

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: April 1, 2025

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

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

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: February 28, 2025

REPORT NO.: DSD-2025-110

SUBJECT: Draft Phase 1 Heritage Impact Assessment – 63 Courtland Avenue East

RECOMMENDATION:

For information.

REPORT:

The Development and Housing Approvals Division is in receipt of a Draft Phase I Heritage Impact Assessment (HIA) for the subject property municipally addressed as 63 Courtland Avenue East.



Figure 1: Location Map of Subject Property

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

The subject property is currently listed as a non-designated property of cultural heritage interest or value on the City's Municipal Heritage Register. The Phase I HIA focuses on the history of the property, its evaluation according to Ontario Regulation 9/06, and consideration of development approached that may be considered as a proposed development is finalized for this property.

There are currently 3 buildings on the property (Building 1, Building 2, and Building 3). Building A is two storeys brick construction building and contains parts of the original single storey brick from to the former J.M. Schneider home/factory that fronts onto Courtland Avenue East. Building A is a two-storey brick construction building constructed between 1917 and 1925. Building C is a one-storey concrete block structure that was constructed between 1930 and 1947.



Figure 2: Front Facade of Building 1



Figure 3: Front Facade of Building 2

Evaluation of Cultural Heritage Value

According to the HIA, only portions of Building 1 (Portions A, B, and Cii) has been identified as having cultural heritage value or interest. They meet 2 out of 9 criteria for O. Reg. 9/06, and are recognized for its design/physical, and historical/associative value. These sections are representative of the Romanesque Revival architectural style and are associated with John M. Schneider and the J.M. Schneider & Sons business from 1897 to 1925 for a period of 28 years. The business was started as a butcher/meat market and still exists today, as one of the biggest meat companies operating in Ontario. The other sections of Building 1, and Building 2 and 3, do not have any cultural heritage value or interest. These buildings do not have any contextual value.



Figure 4: Aerial View of Subject Property with Identified Portions of Building 1

Per the HIA, the heritage attributes include:

Building 1: Section A

- Heavy visual weight and mass utilizing a combination of brick and rusticated stone;
- Use of heavy stone or concrete lintels and sills;
- Brick pilasters at the north and east elevations;
- Central front entrance with arched entrance and keystone with sidelights and transom;
- Decorative stepped brick dentils/banding above windows; and
- Two large square-shaped window openings on either side of the entrance at the north elevation.

Building 1: Section B

- Three rectangular-shaped window openings with lintels and sills;
- Brick Pilasters;
- Decorative stepped brick dentils/banding above windows;
- Parapet wall with brick pilasters, stone or concrete banding and dentils;
- Original window openings at the second storey with lintels and sills; and
- Brick pilasters and decorative stepped brick details below roofline.

Building 1: Section C which includes features which are a continuation of Section B, and are as follows:

- Two storey scale and massing;
- Series of four rectangular-shaped window openings at the second storey (north elevation), including lintels and sills;
- Parapet wall with brick pilasters, stone or concrete banding and dentils;
- Decorative stepped brick dentils/banding above windows;
- Original rectangular-shaped windows at the second storey (west elevation).

Proposal

The owners are proposing to redevelop the lands. A concept plan has not been fully developed, though it has been determined that the work is to advance in stages. Phase I includes the removal of Buildings 2 and 3 in their entirety, as they have no cultural heritage value or interest. It will also include the removal of portions of Building 1 with the intent of retaining some parts so that they can be integrated into the proposed development.



Figure 5: Portions of Building 1 Proposed to be Retained in Phase I

Staff have been working with the applicant in determining the appropriate next steps. It is staff's preference that additional portions of Building 1 be retained as they do demonstrate cultural heritage value. Furthermore, since the timeline of the project is not finalized, retaining those additional portions will ensure not only the conservation of cultural heritage resources, but that there is functional building on-site in case of any delay or change in timelines.

No further information has been provided regarding the proposed new development beyond the identification of the portions of Building 1 to be retained. The applicants are to present a basic concept plan for the proposed development during the Heritage Kitchener meeting in order to support this HIA and so that Committee members have more information about potential development options of this site. It should be noted that the concept plan is not final and subject to change, and that Heritage Planning staff have not yet been presented or reviewed this basic concept plan for commentary as well.

Conditions Assessment

A conditions assessment of the property was completed in May 2024 by Tacoma Engineers as part of this Heritage Impact Assessment. A supplementary structural condition assessment was undertaken in December 2024. The assessments are attached to the HIA as Appendix C. They confirmed the following:

- The building was constructed with a combination of wood and steel framing supported on exterior masonry walls;
- Foundation walls are a combination of rubblestone mass masonry (earlier portions of the building) as well as later concrete (later additions);
- No original building fabric remains at the interior of the building, which has been extensively modified over time;
- The building is in "fair condition", with "...no observed damages that would cause concern for structural stability.";
- Exterior masonry shows signs of distress from lack of or improper maintenance;
- Damages may be accelerated with lack of water management (i.e. damaged downspouts, roof flashings);
- Any redevelopment proposal will need to restore exterior masonry to ensure that existing historic fabric is not compromised;
- The rear portions of the building can be removed without affecting the structural stability of the portion that would remain;

Anticipated Next Steps

The owners will be submitting a Notice of Intention to Demolish to initiate the process of demolishing portions of Buildings 1, and the entirety of Buildings 2 and 3, which will be brought forward to Heritage Kitchener and then Council. At this time, no planning applications have been submitted, and staff are looking for the Committee's input as staff continues to review the HIA. A motion or recommendation to Council is not required. The Owner's heritage consultant will be attending the April 2025 meeting to present a basic concept plan and answer any questions the Committee might have.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Heritage Kitchener committee meeting.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 1990*

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Draft Phase I HIA – 63 Courtland Avenue East