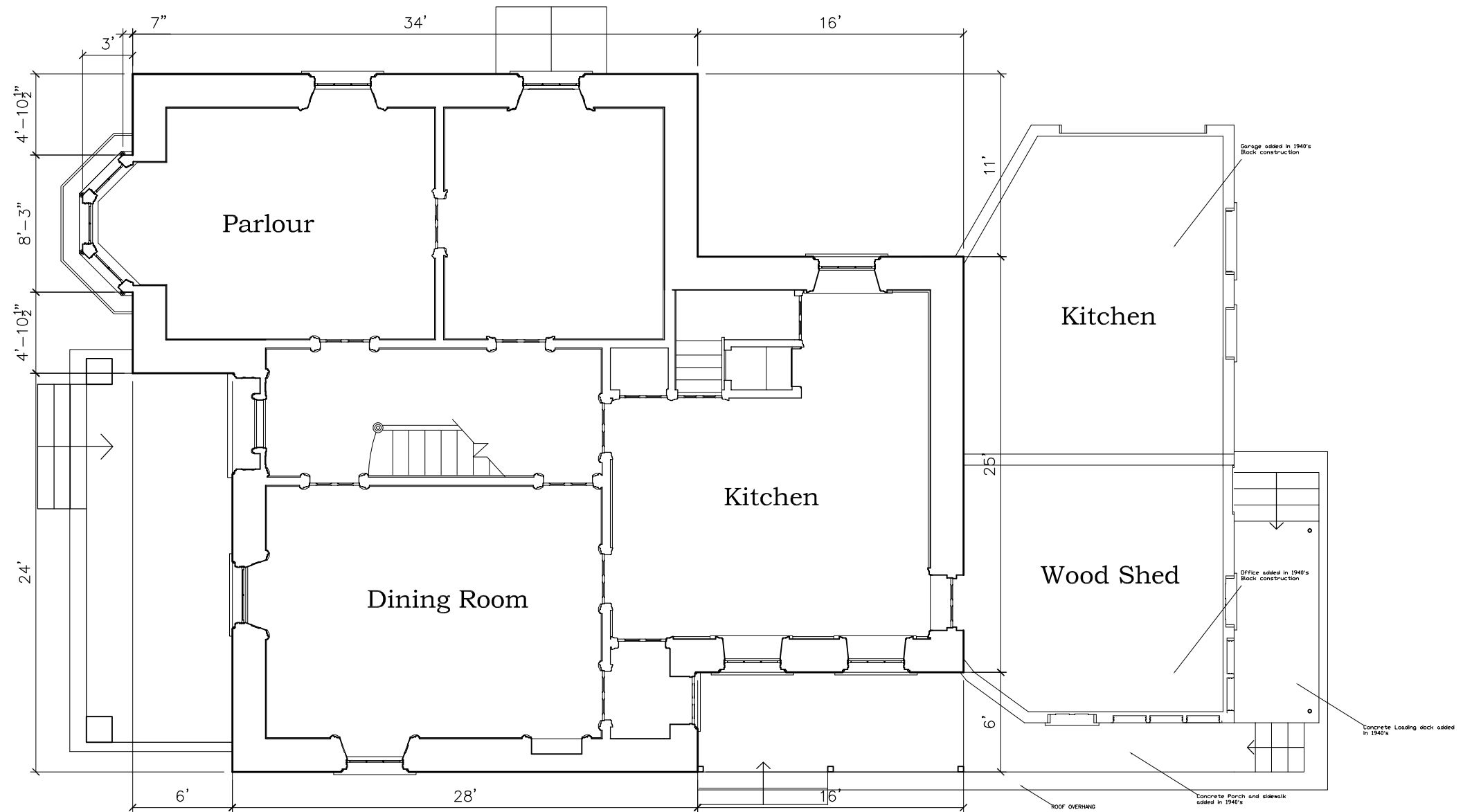
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Date: 08/14/08

Job No. 0711

APPENDIX C-2

CARSON WOODS 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Architects Limited Tel: (416) 923-2775 Fax: (416) 923-8643



Scale: 1/8" = 1'

Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing
 Title:

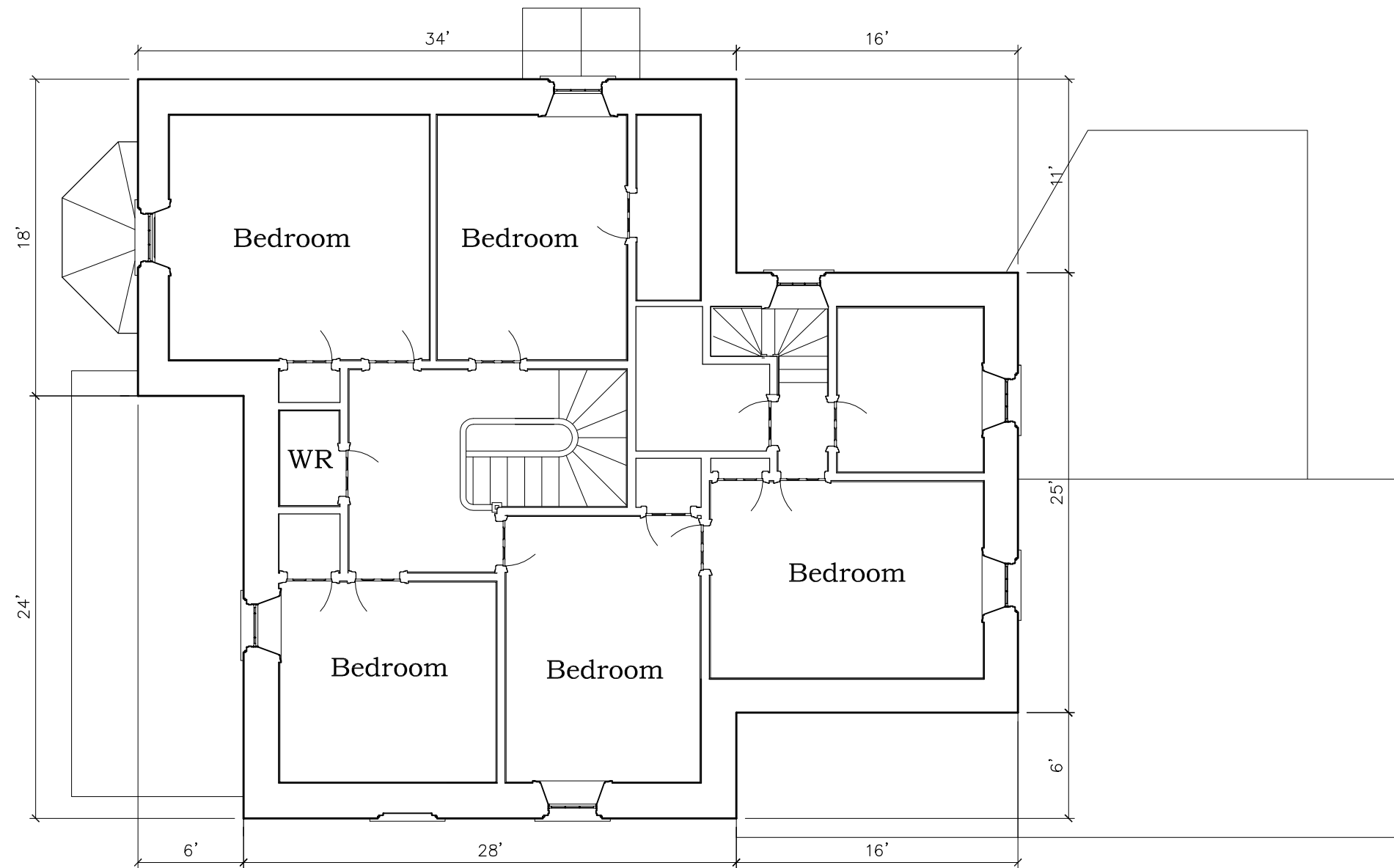
GROUND FLOOR PLAN

Input: AP

Date: 08/14/08

Job No. 0711

APPENDIX C-3



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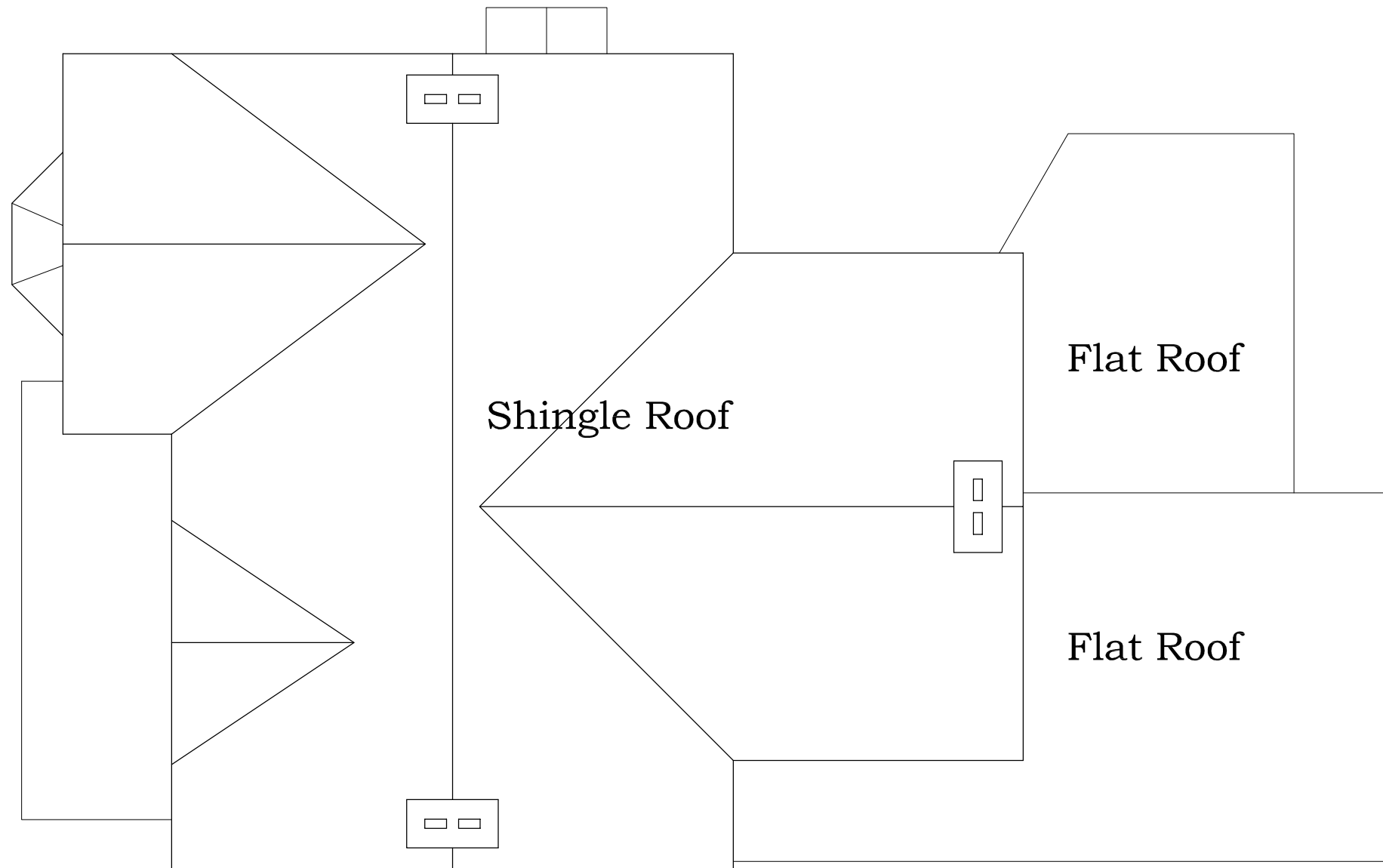
Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing
 Title:

SECOND FLOOR PLAN

Input: AP
 Date: 08/14/08
 Job No. 0711

APPENDIX C-4



Scale: 1/8"=1'

Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing Title:
 ROOF PLAN

Input: AP
 Date: 08/14/08
 Job No. 0711

APPENDIX C-5

CARSON WOODS Architects Limited 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Tel: (416) 923-2775 Fax: (416) 923-8643



Scale: 3/16"=1'

Project: BECKER ESTATES
1940 Fischer Hallman Road
Kitchener, Ontario

Drawing
Title:

NORTH ELEVATION

Input: AP

Date: 08/14/08

Job No. 0711

APPENDIX C-6

CARSON WOODS 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
Architects Limited Tel: (416) 923-2775 Fax: (416) 923-8643



Scale: 3/16"=1'

Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing Title: SOUTH ELEVATION

Input: AP
 Date: 08/14/08
 Job No. 0711

APPENDIX C-7

CARSON WOODS 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Architects Limited Tel: (416) 923-2775 Fax: (416) 923-8643



Scale: 3/16"=1'

Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing
 Title:

EAST ELEVATION

Input: AP

Date: 08/14/08

Job No. 0711

APPENDIX C-8

CARSON WOODS 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Architects Limited Tel: (416) 923-2775 Fax: (416) 923-8643



Scale: 3/16"=1'

Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing
 Title:

WEST ELEVATION

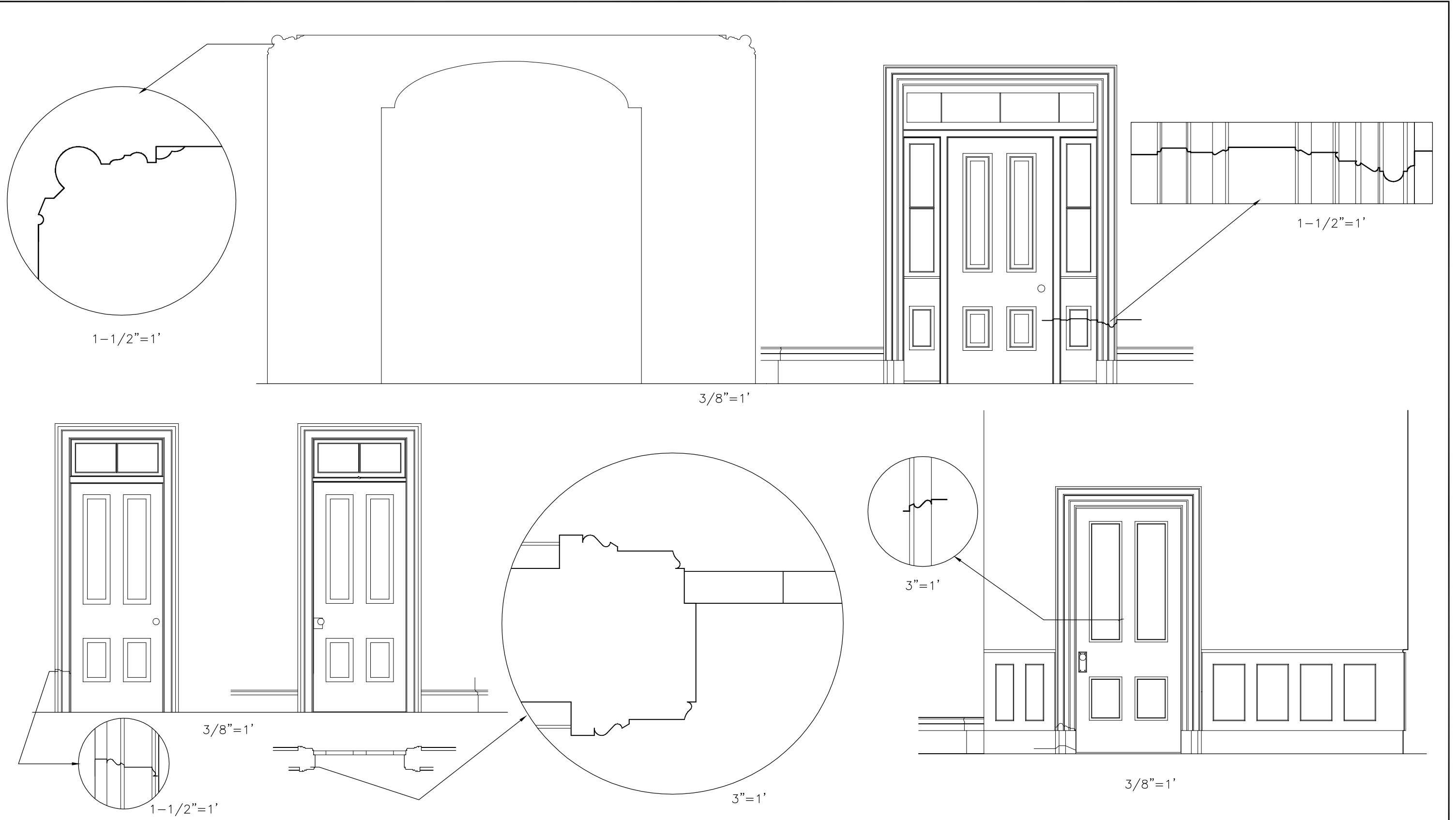
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Date: 08/14/08

Job No. 0711

APPENDIX C-9

CARSON WOODS 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Architects Limited Tel: (416) 923-2775 Fax: (416) 923-8643



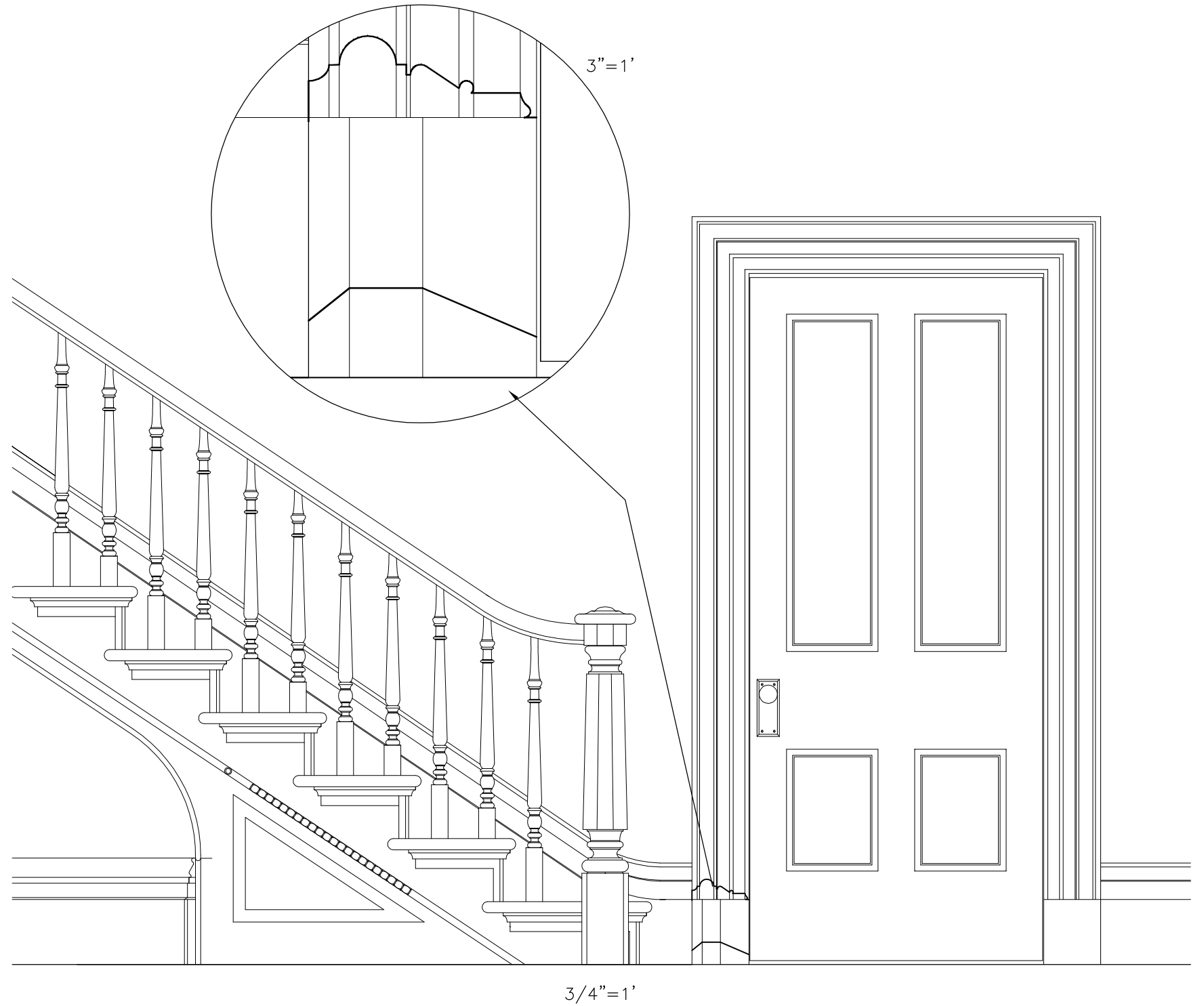
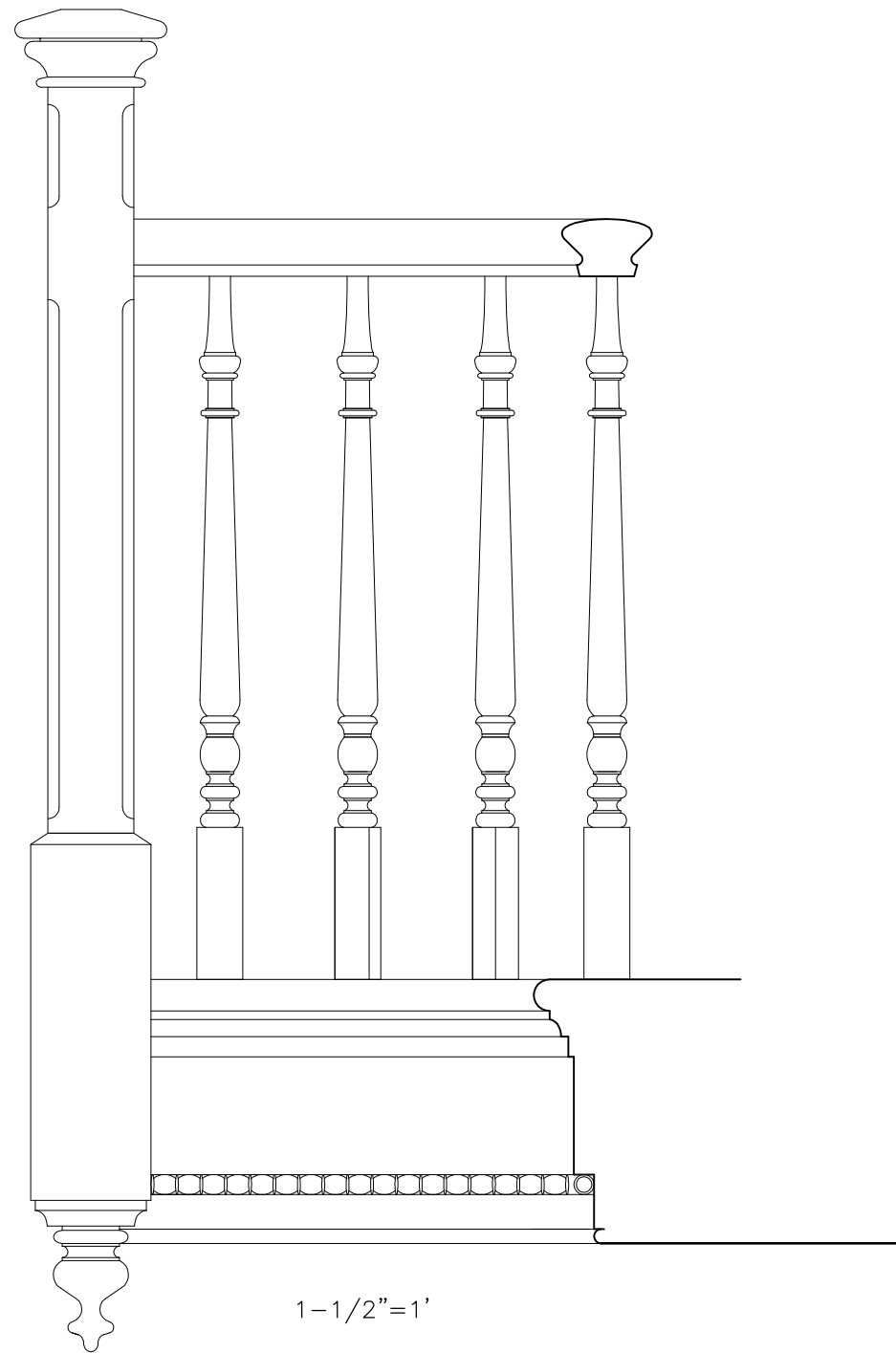
Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

CARSON WOODS 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Architects Limited Tel: (416) 923-2775 Fax: (416) 923-8643

Drawing Title: DETAILS

Input: AP
 Date: 08/14/08
 Job No. 0711

APPENDIX C-10



Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing
 Title:

DETAILS

CARSON WOODS 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Architects Limited Tel: (416) 923-2775 Fax: (416) 923-8643

Input: AP

Date: 08/14/08

Job No. 0711

APPENDIX C-11



Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing Title: DETAILS

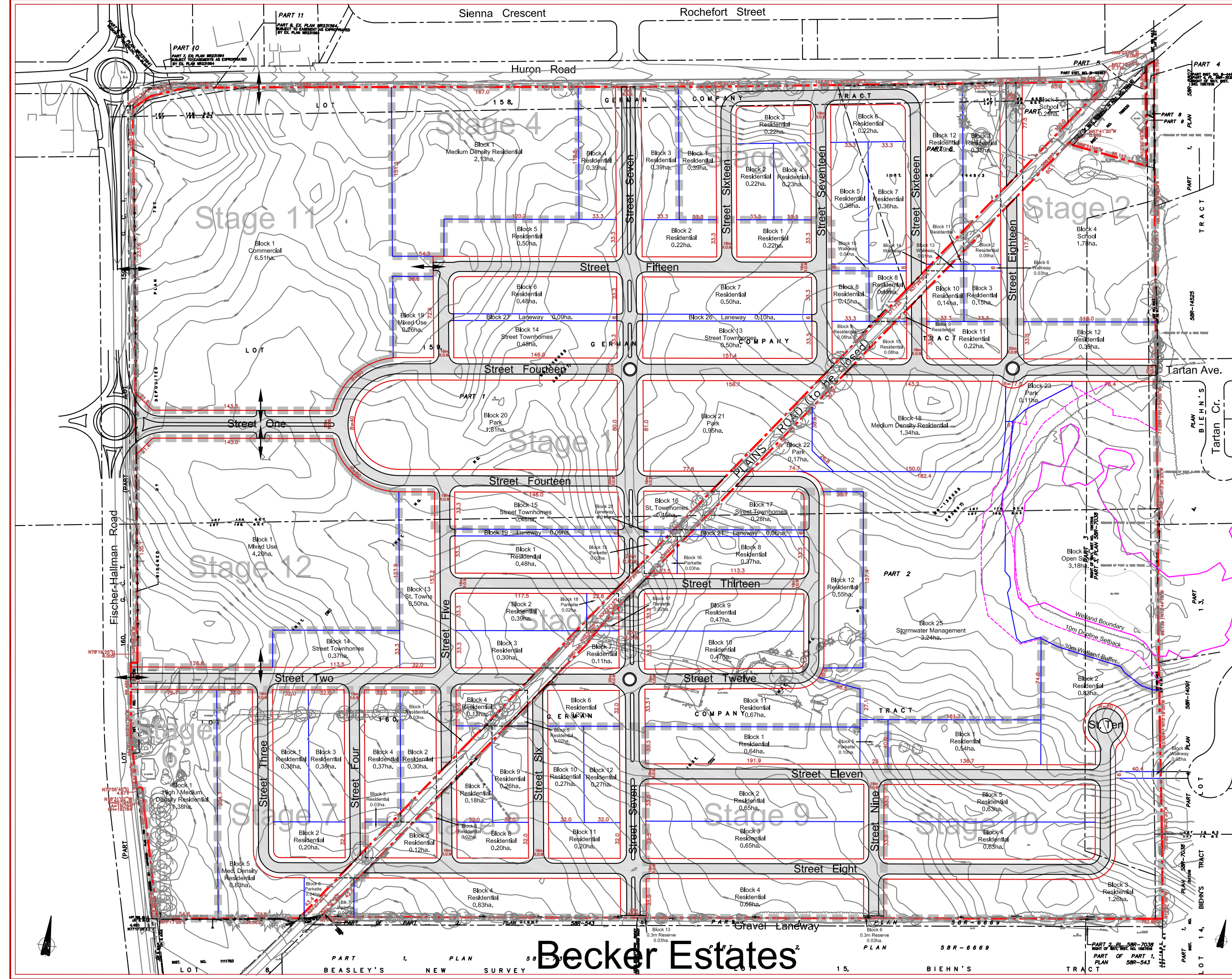
CARSON WOODS Architects Limited
 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Tel: (416) 923-2775 Fax: (416) 923-8643

Input: AP
 Date: 08/14/08
 Job No. 0711

APPENDIX C-12

APPENDIX D

PROPOSED DEVELOPMENT PLAN



DRAFT PLAN OF SUBDIVISION

Part of Lots 158, 159 and 160
German Company Tract
City of Kitchener
Regional Municipality of Waterloo
(GEOGRAPHIC TOWNSHIP OF WATERLOO)

LAND USE SCHEDULE

| STAGE | Description | Blocks | Units | Area (ha.) |
|----------------|-----------------------------------|--------|---------|------------|
| STAGE 1 | Residential | 1-12 | 57-85 | 3.62 |
| STAGE 2 | Street Townhomes | 15-17 | 77 | 1.89 |
| STAGE 3 | Medium Density Residential | 18 | 41-49 | 1.34 |
| STAGE 4 | Mixed Use | 19 | 20-23 | 3.04 |
| STAGE 5 | Park | 24 | 24 | 3.18 |
| STAGE 6 | Open Space | 25 | 25 | 3.24 |
| STAGE 7 | Stormwater Management | 26,27 | 26,27 | 0.19 |
| STAGE 8 | Laneway | | | 1.92 |
| STAGE 9 | Roads | | | 21.68 |
| TOTAL STAGE 1 | | | | 175-211 |
| STAGE 10 | Residential | 1-3 | 10-15 | 0.82 |
| STAGE 11 | School | 4,5 | 77 | 2.07 |
| STAGE 12 | Walkway | | | 0.03 |
| STAGE 13 | Roads | | | 0.38 |
| TOTAL STAGE 2 | | | | 10-15 |
| STAGE 14 | Residential | 1-12 | 44-66 | 2.74 |
| STAGE 15 | Walkway | | | 0.05 |
| STAGE 16 | Roads | | | 1.05 |
| TOTAL STAGE 3 | | | | 44-66 |
| STAGE 17 | Residential | 1 | 65-79 | 2.13 |
| STAGE 18 | Roads | | | 2.13 |
| TOTAL STAGE 4 | | | | 65-79 |
| STAGE 19 | Residential | 1-12 | 64-86 | 4.16 |
| STAGE 20 | Street Townhomes | 13-14 | 38 | 0.87 |
| STAGE 21 | Parkette | 15-18 | 0.09 | 0.09 |
| STAGE 22 | Laneway | 19-21 | 0.16 | 0.16 |
| STAGE 23 | Roads | 19-21 | 2.59 | 1.01 |
| TOTAL STAGE 5 | | | | 102-134 |
| STAGE 24 | High / Medium Density Residential | 1 | 130-241 | 1.38 |
| TOTAL STAGE 6 | | | | 130-241 |
| TOTAL PROPERTY | | | Units | Area (ha.) |
| | | | 714-112 | 66.22 |

GENERAL ENTRANCE LOCATIONS

ADDITIONAL INFORMATION
(UNDER SECTION 51(17) OF THE PLANNING ACT)

INFORMATION REQUIRED BY CLAUSES a,b,c,d,e,f,g,j and I ARE AS SHOWN ON DRAFT PLAN.

h) Municipal water supply.
i) Sand and gravel, and silt to sandy silt Port Stanley Till
k) All municipal services as required including sanitary sewers

OWNER'S CERTIFICATE
I AUTHORIZE THE GSP GROUP INC. TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE CITY OF KITCHENER.

Col Schlegel
BECKER ESTATES INC. November 1, 2007
DATE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

R.D. Lorentz
R.D. LORENTZ O.L.S.
METZ & LORENTZ LTD. October 26, 2007
DATE

| REVISIONS | |
|-------------------|--|
| February 26, 2008 | |
| March 12, 2008 | |
| | |
| | |
| | |

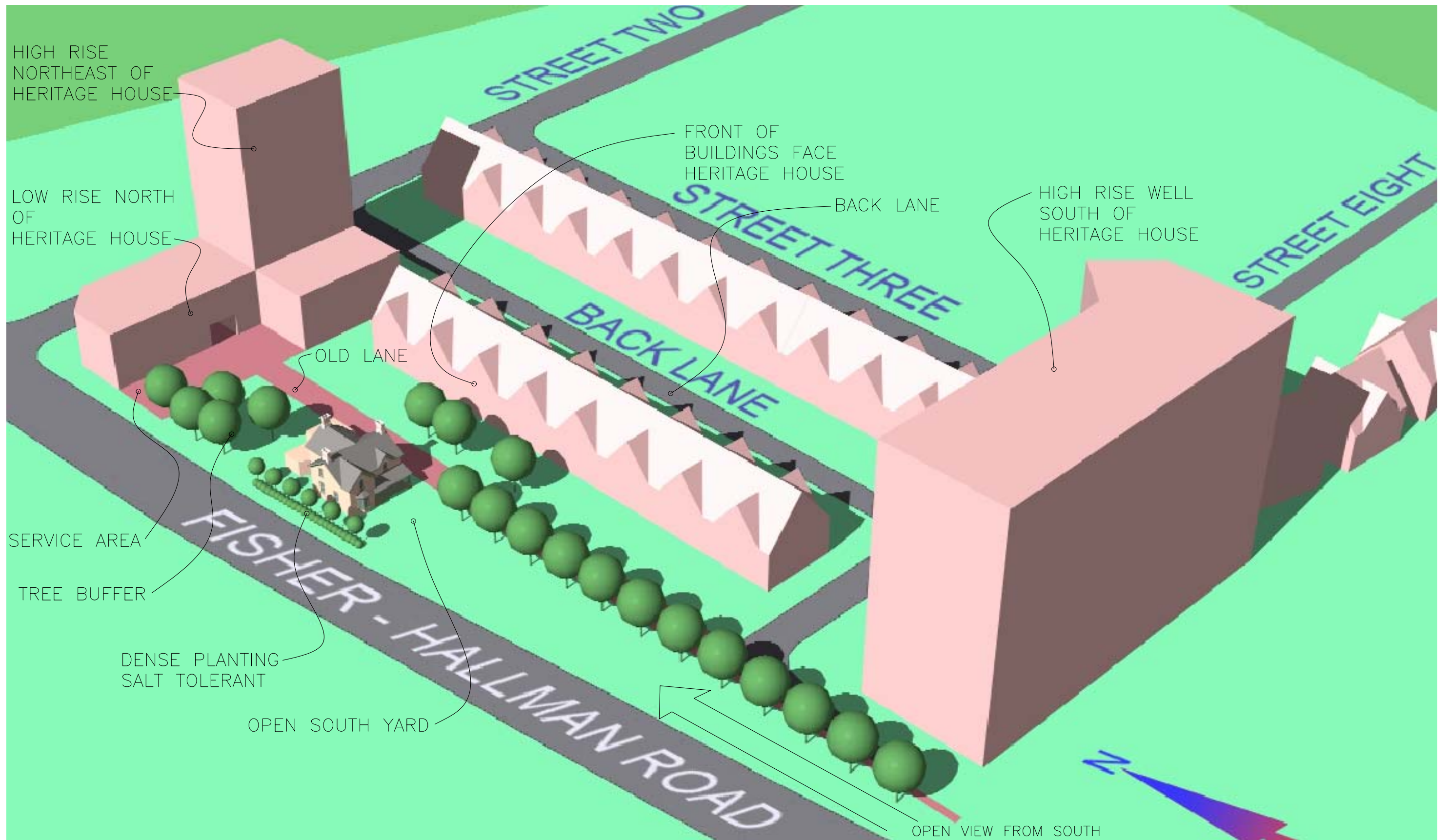
GSP group
www.gspgroup.ca
Date: November 2, 2007 Drawn By: S. Loughran
Scale: 1:1500 metric Project No.: 6014.40

Becker Estates

APPENDIX E

DESIGN STUDY:

**HERITAGE PRECINCT
BLOCK 1 STAGE 6 & BLOCK 5 STAGE 7**



Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

CARSON WOODS Architects Limited
 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
 Tel: (416) 923-2775 Fax: (416) 923-8643

Drawing Title: BLOCK 1 STAGE 6 & BLOCK 5 STAGE 7

Input: AP
 AUG/15/08
 Job No. 0711

APPENDIX E-1

APPENDIX F

SHADOW STUDY

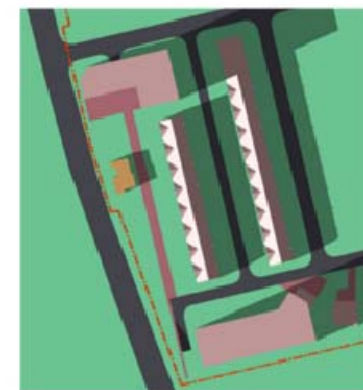
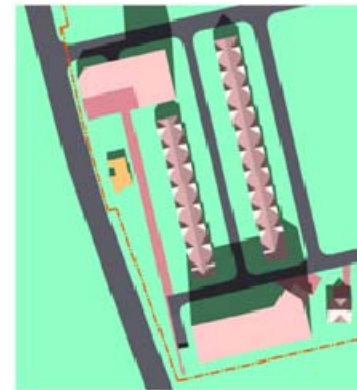
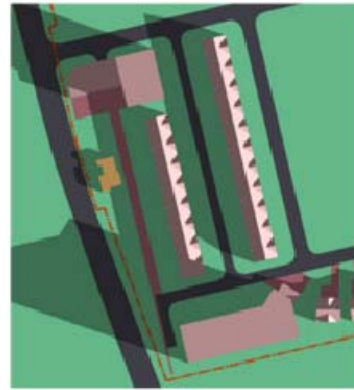
21 MARCH, SEPT

8 AM

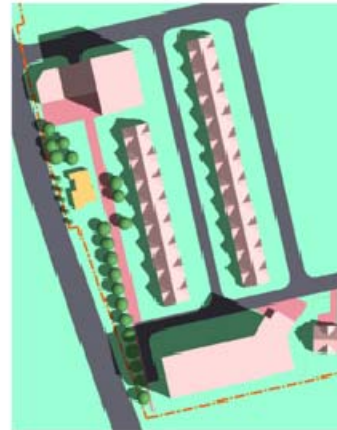
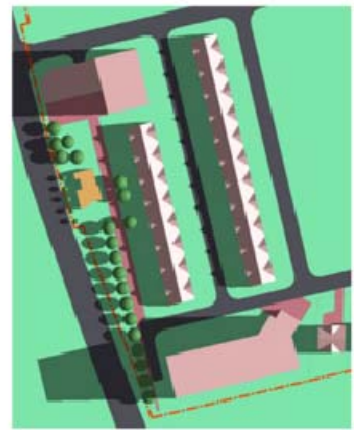
10 AM

NOON

4 PM



JUNE



DEC



Project: BECKER ESTATES
1940 Fischer Hallman Road
Kitchener, Ontario

Drawing
Title:

SHADOW DIAGRAM

Input: AP

AUG/15/08

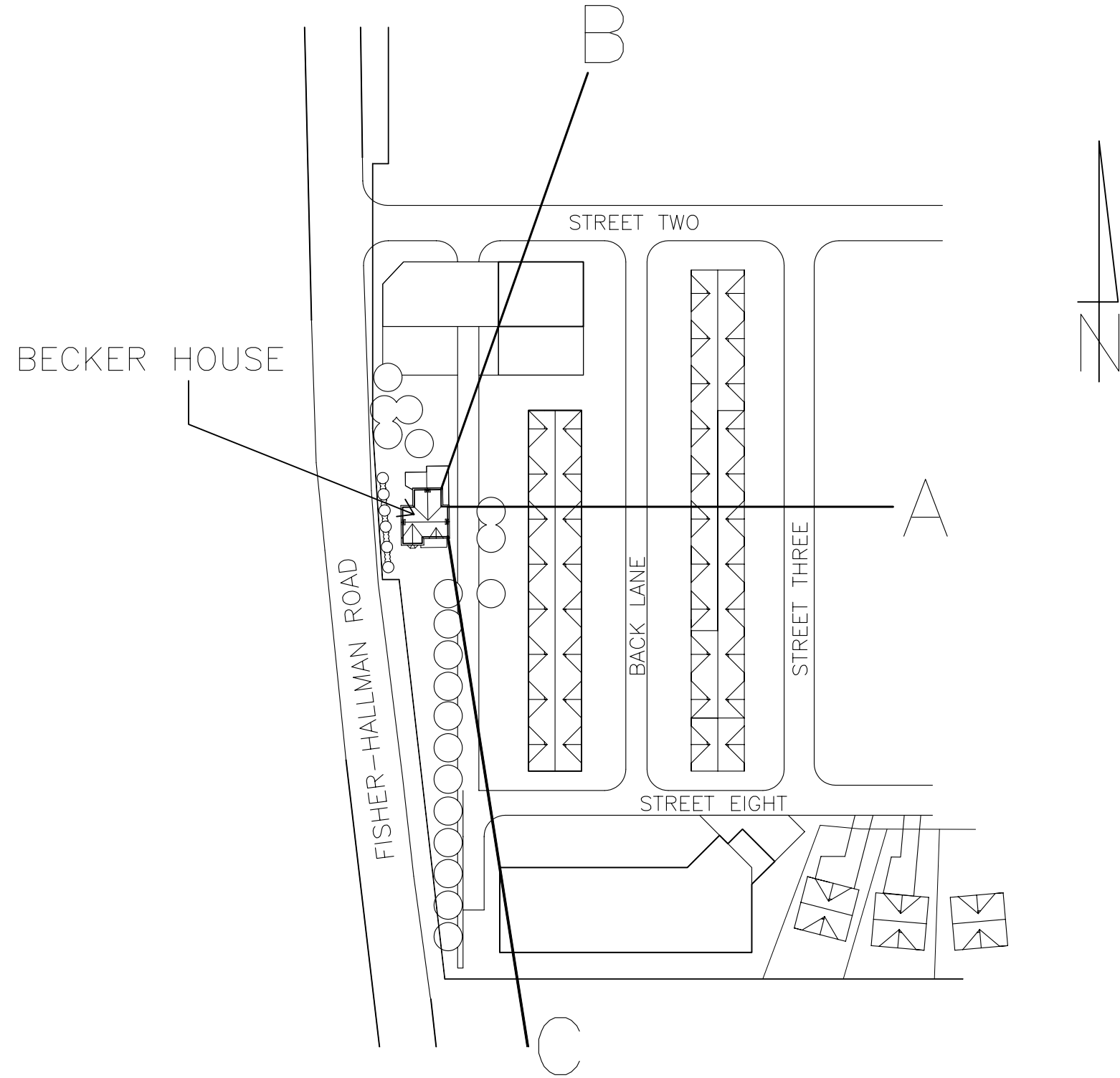
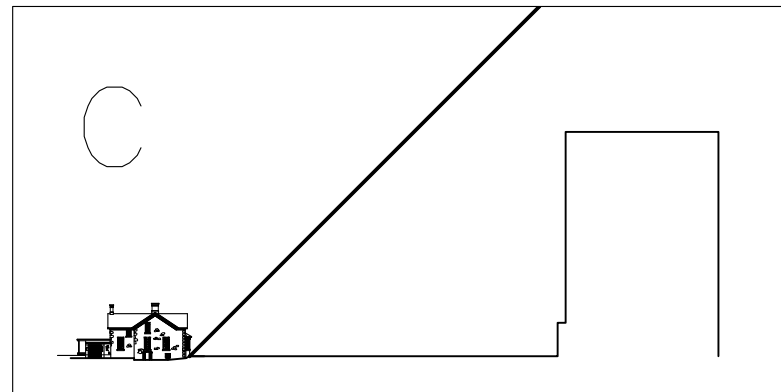
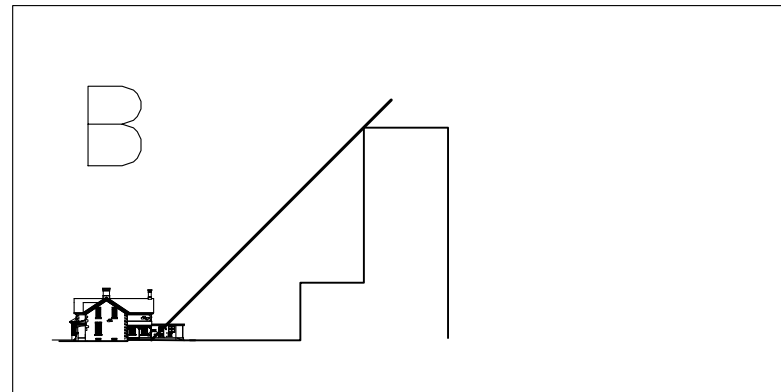
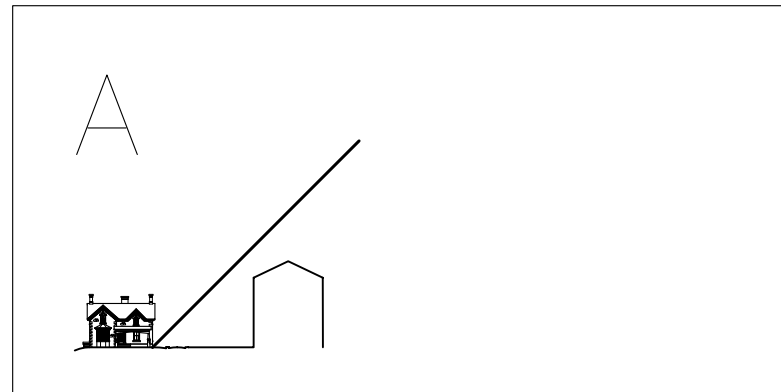
Job No. 0711

APPENDIX F-1

CARSON WOODS Architects Limited 302-12 Cumberland Street, Toronto, Ontario M4W 1J5
Tel: (416) 923-2775 Fax: (416) 923-8643

APPENDIX G

ANGULAR PLANE



Project: BECKER ESTATES
 1940 Fischer Hallman Road
 Kitchener, Ontario

Drawing
 Title:

45 DEGREE ANGULAR PLANE

Input: AP

AUG/15/08

Job No. 0711

APPENDIX G-1

Appendix C

Previous Architectural Analysis

ARCHITECTURAL ANALYSIS

Address:

~~FISHER~~ ~~JACOBSON~~
1940 ~~Westmount Road East~~
Part Lots 158, 159 and 160

Current Owner:

Gerald Becker

Report Date:

June 17, 1991

INTRODUCTION

This beautiful Gothic house was built circa 1870¹. It has an irregular, almost T-shaped plan with some adherence to symmetry. It is one-and-a-half storeys with ten rooms, six of which are bedrooms, and a concrete block north wing. It is situated just off the east side of Westmount Road East, in full view and facing south. The property totals 59 acres in size and includes among its outbuildings a large gable barn, an old outhouse, and a maple syrup shed. Farming has been mixed over the years, including dairy, beef cattle and various crops. It has been in the Becker family since 1936, when Roy Becker purchased it. The current owner, his son, acquired the farm circa 1960. Modern landscaping and sprawling trees surround the house.

MATERIALS

The house is made of large split fieldstone bonded with rough mortaring. The cellar is also fieldstone with a mud and concrete floor. The chimneys are original fieldstone and concrete, and the roofing is brown asphalt shingles. There is a great deal of wood trim along the facades.

The north annex is made of concrete blocks and the east veranda has a concrete floor. The outbuildings are all tin roofed and have vertical board siding. The veranda pedestals are made of bricks.

EXTERIOR

The front (south) elevation is composed of a projecting gable face with single-storey bay window at the south end, and a side gable section with almost full-length veranda. A gable dormer is located in the middle sloped roof of this second section. Both gables in this elevation have rounded arched windows with hoodmoulds and detailed fake key stones. The bay window has an elongated 4/4 window in each of its three sides. The two Gothic windows appear to be 1/1/1 aluminum storms, and the east one seems to have a double hung window with a border of smaller rectangular pane. Directly below the east Gothic window is a first floor 2/2 window. The somewhat central side hall entrance has a four pane transom with blue coloured glass, and two-pane sidelights with green and red coloured glass. The door itself is horizontally panelled with large upper window, and the jambs have vertical panelling.

The veranda is not original, and has red brick pedestals supporting stubby square columns that taper to a minimal capital. There is a shed roof above with return eaves and a wooden moulded frieze. All of the trim along the facades is either painted green or white.

The other windows in the house are either 6/6 or 2/2 double hung sash. Deviations from symmetry in window treatment include one missing second floor window on the west gable face, an oddly-placed stairway window on the west side of the north wing, and a missing first floor window on the east gable face. There is a fake window represented by closed shutters in the second floor of the east gable face.

A second, two-bay veranda spans the east side of the north wing. It has original thin square posts with fluted capitals and decorative scroll brackets. The roof is shed style with return eaves and is clad with asphalt shingles.

Additional details include quoining, voussiors above the windows, and projecting sills. The eave line is followed by a bracketed cornice with modillioned frieze. There are three original fieldstone interior end chimneys on the east, west, and north gable faces. Each chimney has a corbelled cap.

Additional annexes include a clapboard exterior cellar entrance with gable roof on the west gable face. To the north is a concrete block entrance porch with one-bay garage. This addition has a flat roof and a concrete veranda which joins the original east veranda.

INTERIOR

The inside of this house is in very good and largely original condition. The front hall has an original curved staircase with polished wood bannister and ornate turned balusters. The stairline is followed by a high moulded baseboard and on the outside by a bead-and-reel moulding. Inside are original panelled doors with intact hardware. Some of the trim has detailed moulding.

The dining room has an arch leading into the projecting bay window. This arch is highly ornamental with leaf-and-tongue borders around the panelling and S-scroll brackets. The bay itself has beautiful panelling below the windows and wide. The ceiling has an enriched foliated border moulded frieze, and an elaborate floral ceiling medallion made of plaster. There is also panelled wainscot along the walls.

The rooms are spacious with twelve foot ceilings and have remained largely unchanged. Some upstairs walls have been rearranged.

There are hardwood floors in the front hall.

The original wind-up doorbell has been retained and is now on the north exterior door.

CHANGES

The barn was remodelled and a silo built circa 1950, and in 1964 a modern milking parlour was added.

The concrete north annex was built circa 1950. Originally there was a summer kitchen and woodshed located on the north face of the house. This was removed when the concrete addition was constructed. The south veranda floor was replaced by a new floor in 1986. Some of the quoining has been redone and has not been mortared over.

**ATYPICAL
FEATURES**

The curved staircase, second staircase medallion and mouldings have all been very well preserved. This house and farm exist largely in original condition with several important stylistic characteristics intact.

Even the old outhouse is intact, located north of the house.

COMMENTS

This house must be a high priority for designation. It is in very good condition and has a great deal of architectural value. The board-and-batten outhouse is also worthy of preservation.

Sources:

1. Mr. & Mrs. Gerald Becker
2. Mrs. Agnes Riest
3. ¹Date provided by Regional Assessment

Don Ryan
Heritage Researcher

TITLE SEARCH

1940 Westmount Road East

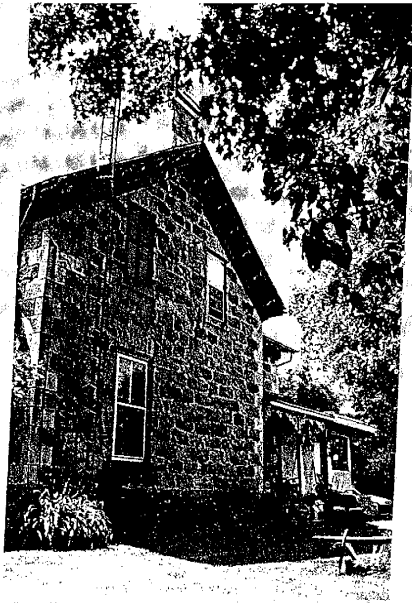
| INSTRUMENT # | TYPE | R E G ' N ' DATE | GRANTOR | GRANTEE |
|--------------|---------|------------------|--------------------|--------------------|
| 309 | B. Sale | 1847 | Henry Livagood | Owen Dodge |
| 608 | B. Sale | 1854 | Owen Dodge | Hugh Wallace |
| 4416 | B. Sale | 1869 | Hugh Wallace | John Wallace |
| 16388 | B. Sale | 1904 | John Wallace | William Rutherford |
| 31777 | Grant | 1935 | William Rutherford | Roy Becker |
| 293897 | Grant | 1964 | Roy Becker | Gerald Becker |



West face from Westmount Road

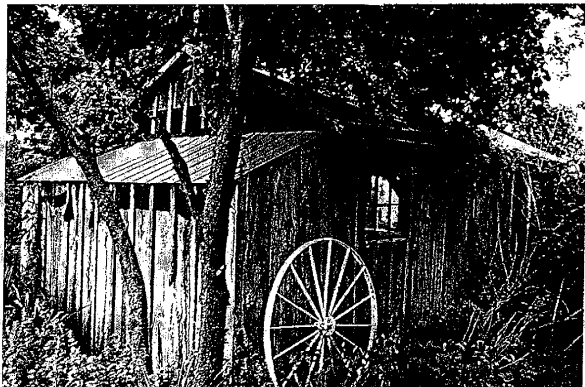
South face





East gable end

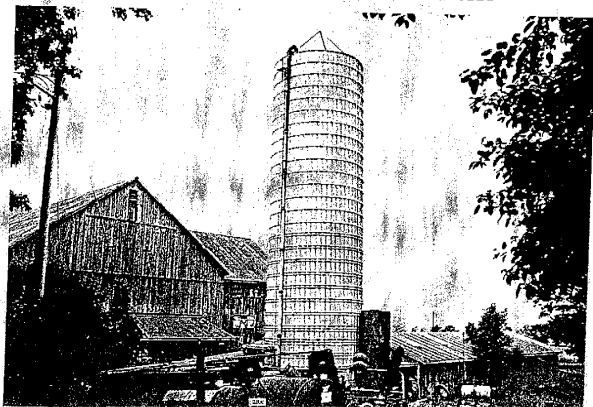
Outhouse shed



Front hall curved staircase



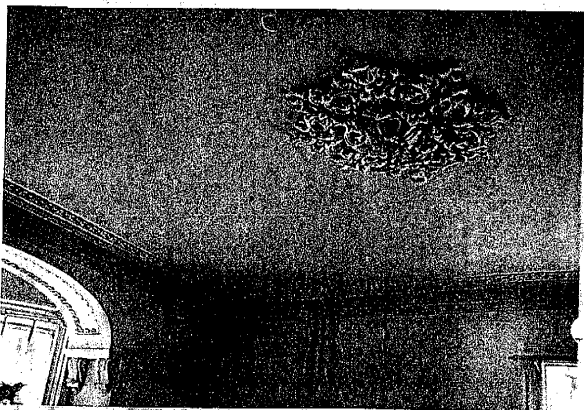
South view of barn and silo



Bay window arch



Octafoil medallion in dining room



**City of Kitchener
Cultural Heritage Resource Evaluation Form**

Address 1940 Fisher Hillman Period 1880s Recorder Name ZYG/102/04
 Description Westwing of Stone House Date July 12/05
 Photographs: Front Façade Setting All Façades Details Currently on Inventory? No Yes

Design or Physical Value

Style Is this a notable, rare or unique example of a particular architectural style or type? N/A Unknown No Yes

Construction Is this a notable, rare, unique or early example of a particular material or method of construction? N/A Unknown No Yes

Design Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details? N/A Unknown No Yes
 Does this structure demonstrate a high degree of technical or scientific achievement? N/A Unknown No Yes

Interior Is the interior arrangement, finish, craftsmanship and/or detail noteworthy? N/A Unknown No Yes

Notes

Contextual Value

Continuity Does this structure contribute to the continuity or character of the street, neighbourhood or area? N/A Unknown No Yes

Setting Is the setting or orientation of the structure or landscaping noteworthy? N/A Unknown No Yes
 Does it provide a physical, historical, functional or visual link to its surroundings? N/A Unknown No Yes

Landmark Is this a particularly important visual landmark within the region, city or neighbourhood? (Indicate type of landmark) R C N N/A Unknown No Yes

Completeness Does this structure have other original outbuildings, notable landscaping or external features that complete the site? N/A Unknown No Yes

Notes

Born 1810

Integrity

Site Does the structure occupy its original site? (note if relocated, i.e. relocated on its original site, moved from another site, etc.) N/A Unknown No Yes

Alterations Does this building retain most of its original materials and design features? N/A Unknown No Yes
 Is this a notable structure due to sympathetic alterations that have taken place over time? N/A Unknown No Yes

Condition Is this building in good condition? N/A Unknown No Yes

Notes

steel wood in

Over...

City of Kitchener
Cultural Heritage Resource Evaluation Form

Historical or Associative Value

Does this property or structure have strong associations with a theme, event, belief, person, activity, organization or institution that has made a significant or unique contribution to a community?

N/A Unknown No Yes

Does it yield information that contributes to an understanding of a culture or community?

N/A Unknown No Yes

Is the original, previous or existing use significant?

N/A Unknown No Yes

Recorder General Comments

Roof windows replaced
- brought up developer
- detail sufficient
- 2 large stone chimneys
- west door entrance to basement
- original c/o windows
- old add a back mudroom garage

2 rectangles above over semi round window
Bldg - 2110 within barn
- old metal sheet roofing
- good condition

Further Action

Recorder

- High Priority for Designation
 Heritage District Potential
 Historical Research
 Architectural Research
 Additional Photographs
 Structural Assessment
- Setting All Façades Details

Other Consideration for Designation

Heritage Kitchener Committee

- High Priority for Designation
 Heritage District Potential
 Historical Research
 Architectural Research
 Additional Photographs
 Structural Assessment

Other _____

Recommendation

Heritage Kitchener Committee Recommendation

- Inventory
 No Action - Keep on File

Date _____

Council Decision

- Inventory
 No Action - Keep on File

Date _____

City of Kitchener

Cultural Heritage Resource Evaluation Form

c. 1900 (3 other outbuildings)
c. 1900 (barn)

Address 1940 Fischer Hallman Rd. Period c. 1870 (house) Recorder Name Zygi/Kerry/Barber^S

Description Large 1 1/2 story Stone Gothic Revival house & barn, outbridge Date 7-12-05 / 1-3-06

Photographs: Front Façade Setting All Façades Details Currently on Inventory/Register? No Yes

Design or Physical Value

- Style** Is this a notable, rare or unique example of a particular architectural style or type? N/A Unknown No Yes
- Construction** Is this a notable, rare, unique or early example of a particular material or method of construction? Use of cut stone notable for this style of house which is typically brick. N/A Unknown No Yes
- Design** Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details? Note white quoins, lintels, tooled keystones, wood brackets, etc. N/A Unknown No Yes
- Does this structure demonstrate a high degree of technical or scientific achievement? N/A Unknown No Yes
- Interior** Is the interior arrangement, finish, craftsmanship and/or detail noteworthy? N/A Unknown No Yes

Notes Ryan report states that there are many ^{notable} original interior features intact

Contextual Value

- Continuity** Does this structure contribute to the continuity or character of the street, neighbourhood or area? N/A Unknown No Yes
- Setting** Is the setting or orientation of the structure or landscaping noteworthy? House set close to the road. N/A Unknown No Yes
- Does it provide a physical, historical, functional or visual link to its surroundings? N/A Unknown No Yes
- Landmark** Is this a particularly important visual landmark within the region, city or neighbourhood? (indicate degree of importance) R C N N/A Unknown No Yes
- Completeness** Does this structure have other original outbuildings, notable landscaping or external features that complete the site? N/A Unknown No Yes

Notes Farm site complete with house, barn w/ silo
55.25 acres

Integrity

- Site** Does the structure occupy its original site? (note if relocated, i.e. relocated on a original site, moved from another site, etc.) N/A Unknown No Yes
- Alterations** Does this building retain most of its original materials and design features? N/A Unknown No Yes
- Is this a notable structure due to sympathetic alterations that have taken place over time? N/A Unknown No Yes
- Condition** Is this building in good condition? N/A Unknown No Yes

Notes Front verandah was circa 1900s. Few other changes made to exterior. All 6/6 and 2/2 wood windows remain. Detailed fascias, wood eave brackets, decorative wood bay window, stone chimneys w/ belt courses and caps.

**City of Kitchener
Cultural Heritage Resource Evaluation Form**

Historical or Associative Value & Significance

Does this property or structure have strong associations and/or contribute to the understanding of a belief, person, activity, organization or institution that is significant or unique within the City?

N/A Unknown No Yes

Is the original, previous or existing use significant?

N/A Unknown No Yes

Does this property meet the definition of a significant built heritage resource or cultural heritage landscape, as identified in the Provincial Policy Statement issued under the Ontario Planning Act? - *A property or structure valued for the important contribution it makes to our understanding of the history of a place, an event, or a people?*

No Yes

Further Action/Follow Up

Recorder

- Add to Heritage Register
- High Priority for Designation
- Heritage District Potential
- Additional Research Required
- Additional Photographs Required
- Request Permission to Access Property

Other _____

Cultural Heritage Resource Evaluation Sub-Committee

- Add to Heritage Register *
- High Priority for Designation
- Heritage District Potential
- Additional Research Required
- Additional Photographs Required
- Request Permission to Access Property

Other _____

General Comments

* Date of Property Owner Notification _____

Recommendation

Heritage Kitchener Committee Recommendation

- Add to Heritage Register
- No Action - Keep on File

Date _____

Council Decision

- Add to Heritage Register
- No Action - Keep on File

Date _____

City of Kitchener
Cultural Heritage Resource Evaluation Form

Address 1940 Fishers Hallman Road

Period c. 1870 (house)
c. 1900 (barn and
garage)

Recorder Name Zyg/Kerry L/
S Barber

Photography: Front Facade Left Facade Right Facade Rear Facade Details Setting Date _____

Design or Physical Value

| | | RECORDER | | | | EVALUATION SUBCOMMITTEE | | | |
|--------------|---|------------------------------|----------------------------------|-----------------------------|------------------------------|---|---|-----------------------------|---|
| Style | Is this a notable, rare or unique example of a particular architectural style or type? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| Construction | Is this a notable, rare, unique or early example of a particular material or method of construction? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| Design | Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| | Does this structure demonstrate a high degree of technical or scientific achievement? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> |
| Interior | Is the interior arrangement, finish, craftsmanship and/or detail noteworthy? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input checked="" type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> |

Contextual Value

| | | RECORDER | | | | EVALUATION SUBCOMMITTEE | | | | |
|--------------|---|---|----------------------------------|----------------------------------|------------------------------|---|----------------------------------|----------------------------------|---|---|
| Significance | Does this structure contribute to the community or character of the street, neighbourhood or area? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> | |
| Setting | Is the setting or orientation of the structure or landscaping noteworthy? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | |
| | Does it provide a physical, historical, functional or visual link to its surroundings? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> | |
| Landmark | Is this a particularly important visual landmark within the region, city or neighbourhood? (indicate degree of importance) | <input type="checkbox"/> R <input type="checkbox"/> C <input checked="" type="checkbox"/> N | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| Completeness | Does this structure have other original outbuildings, notable landscaping or external features that complete the site? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> | |

Integrity

| | | RECORDER | | | | EVALUATION SUBCOMMITTEE | | | |
|-----------|---|------------------------------|----------------------------------|-----------------------------|------------------------------|------------------------------|----------------------------------|--|---|
| Location | Does the structure occupy its original site? <i>Note: if relocated, i.e. relocated on its original site, moved from another site, etc.</i> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| Materials | Does this building retain most of its original materials and design features? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |
| | Is this a notable structure due to sympathetic alterations that have taken place over time? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |
| Condition | Is this building in good condition? | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input type="checkbox"/> | N/A <input type="checkbox"/> | Unknown <input type="checkbox"/> | No <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> |

**City of Kitchener
Cultural Heritage Resource Evaluation Form**

Historical or Associative Value & Significance

RECORDER

EVALUATION SUBCOMMITTEE

Does this property or structure have strong associations with people
contribute to the understanding of a belief, person, activity, organization
or institution that is significant or unique within the City?

N/A Unknown No Yes

N/A Unknown No Yes

Is the original, previous or existing use significant?

N/A Unknown No Yes

N/A Unknown No Yes

Does this property meet the definition of a significant built heritage
resource or cultural heritage landscape, as identified in the
Provincial Policy Statement under the Ontario Planning Act?

No Yes

No Yes

A property or structure valued for the important contribution it
makes to our understanding of the history of a place, an event,
or a people?

Further Action/Follow Up

Order

Evaluation Sub-Committee

- Add to Heritage Register
- High Priority for Designation
- Heritage District Potential
- Additional Research Required

- Add to Heritage Register *
- High Priority for Designation
- Heritage District Potential
- Additional Research Required
- Additional Photographs Required
- Request Permission to Access Property

Additional Photographs Required Interior Exterior All Facades Details

Request Permission to Access Property

_____ Other _____

Additional Comments

Notification of Property Owner

Property Owner Name and Address _____

Recommendation
Kitchener Committee Recommendation

Council Decision

- Add to Heritage Register
- Keep on File

- Add to Heritage Register
- No Action - Keep on File

_____ Date _____

Appendix D

Map Figures

Figure Site Plan

1940 Fischer-Hallman Road
City of Kitchener
Region of Waterloo

SITE STATISTICS

Lot Area = 14,565.4 m²
Building Coverage : 3,766.6 m² (25.9%)
Landscaped Area (includes patios and walkways) : 7228.88 m² (49.6%)
Asphalt / Hard Surface Area (roads and curbs) : 3461.60 m² (23.8%)

MULTI-RESIDENTIAL

Number of Units : 102
Floor Space Ratio : 0.77

Parking Required :
102 units @ 1.15 space/unit = 118 sp
Parking Provided :
102 units @ 1.18 space/unit = 120 sp

Visitor Parking Required :
@10% of required parking spaces = 12 sp
Visitor Parking Provided :
@10% of provided parking spaces = 12 sp

Minimum Parking Dimensions : 2.6m x 5.5m

Barrier Free parking Required @4% = 5 sp
Barrier Free parking Provided = 5 sp
(3 Type A & 2 Type B with minimum 1.5m access aisle)

FEV Parking Provided @ 0.2 space/total parking spaces = 24 sp

Class A Bike Storage Required
102 units @ 0.5 space/unit = 51 sp

Class A Bike Storage Provided = 52 sp
- 34 interior bike spaces in ground floor units
- 18 exterior bike spaces
Class B Bike Storage Required = 6 sp
Class B Bike Storage Provided = 8 sp

Minimum Bike Parking Dimensions : 1.8m x 0.6m

Required Amenity = 2m² x #units + 2.5m² x (#bedrooms - #units)
= 519 m²
Provided Amenity = 914 m²

Note: Snow removal to occur off site.

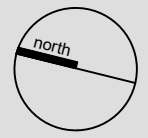


LEGEND

- PRIMARY ENTRANCE
- DRIVEWAY VISIBILITY TRIANGLE
- SIGHTLINE TRIANGLE
- FIRE HYDRANT
- PROPOSED FINISHED GRADE
- FIRE ROUTE SIGNAGE
- STOP SIGN
- VISITOR PARKING
- FUTURE ELECTRIC VEHICLE

Notes:
• Basemap: 2024 Region of Waterloo Satellite Imagery
• Sitemap from Turner Fleischer Architects Inc. (October 21, 2024)

| | |
|---------------|---------------|
| DATE: | October, 2024 |
| FILE: | 1405L |
| SCALE: | NTS |
| DRAWN: | PL |



K:\1405L\1940 FISCHER-HALLMAN ROAD, KITCHENER\RPT\F SITE PLAN.DWG

Figure Site Plan

1940 Fischer-Hallman Road
City of Kitchener
Region of Waterloo

SITE STATISTICS

Lot Area = 14,565.4 m²
Building Coverage : 3,766.6 m² (25.9%)
Landscaped Area (includes patios and walkways) : 7228.88 m² (49.6%)
Asphalt / Hard Surface Area (roads and curbs) : 3461.60 m² (23.8%)

MULTI-RESIDENTIAL

Number of Units : 102
Floor Space Ratio : 0.77

Parking Required :
102 units @ 1.15 space/unit = 118 sp
Parking Provided :
102 units @ 1.18 space/unit = 120 sp

Visitor Parking Required :
@10% of required parking spaces = 12 sp
Visitor Parking Provided :
@10% of provided parking spaces = 12 sp

Minimum Parking Dimensions : 2.6m x 5.5m

Barrier Free parking Required @4% = 5 sp
Barrier Free parking Provided = 5 sp
(3 Type A & 2 Type B with minimum 1.5m access aisle)

FEV Parking Provided @ 0.2 space/total parking spaces = 24 sp

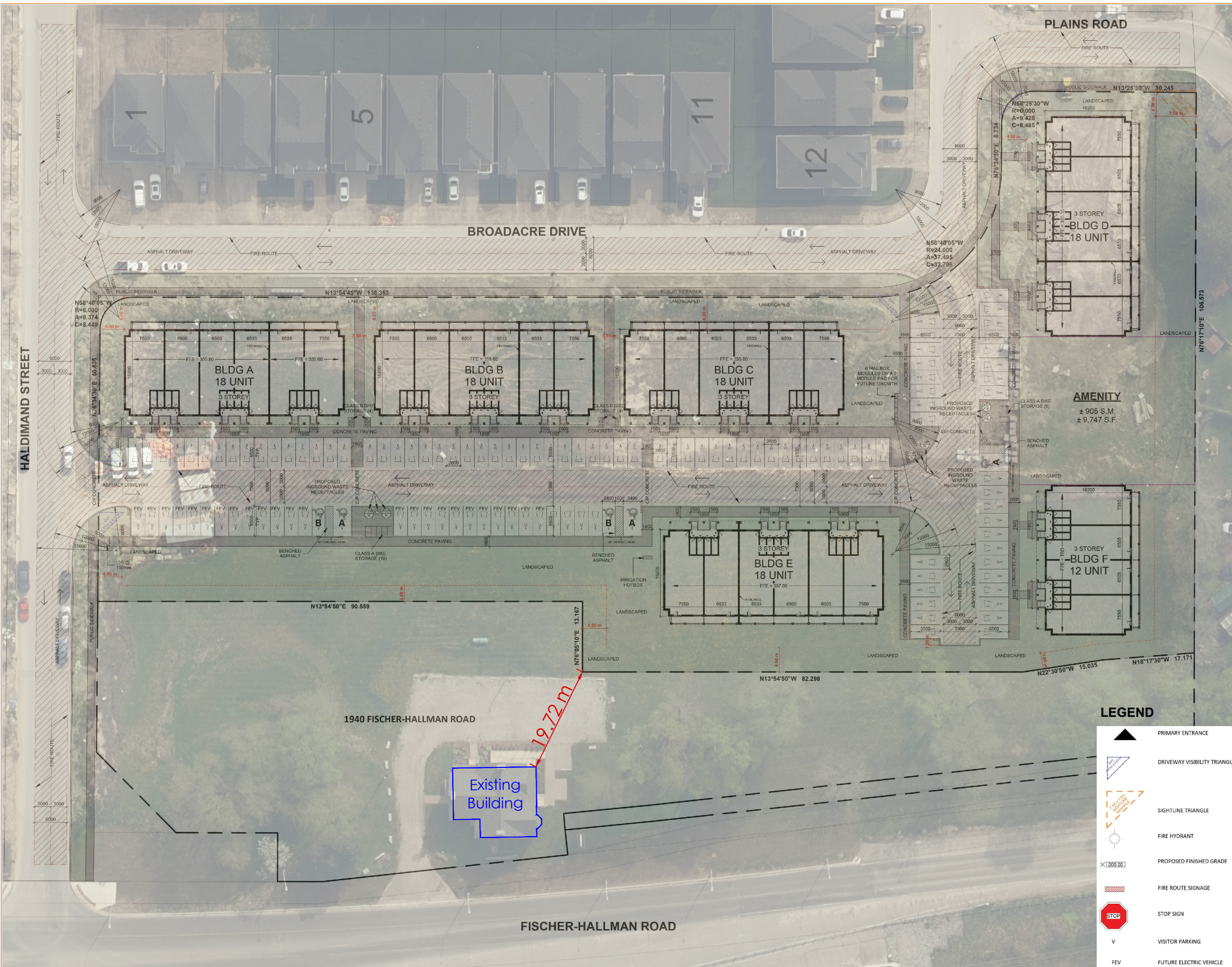
Class A Bike Storage Required
102 units @ 0.5 space/unit = 51 sp

Class A Bike Storage Provided = 52 sp
- 34 interior bike spaces in ground floor units
- 18 exterior bike spaces
Class B Bike Storage Required = 6 sp
Class B Bike Storage Provided = 8 sp

Minimum Bike Parking Dimensions : 1.8m x 0.6m

Required Amenity = 2m² x #units + 2.5m² x (#bedrooms - #units)
= 519 m²
Provided Amenity = 914 m²

Note: Snow removal to occur off site.

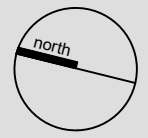


LEGEND

- PRIMARY ENTRANCE
- DRIVEWAY VISIBILITY TRIANGLE
- SIGHTLINE TRIANGLE
- FIRE HYDRANT
- PROPOSED FINISHED GRADE
- FIRE ROUTE SIGNAGE
- STOP SIGN
- VISITOR PARKING
- FEV

Notes:
• Basemap: 2024 Region of Waterloo Satellite Imagery
• Sitemap from Turner Fleischer Architects Inc. (October 21, 2024)

| | |
|---------------|---------------|
| DATE: | October, 2024 |
| FILE: | 1405L |
| SCALE: | NTS |
| DRAWN: | PL |



K:\1405L\1940 FISCHER-HALLMAN ROAD, KITCHENER\RPT\F\SITE PLAN.DWG

Appendix E

Staff Bios

Education

University of Waterloo
Masters of Arts (Planning)

University of Waterloo
Bachelor of Environmental Studies

University of Saskatchewan
Bachelor of Arts (Art History)

Professional Associations

Registered Professional Planner

Full Member, Canadian Institute of Planners (CIP)

Full Member, Ontario Professional Planners Institute (OPPI)

Professional Member, Canadian Association of Heritage Professionals

Contact

200-540 Bingemans Centre Drive
Kitchener, ON
N2B 3X9

T: 519 576 3650 x744
C: 519 404 6894
dcurrie@mhbcpplan.com
www.mhbcpplan.com

Dan Currie

BA, BES, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

Selected Project Experience

Heritage Conservation District Studies and Plans

- Streetsville Heritage Conservation District Plan (underway)
- Amherstburg Heritage Conservation District Plan (underway)
- Melville Street Heritage Conservation District Plan (underway)
- Stouffville Heritage Conservation District Plan (2022)
- Alton Heritage Conservation District Study, Caledon (2021)
- Port Stanley Heritage Conservation District Plan (2021)
- Port Credit Heritage Conservation District Plan, Mississauga (2018)
- Town of Cobourg Heritage Conservation District Plan updates (2016)
- Rondeau Heritage Conservation District Plan, Chatham Kent (2016)
- Barriefield Heritage Conservation District Plan Update, Kingston (2015)
- Victoria Square Heritage Conservation District Study, Markham (2015)
- Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes (2015)
- Brooklyn and College Hill Heritage Conservation District Plan, Guelph (2014)
- Garden District Heritage Conservation District Study and Plan, Toronto (2014)
- Downtown Meaford Heritage Conservation District Study and Plan (2013)

Heritage Master Plans and Management Plans

- City of Guelph Cultural Heritage Action Plan (2020)
- Town of Cobourg Heritage Master Plan (2016)
- Burlington Heights Heritage Lands Management Plan (2016)
- City of London Western Counties Cultural Heritage Plan (2014)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Cultural Heritage Evaluations

- Township of Tiny Heritage Register Review (on going)
- City of Barrie Heritage Register Review (2024)
- Aurora Heritage Register Review (2022)
- MacDonald Mowatt House, University of Toronto (2020)
- Designation of Main Street Presbyterian Church, Town of Erin (2019)
- Designation of St. Johns Anglican Church, Norwich (2019)
- Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County (2018)
- City of Kitchener Heritage Property Inventory Update (2016)
- Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation (2016)

Heritage Impact Assessments

- Redevelopment of former amusement park, Boblo Island (2022)
- Mount Pleasant Islamic Centre, Brampton (2020)
- Demolition of former farmhouse at 10536 McCowan Road, Markham (2020)
- Redevelopment of former Goldie and McCullough factory, Cambridge (2019)
- Redevelopment of historic Waterloo Post Office (2019)
- Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie (2018)
- Redevelopment of former Brick Brewery, Waterloo (2016)
- Homer Watson House Heritage Impact Assessment, Kitchener (2016)
- Expansion of Schneider Haus National Historic Site, Kitchener (2016)
- Heritage Impact Assessment for Pier 8, Hamilton (2015)
- Redevelopment of former American Standard factory, Cambridge (2014)

Heritage Assessments for Infrastructure Projects and Environmental Assessments

- Edgerton Bridge Assessment, Scugog (2024)
- Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln (2021)
- Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County (2021)
- Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto (2019)
- Blenheim Road Realignment Collector Road EA, Cambridge (2014)
- Badley Bridge EA, Elora (2014)
- Black Bridge Road EA, Cambridge (2013)

Conservation Plans

- Conservation Plan for Log house, Burgetz Ave., Kitchener (2020)
- Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener (2019)
- Black Bridge Strategic Conservation Plan, Cambridge (2013)

Tribunal Hearings:

- Redevelopment 18 Portland Street, Toronto (OLT) (2023)
- Redevelopment 292 Main Street, Grimsby (OLT) (2023)
- Redevelopment 1919 to 1949 Devonshire Court, Windsor (OLT) (2023)
- Redevelopment 9 Dee Road, Queenston (OLT) (2023)
- Redevelopment 18314 Hurontario Street, Caledon Village (OLT) (2023)
- Redevelopment 217 King Street S, Waterloo (OLT) (2022)
- Redevelopment 147 Main Street, Grimsby (OLT) (2022)
- Redevelopment of 12 Pearl Street, Burlington (OLT) (2021)

- Designation of 30 Ontario Street, St. Catharines (CRB) (2021)
- Designation of 27 Prideaux Street, Niagara on the Lake (CRB) (2021)
- Redevelopment of Langmaids Island, Lake of Bays (LPAT) (2021)
- Redevelopment of property at 64 Grand Ave., Cambridge (LPAT) (2019)
- Youngblood subdivision, Elora (LPAT) (2019)
- Demolition 174 St. Paul Street (Collingwood Heritage District) (LPAT) (2019)
- Port Credit Heritage Conservation District (LPAT) (2018)
- Brooklyn and College Hill HCD Plan (OMB) (2015)
- Rondeau HCD Plan (OMB) (2015)
- Designation of 108 Moore Street, Bradford (CRB) (2015)
- Downtown Meaford HCD Plan (OMB) (2014)

Master Plans, Growth Management Strategies and Policy Studies

- Township of West Lincoln East Smithville Secondary Plan (2022)
- Town of Frontenac Islands Maryville Secondary Plan (2021)
- Niagara-on-the-Lake Corridor Design Guidelines (2016)
- Cambridge West Master Environmental Servicing Plan (2013)
- Meadowlands Conservation Area Management Plan (2013)
- Township of Tiny Residential Land Use Study (2012)
- Port Severn Settlement Area Boundary Review (2012)
- Ministry of the Environment Review of the D-Series Land Use Guidelines (2012)
- Ministry of Infrastructure Review of Performance Indicators for the Growth Plan (2011)
- Township of West Lincoln Intensification Study and Employment Land Strategy (2011)
- City of Kawartha Lakes Growth Management Strategy (2010)

Development Planning

Provide consulting services for municipal and private sector clients for:

- Secondary Plans
- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

Education

Master of Arts

Planning, specializing in Heritage Planning
University of Waterloo (School of Planning)
2016

Bachelor of Arts (Honours)

Historical/Industrial Archaeology
Wilfrid Laurier University
2010

University of California: Santa Cruz

Bachelor of Arts in History
2010

Professional Associations

Full member,
Canadian Association of Heritage Professionals (CAHP)

Contact

540 Bingemans Centre Drive
Kitchener, ON N2B 3X9

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Vanessa Hicks

MA, CAHP

Vanessa Hicks is a Senior Heritage Planner and Associate with MHBC. Vanessa joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects.

Vanessa has been a full member of the Canadian Association of Heritage Professionals (CAHP) since 2018 and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including serving as Team Lead on Heritage Conservation District (HCD) projects. Vanessa also completes, and oversees the completion of, Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs), Conservation Plans (CPs), Documentation and Salvage Reports, and Commemoration Projects (i.e. plaques).

Professional History

Associate & Senior Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
(2016 – Present)

Program Manager, Corporation of the Town of Aurora
(2012 - 2016)

Heritage Planning Assistant, Corporation of the Town of Grimsby
(2012)

Archaeologist, Archaeological Research Associates Ltd.
(2007-2010)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Project Experience

Heritage Impact Assessments (HIAs)

- Heritage Impact Assessment – ‘Gaslight’, 64 Grand Avenue South, City of Cambridge
- Heritage Impact Assessment – 16 Lock Street, Port Dalhousie, St. Catharines
- Heritage Impact Assessment – 34 Roseview Avenue, Richmond Hill
- Heritage Impact Assessment – 2057 Dundas Street, Oakville
- Heritage Impact Assessment – 16 George Street, Cambridge
- Heritage Impact Assessment – 211-215 Queen Street, Hespeler (Cambridge)
- Heritage Impact Assessment – 141-147 Main Street East, Grimsby
- Heritage Impact Assessment – 5507 10th line, Town of Erin
- Heritage Impact Assessment – 12097 Kennedy Road, Brampton
- Heritage Impact Assessment – 1697 Blair Road, Cambridge
- Heritage Impact Assessment – 65 Ward Street, Port Hope
- Heritage Impact Assessment – 255 Ruhl Drive, Milton
- Heritage Impact Assessment – 2596 Alps Road, North Dumfries
- Heritage Impact Assessment – 883 Doon Village Road, Kitchener,
- Heritage Impact Assessment – 79 Collier Street, Barrie
- Heritage Impact Assessment – 4430 Trafalgar Road, Milton
- Heritage Impact Assessment – 1940 Lawrence Avenue East, Toronto
- Heritage Impact Assessment – Langmaid’s Island, Lake of Bays, District Municipality of Muskoka
- Heritage Impact Assessment – 2-16 Queen Street West, Kitchener
- Heritage Impact Assessment – 235 Main Street West & 74 Queen Street South, Hamilton
- Heritage Impact Assessment – 8265 Churchville Road, Brampton
- Heritage Impact Assessment – 500 Richmond Street East, Toronto
- Heritage Impact Assessment – 8387 Twiss Road, Milton
- Heritage Impact Assessment – 330 Blind Line, Orangeville
- Heritage Impact Assessment – 628 New Dundee Road, Kitchener
- Heritage Impact Assessment – 100 Borough Drive, Toronto
- Heritage Impact Assessment – 500 Richmond Street East, Toronto
- Heritage Impact Assessment – 331 Clair Road, Guelph
- Heritage Impact Assessment – 211-215 Queen Street, Cambridge
- Heritage Impact Assessment – 18 Portland Street, Toronto

Cultural Heritage Evaluation Report (CHER)

- Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute
- Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville
- Cultural Heritage Evaluation Report - 317 Mill Street, 28/30 Elizabeth Street South, 16 Elizabeth Street South, Town of Richmond Hill
- Cultural Heritage Evaluation Report – King Street Culvert, Town of Lincoln
- Cultural Heritage Evaluation Report – Queen Victoria Park Cultural Heritage Landscape
- Cultural Heritage Evaluation Report – 28 Burgetz Avenue, City of Kitchener
- Cultural Heritage Evaluation Report – 13373 Guelph Line, Milton
- Cultural Heritage Evaluation Report – 27 Prideaux Street, Niagara-on-the-Lake
- Cultural Heritage Evaluation Report – 400 Stouffville Road, 430 Stouffville Road, 1125 Stouffville Road and 1151 Stouffville Road

- Cultural Heritage Evaluation Report - Village Square, Burlington
- Cultural Heritage Evaluation Report – 2031 James St and 628 Elizabeth, Burlington

Cultural Heritage Evaluation & Inventory Projects

- Town of Aurora Review of the Heritage Register (comprehensive) – Corporation of the Town of Aurora
- Bulk Designations and Part IV Evaluations – Corporation of the City of Barrie

Heritage Conservation Districts (HCDs)

- Heritage Conservation District Study – Southeast Old Aurora (Town of Aurora)
- Heritage Conservation District Study – Alton Village (Town of Caledon)
- Heritage Conservation District Study – Streetsville (Mississauga)

Secondary Plans

- Town of Grimsby Secondary Plan – Town of Grimsby
- Glen Williams Secondary Plan Review – Town of Halton Hills

Mothball & Building Protection Plans

- Mothball Plan – 6603 – 6689 Eighth Line, Milton
- Mothball Plan – 1697 Blair Road, Cambridge

Special Projects

- Artifact Display Case – Three Brewers Restaurant, 275 Yonge St., Toronto
- Commemoration Plaque – Riverbank Lofts, Hespeler (Cambridge)
- Commemoration Plaque – 474 and 484 Queen Street South, Kitchener

Documentation, Salvage & Commemoration Reports

- Documentation and Salvage Report – Main Street Properties, Township of Whitchurch-Stouffville
- Documentation and Salvage Report & Commemoration Plan – 474 and 484 Queen Street South, City of Kitchener
- Documentation Report – 64 Grand Avenue South, City of Cambridge
- Documentation and Salvage Report – 487424 30 Side Road, Town of Mono
- Documentation and Salvage Report – 484 & 474 Queen Street, Kitchener
- Documentation Report – 575 Woodward Avenue, Hamilton
- Documentation Report – 2220 Ottawa St. S, Kitchener
- Documentation Report – 181 King Street S., Waterloo
- Documentation, Salvage, and Commemoration Report – 1001 King Street East, Kitchener
- Documentation, Salvage, and Commemoration Report – 628 New Dundee Road, Kitchener
- Documentation and Salvage Report - 5515 Garrard Road, Whitby

Education

Willowbank School of Restoration Arts

Diploma in Heritage Conservation
2024

Messors Field School

Art Conservation and Cultural
Heritage Landscapes Workshop
Completed
2023

University of California: Santa Cruz

Bachelor of Arts in History
2010

Professional Associations

Student Member,
Canadian Association of Heritage Professionals (CAHP)

Provincial Board Member at Large
and Education Committee Member,
Architectural Conservancy of Ontario (ACO)

Emerging Professional Member,
International Council on Monuments and Sites (ICOMOS)

Member,
Canadian Association for Conservation of Cultural Property (CAC)

Contact

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Christy Kirwan

BA, Dipl.

Christy is a Heritage Planner with MHBC and joined the firm in 2023. She holds a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts and a Bachelor's Degree in History from the University of California: Santa Cruz where she graduated cum laude with Department Honours and College Honours. Christy has experience in research and report writing for both public and private sector clients. She has completed historical research, inventory work, and evaluation on a variety of projects, including cultural heritage landscapes, evaluation reports, and impact assessments.

Prior to joining MHBC, Christy gained experience as a Heritage Intern for the Town of Grimsby. She has also received hands-on training from the Messors Field School in art and monument restoration and previously worked in the skilled trades restoring heritage buildings and fine furniture.

Professional History

Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
(2023 – Present)

Heritage Carpentry Apprentice, Bruce Chambers Period Furniture Ltd.
(2023)

Heritage Intern, Town of Grimsby
(2023)

Heritage Contractor, DJ McRae Heritage Restoration
(2022)



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Project Experience

Cultural Heritage Landscapes

- Doctor's Lane, King City and Old King Road, Nobleton, Township of King

Municipal Heritage Inventories

- Township of Tiny, 31 properties
- City of Barrie, 13 properties

Cultural Heritage Impact Assessments

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton
- 473 Ontario Street, Cobourg
- 230 North Centre Road, London
- 3563 Bostwick Road, London
- 1930-1934 Sideroad 5, Bradford West Gwillimbury
- 260 Main Street West, Grimsby
- 185 Third Street, Collingwood
- 228 McNeilly Road, Hamilton
- 1069 Highway 8, Hamilton
- 119 Sideroad 19, Fergus
- Mount Zion United Church, 473 Ridgewood Crescent, London
- 66 Banfield Street, Paris
- 1940 Fischer-Hallman Road, Kitchener
- 141 Laurel Street, Cambridge
- 1940 Fischer-Hallman Road, Kitchener

Cultural Heritage Evaluation Reports

- 8 St Andrews Avenue, Grimsby
- 12 St Andrews Avenue, Grimsby
- 934322 Airport Road, Mono
- Edgerton Road Municipal Bridge No. 11, Blackstock

Conservation Plans

- 18 Portland Street, Toronto

Documentation & Salvage Plans

- 3078 Regional Road 56, Binbrook, Hamilton
- 5515 Garrard Road, Whitby

Heritage Permit Applications

- 43 Mill Street West, Elora
- 7631 Creditview Road, Brampton

Hands-On Restoration Projects

- St. Paul's Anglican Church, Coulson's Hill, Bradford West Gwillimbury, Ontario
 - Restoration and painting of 1887 Gothic doors
- Byzantine Rupestrian Cave Frescoes, Alta Murgia, Italy
 - Mechanical frescoe cleaning
 - Cellulose poultice frescoe cleaning

- Plaster infilling and consolidation
- Burwash Hall, University of Toronto, Toronto, Ontario
 - Stone masonry conservation
 - Window installation
- Cathedral of St. Alban the Martyr, Toronto, Ontario
 - Cathedral window woodwork restoration
- 16 Elm Avenue, Branksome Hall, Toronto, Ontario
 - Brick masonry restoration
- Bishop Strachan School, Toronto, Ontario
 - Window restoration and reglazing
- St. Mark's Cemetery, Niagara-on-the-Lake, Ontario
 - Headstone monument conservation
- Willowbank National Historic Site, Queenston, Ontario
 - Decorative plaster repair
 - Wood window restoration
 - Historic flooring restoration
 - Stonework crack repair
 - Historic painting



EDUCATION

2020
GIS and Urban Planning
Fanshawe College

2005
Urban Planning
University of Seoul, South Korea

CURRICULUM VITAE

Paul Jae Woong Lee, BE

Paul Jae Woong Lee, a Technician with MHBC, joined the firm in 2022 and provides a variety of technical design and drafting services for public and private sector clients.

Prior to working for MHBC, Paul received his GIS & Urban Planning Diploma from Fanshawe College in 2020 and worked as a draft technician at a consulting firm.

Before Paul came to Canada, he also received a bachelor's degree in urban planning from University of Seoul and worked as an urban planner in Korea. He is in the process of becoming a member of the Canadian Association of Certified Planning Technicians

PROFESSIONAL HISTORY

- 2022 - Present Planning & Design Technician,
MacNaughton Hermsen Britton Clarkson Planning Limited
- 2020 - 2021 Drafting Technician,
GeoPro Consulting Limited
- 2019 - 2019 GIS Technician (co-op student),
Aamjiwnaang First Nation
- 2016 - 2017 Planner,
Dongbu Engineering Co., Ltd. (South Korea)
- 2014 - 2016 Planner,
JU Engineering Co., Ltd. (South Korea)
- 2005 - 2014 Planner,
DOHWA Engineering Co., Ltd. (South Korea)

CONTACT

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& L A N D S C A P E
A R C H I T E C T U R E