

HERITAGE KITCHENER COMMITTEE TRAINING

Meeting Date: January 7, 2025

What is Heritage Planning?

- The area of urban planning that addresses the protection and management of cultural heritage resources

What is Heritage Conservation?

- The identification, evaluation, interpretation, protection, and use of cultural heritage resources in a manner that retains their heritage value, attributes, and integrity
- The focus is change management – not change prevention



Benefits of Heritage Conservation



Social



Informational



Economic



Aesthetics



Environmental



Social Benefits

- Creates a sense of place
- Enhances cultural identity
- Creates connections between people through collective history
- Creates connections between people and the built environment



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Economic Benefits

- Enhances property value and assessments
- Attracts investment and talent
- Higher rate of return on investments
- Creates opportunities for tourism and other specialized industries



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Environmental Benefits

Retrofitting and reuse of historic buildings and structures:

- Prevents material from being in landfills
- Reduces material consumption
- Reduces carbon footprint



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Informational

- Knowledge about the history and traditions of our City
- Knowledge about patterns of land use and spatial development
- Knowledge about resilient development, techniques, and material use



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Aesthetics

- Creates distinctive places and distinguishes Kitchener from other Cities
- Can influence design to create appealing and interesting spaces
- Can improve spatial quality of urban areas



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Our heritage resources include:
Buildings & Structures



Licensed to KWAR

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Our heritage resources include:
Cultural Heritage Landscapes (CHL)



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**Our heritage resources include:
Archaeological Sites & Artifacts**



How do we protect our heritage resources?

Source	Tool
1. Ontario Heritage Act	<ul style="list-style-type: none">• Municipal Heritage Register• Designation (Part IV and V)• Heritage Conservation Easement Agreement or Heritage Preservation and Maintenance Agreement
2. Planning Act	<ul style="list-style-type: none">• Provincial Policy Statement• Conditions of Planning and Development Applications Approval
3. Official Plan	<ul style="list-style-type: none">• Cultural Heritage Policies in the Regional and Kitchener Official Plan

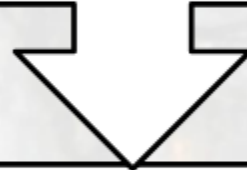
1. ONTARIO HERITAGE ACT

- The Ontario Heritage Act (OHA) establishes a framework for heritage conservation in Ontario
- Based on a values-based approach of
 - Cultural Heritage Value or Interest
 - Heritage Attributes
 - Physical features or elements that contribute to a property's cultural heritage value or interest

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Identify and articulate value



Identify attributes that contribute to,
support or embody that value

How is value identified?

The OHA establishes the criteria for determining cultural heritage value at the local and provincial level under *Ontario Regulation 9/06*

Design or Physical Value

Historical or Associative Value

Contextual Value

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ONTARIO REGULATION 9/06 MADE UNDER THE ONTARIO HERITAGE ACT

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

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Design or Physical Value

- Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- Displays a high degree of craftsmanship or artistic merit; or
- Demonstrates a high degree of technical or scientific achievement.



279 Glasgow Street



Walper Hotel



122 Frederick Street

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Historical or Associative Value

- Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
- Yields, or has the potential to yield, information that contributes to an understanding of a community or a culture; or
- Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.



Schoerg House



Steckle Homestead



Kaufman Building

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Contextual Value

- Is important in defining, maintaining or supporting the character of an area;
- Is physically, functionally, visually or historically linked to its surroundings; or
- Is it a landmark.



Victoria Park

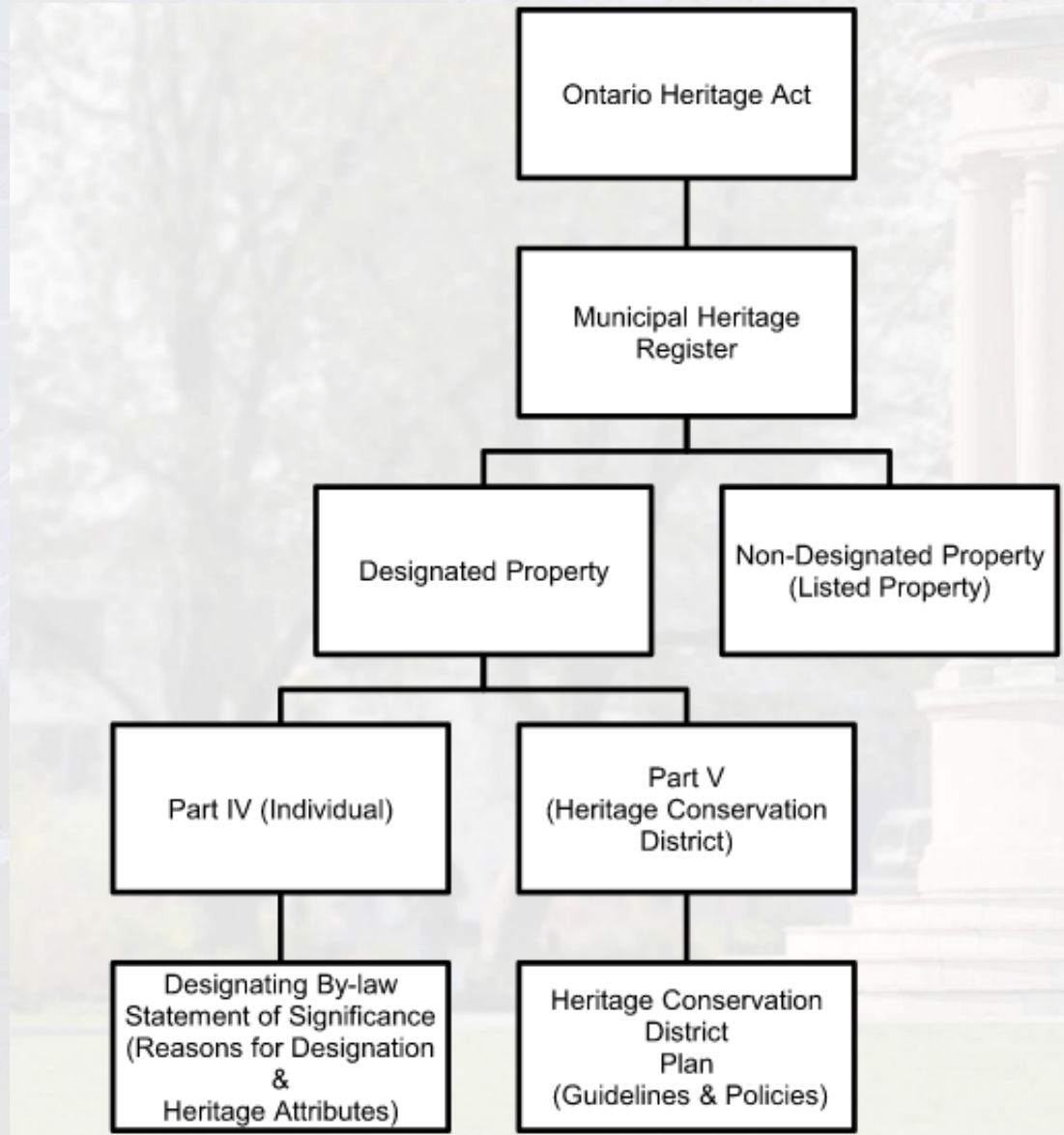


Krug Furniture



Walper Hotel

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Municipal Heritage Registers

A Municipal Heritage Register is a database of all the properties of cultural heritage value or interest in Kitchener.

It includes all designated and listed properties within Kitchener.

Municipal Heritage Register Disclaimer

The City of Kitchener's Municipal Heritage Register is provided by the City for **informational purposes only**. The City of Kitchener endeavours to keep the Municipal Heritage Register current, accurate and complete; however, the City reserves the right to change or modify the Municipal Heritage Register and the information contained within the Municipal Heritage Register at any time without notice.

The Municipal Heritage Register includes property held in private ownership. Please respect the rights of local residents and property owners. Do not trespass on private property or harm heritage features.

For confirmation of a property's status on the City of Kitchener's Municipal Heritage Register, please contact Michelle Drake, Senior Heritage & Policy Planner, at 519-741-2200, ext. 7839 or michelle.drake@kitchener.ca

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Inventory of Historic Buildings

Buildings which have been potentially identified as having cultural heritage interest or value, but further research and assessment is necessary to determine whether these resources should be listed or designated.

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Types of Designations under the OHA

Listed Properties

- These are the properties which have not been formally designated under Part IV of the Act but have been recognized as properties of cultural heritage value or interest
- Between 2007 and 2015, Heritage Kitchener re-evaluated more than 800 properties on its Inventory and 'listed' 231 Municipal Heritage Register.



90 Queen Street South

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Designation

- Publicly recognizes and promotes awareness of the cultural heritage value of a resource.
- Provides a process for ensuring that changes to heritage attributes respect the property's heritage value.
- Establishes a measure of protection from demolition.

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Part IV Designation

These are individually designated properties of cultural heritage value under the OHA.



Governor's House

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Part V Designation

These properties are designated as part of a Heritage Conservation District (HCD). Kitchener has 4 HCD's:

- Civic Centre Neighborhood Heritage Conservation District
- Victoria Park Area Heritage Conservation District
- Upper Doon Heritage Conservation District
- St. Mary's Heritage Conservation District

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2. Planning Act

Development applications involving cultural heritage resources may involve certain requirements and approvals to ensure cultural heritage resources are conserved appropriately.

3. City of Kitchener Official Plan

Official Plans reflect a community's vision for growth and change, and sets out policies and goals for land use and development. Municipal Official Plans strongly support the conservation of cultural heritage resources and contain cultural heritage policies that address cultural heritage conservation objectives.

How do we manage change?

- We need to recognize that over time changes to a property will be necessary and even desirable.
- Protecting a heritage property such as through designation is not meant to prevent change. Rather, it establishes a mechanism for managing change so that a property's heritage value is maintained for the benefit and enjoyment of future generations.

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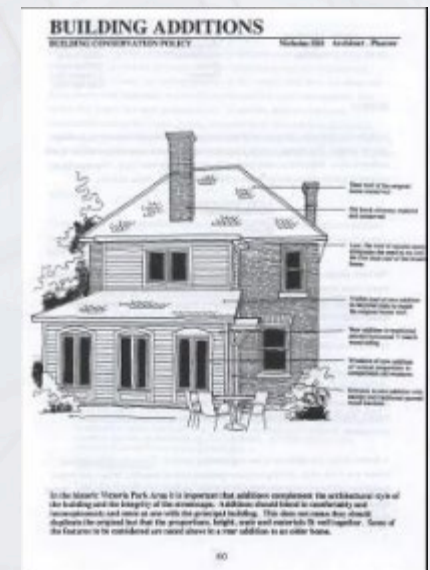


Best Practices for managing change:

- Standards and Guidelines for Conservation (Parks Canada)
- Eight Guiding Principles of Conservation (Ministry)
- Heritage Conservation District Plan policies and guidelines

Processes for Managing Change:

- Heritage Permit Applications
- Review of Planning Applications
- Heritage Impact Assessments
- Conservation Plans
- Heritage Design Guidelines



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Some Municipal Processes

Process	Description
Heritage Impact Assessments (HIA)	Study to determine the potential impacts of a proposed development or site alteration on a heritage resource and provide mitigation measures and conservation options. Often identified as a requirement of planning applications involving heritage resources.
Heritage Permit Applications (HPA)	Required to undertake changes to properties designated under the Ontario Heritage Act. Used to determine potential impacts to the heritage value of the subject property.
Heritage Funding	Programs offered to owners of heritage properties to help cover the cost of conserving our cultural heritage resources and encourage good conservation practices

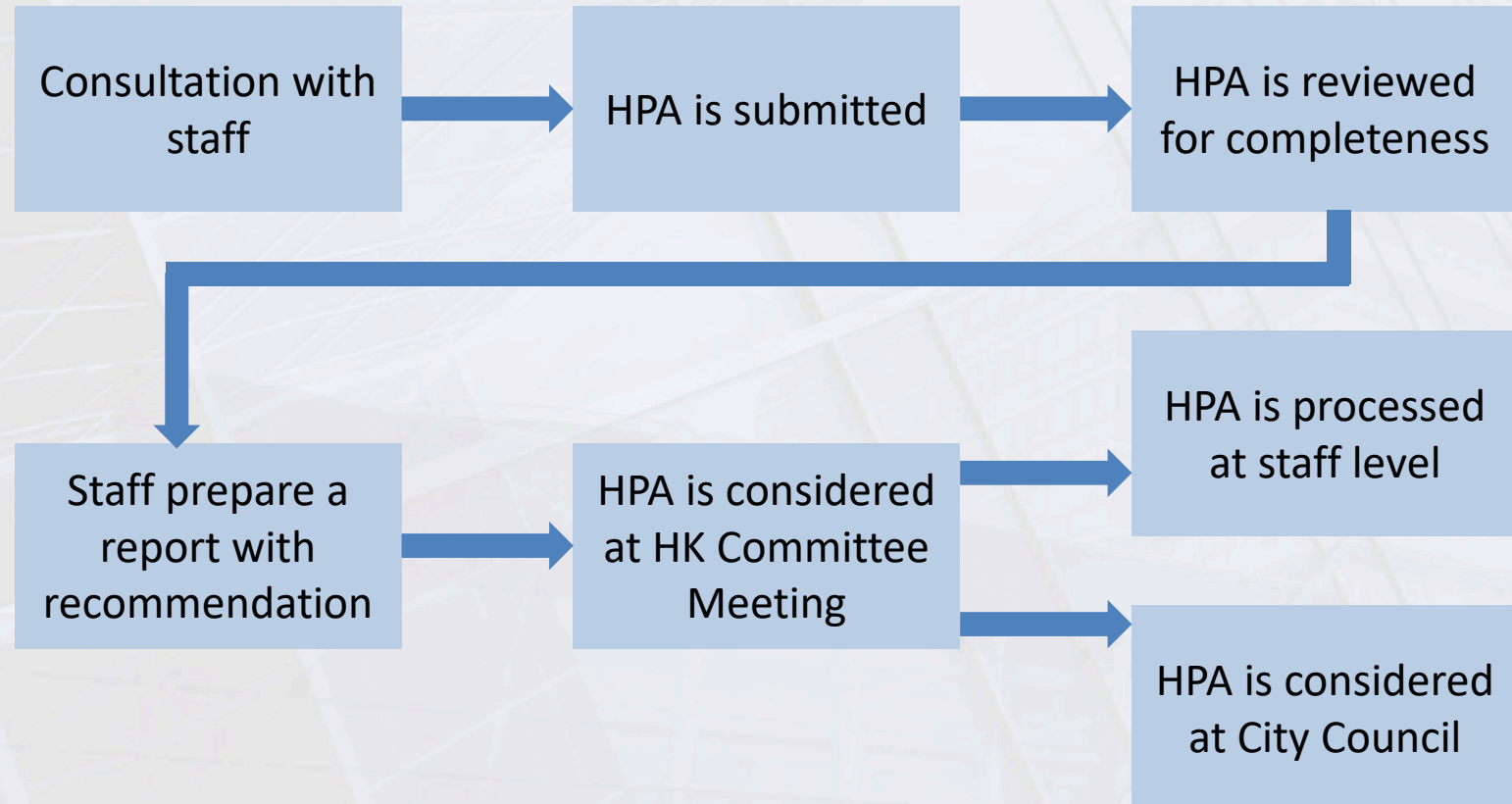
Heritage Impact Assessments (HIA)

1. Identified as a requirement as the pre-submission consultation stage
2. Submitted by applicants as part of a complete application
3. Presented to Heritage Kitchener Committee for comments
4. Further review by staff
5. Revised by applicant
6. Approved by Director of Developing and Housing Approvals

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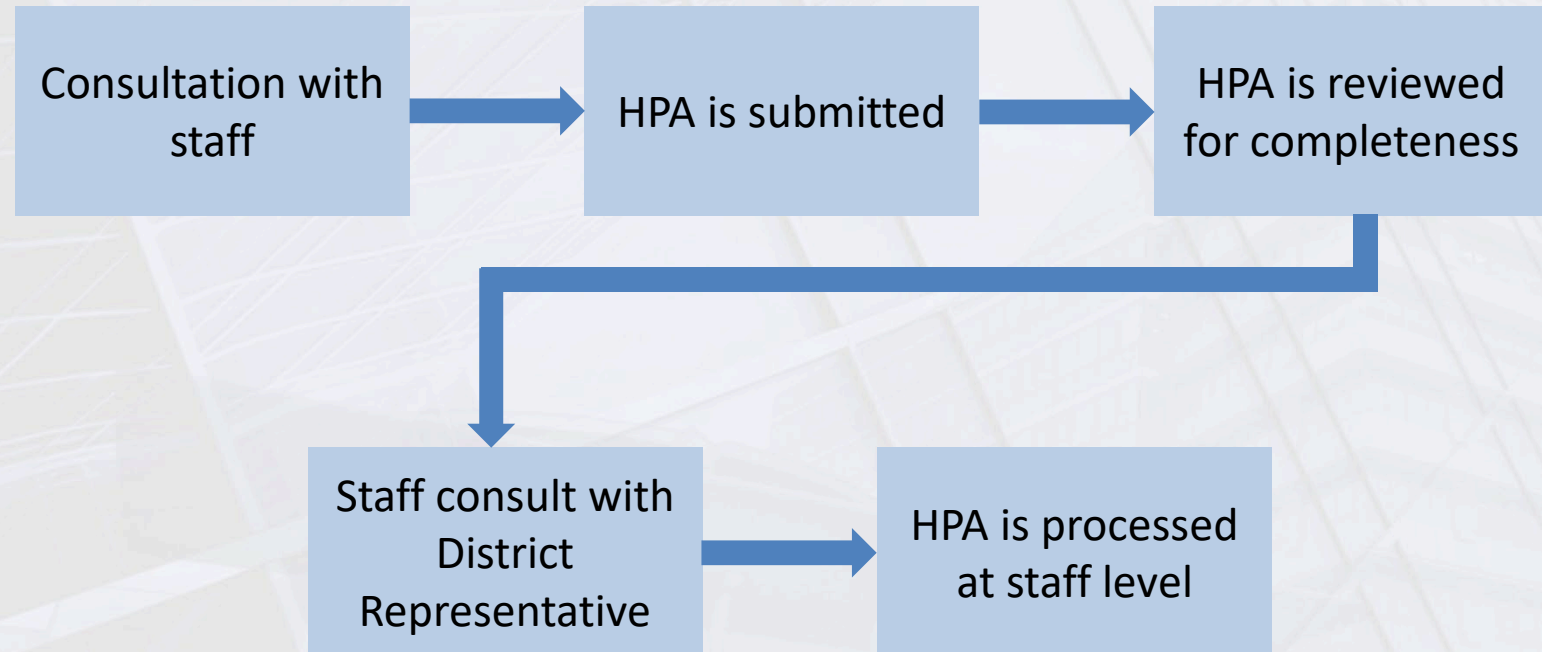
Heritage Permit Applications (HPA)



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Heritage Permit Applications: Delegated Approval Authority



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Heritage Funding

Grant Program

Criteria

- Designated under the Ontario Heritage Act
- Repair or restoration of original features and elements

Funding

- 50% of the cost of the project up to \$5,000 for general projects, and two grants of \$15,000 for special projects.

Tax Refund

Criteria

- Designated under the Ontario Heritage Act
- Subject to a heritage conservation easement or preservation and maintenance agreement

Funding

- Up to 40% refund on property taxes

Our Roles and Responsibilities



City Staff



City Council



Committee



Public

Our Roles and Responsibilities



City Staff

- Implement policies related to heritage
- Carry out heritage planning processes
- Provide expertise in heritage matters, including conservation, restoration, and other practices
- Act as advisors and make recommendations to Committee and Council
- Some authority to make decisions on certain types of applications on behalf of Council

Our Roles and Responsibilities



Committee

- Advisory and consultative role
- Aids with matters related to the conservation of property of cultural heritage value or interest including:
 - Designation, repeals, or amendments of designating by-laws
 - Identifying cultural heritage properties
 - Applications to alter designated properties
 - Applications to demolish heritage resources
 - Easements or covenants on heritage properties
 - Educating and involving the community, including identifying and supporting community interests in heritage-related matters

Our Roles and Responsibilities



City Council

- Decision-making authority
- Approve or refuse proposals to designate under the Ontario Heritage Act
- Approve or refuse applications to alter or demolish heritage resources
- Approve or refuse applications to construct new buildings within Heritage Conservation Districts

Our Roles and Responsibilities



Public

- Stakeholders
- Owners of heritage resources are caretakers and stewards
- Stay active and involved
- Follow appropriate processes and consult with staff for best practices
- Identify and express interests and concerns in heritage-related matters

Bill 23

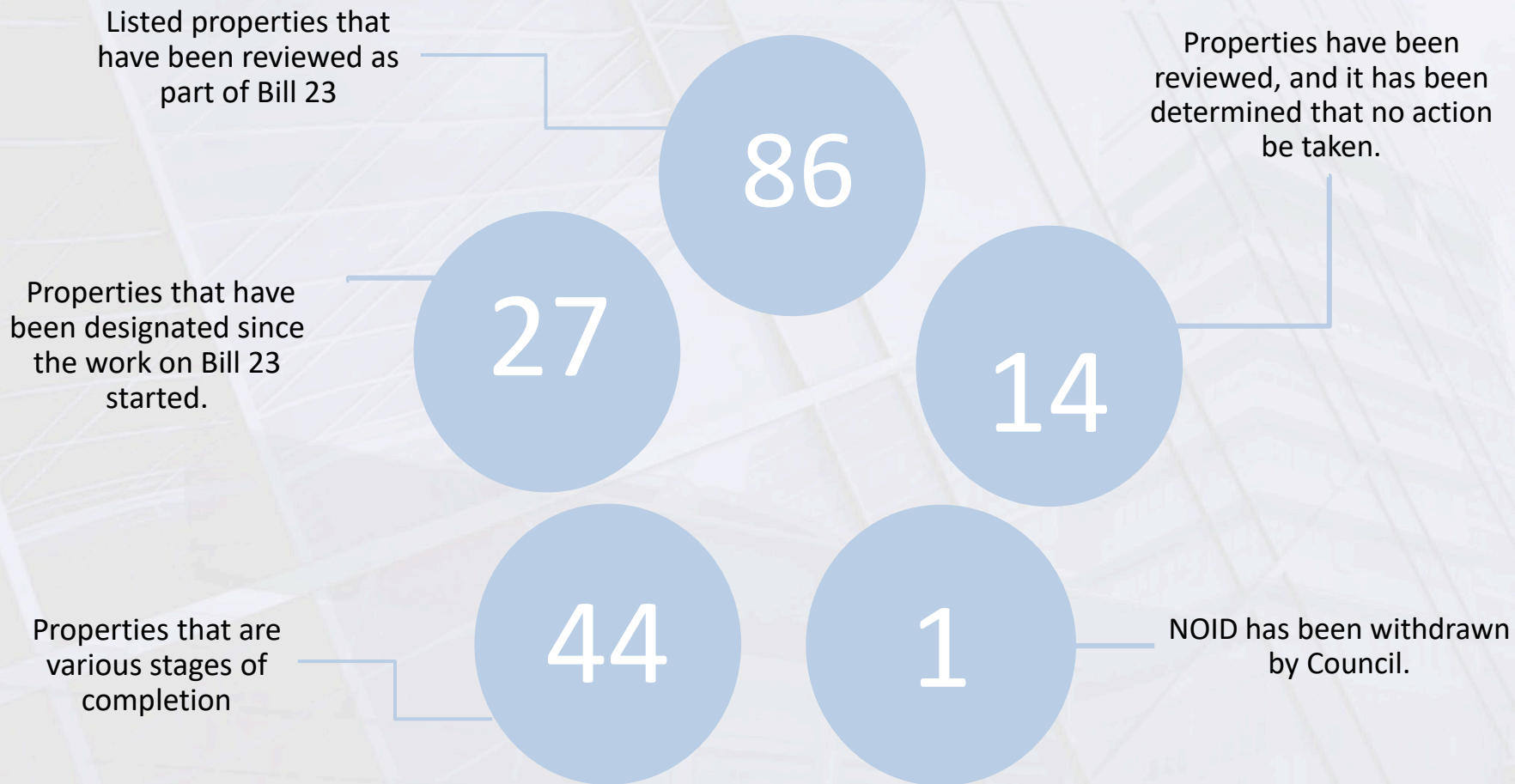
As part of Bill 23 – More Homes Built Faster Act 2022, there have been some changes proposed to the OHA.

- The most significant of them being pursuing designation for listed properties within a time period of 2 years, initially before January 1, 2025. Bill 200 has extended that timeline for an additional 2 years, until January 1, 2027.
- Since February 2023, staff have been working with the help of the Committee to review listed properties and determine whether designation should be pursued.
- As part of the work plan proposed in February 2023, Heritage Planning Staff committed to the review of 80 properties listed on the Municipal Heritage Register prior to January 1, 2025.

Technical Process



Bill 23 Progress



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End of Training

Agenda

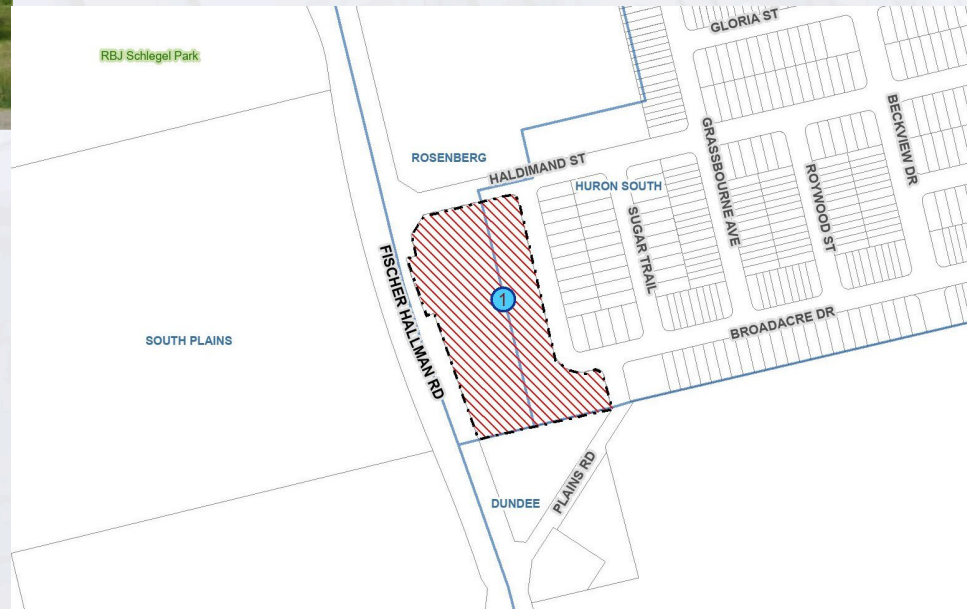


- 4.1 Heritage Kitchener Advisory Committee Orientation
- 4.2 Election of Chair and Vice Chair
- 4.3 Draft Scoped Heritage Impact Assessment – 1940 Fischer Hallman Road
- 4.4 Notice of Intention to Designate – 69 Agnes Road
- 4.5 Notice of Intention to Designate – 80-86 Union Boulevard
- 4.6 Old Mills Ruins Repair and Restoration Work

4.3 Draft Scoped Heritage Impact Assessment – 1940 Fischer Hallman Road



Source: Draft Scoped HIA



4.3 Draft Scoped Heritage Impact Assessment – 1940 Fischer Hallman Road

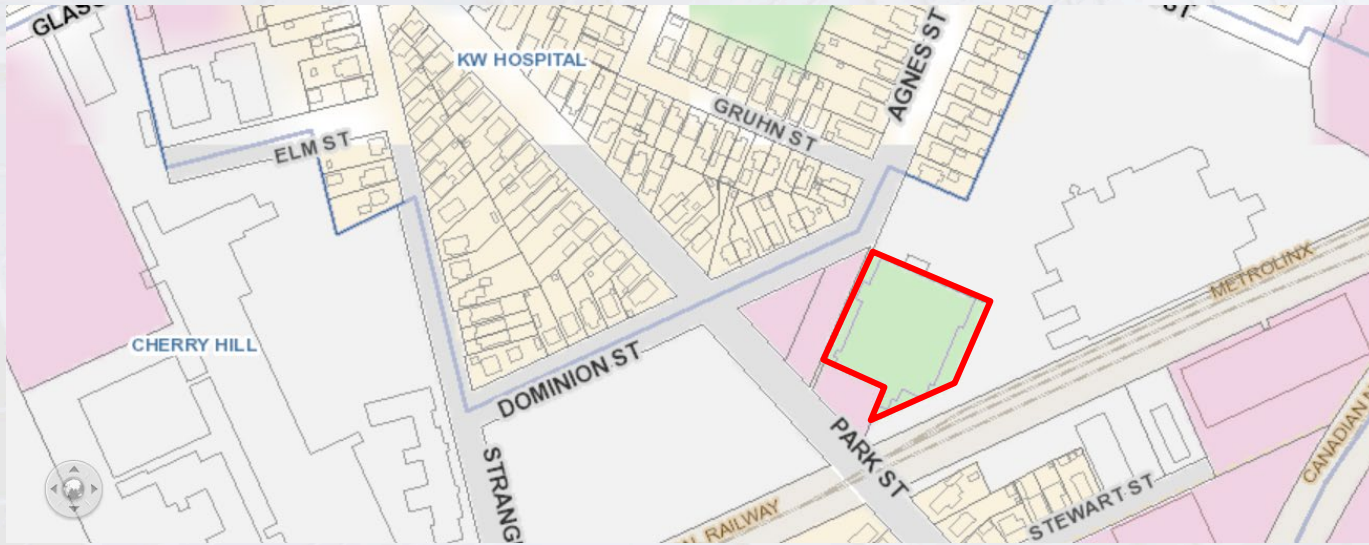


4.3 Draft Scoped Heritage Impact Assessment – 1940 Fischer Hallman Road



No recommendation required.

4.4 Notice of Intention to Designate 69 Agnes Road



4.4 Notice of Intention to Designate 69 Agnes Road

Design / Physical Value

- 1927 red brick portion of the building is an example of the Vernacular architectural style with Art Deco influences

Contextual Value

- Physically, visually, historically, and functionally linked to its surroundings



4.4 Notice of Intention to Designate 69 Agnes Road

Historical / Associative Value

- Association with both the sport of curling and badminton within Kitchener
- Potential to contribute to an understanding of the development and progression of sports and sport associations/clubs within KW
- Original 1927 structure and additions added between 1928-1952 were designed by architect Bernal Ambrose Jones
- 1927 portion built by Dunker Construction Company
- Rebuilding after fire overseen by architect firm Jenkins and Wright



4.4 Notice of Intention to Designate **69 Agnes Road**



RECOMMENDATION

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 69 Agnes Road as being of cultural heritage value or interest.

4.5 Notice of Intention to Designate 80-86 Union Boulevard

Design / Physical Value

- Unique example of Art Moderne architectural style with some Art Deco influences
- Art Moderne style characterized by use of simple geometric shapes, long horizontal lines and banding, curved sides and corner windows, glass block windows
- Art Deco influences seen in decorative detailing such as the leaf motifs and dramatic front entrance surround



4.5 Notice of Intention to Designate 80-86 Union Boulevard

Historical/Associative Value

- Potential to contribute towards an understanding of development patterns in the late 1930's-1960's.

Contextual Value

- Contribute to continuity and character of Union Boulevard / York Street streetscape and the Westmount East & West Neighbourhood Cultural Heritage Landscape
- Physically, visually, historically, and functionally linked to its surroundings



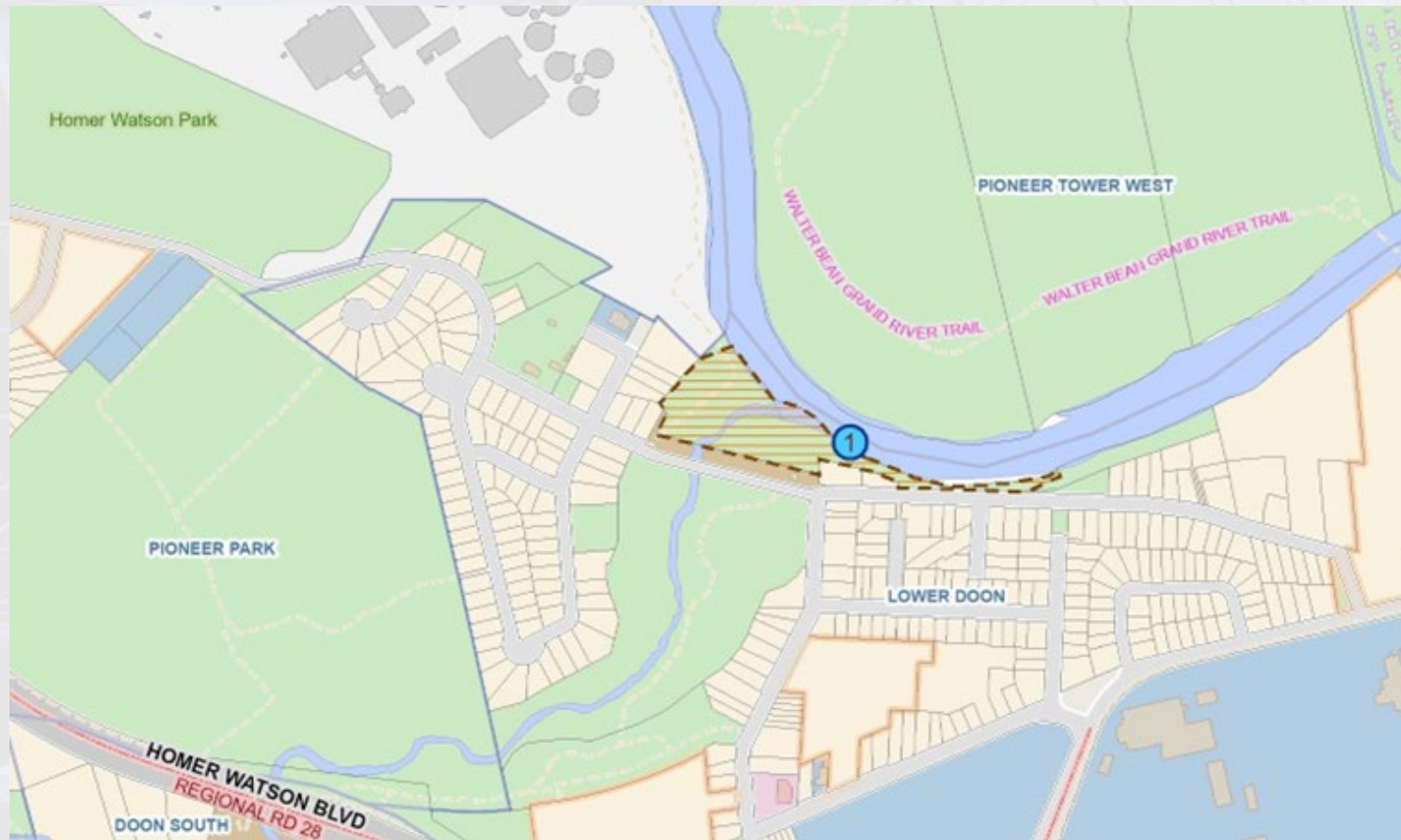
4.5 Notice of Intention to Designate **80-86 Union Boulevard**



RECOMMENDATION

That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 80-86 Union Boulevard as being of cultural heritage value or interest.

4.6 Old Mills Ruins Repair and Restoration Work



4.6 Old Mills Ruins Repair and Restoration Work



The Ruins meet 7 out of 9 criteria for designation, and is recognized for its physical, historical/associative and contextual value.

Source: Draft CHER



4.6 Old Mills Ruins Repair and Restoration Work



No recommendation required.