

# HERITAGE KITCHENER MEETING

Meeting Date: April 1<sup>st</sup>, 2025

# Agenda



- 4.1 Draft Phase 1 Heritage Impact Assessment  
63 Courtland Avenue East
- 4.2 Municipal Heritage Register Review  
April 2025 Update
- 4.3 Heritage Kitchener Committee 2025 Work Plan  
Update and Discussion

# 4.1 Draft Phase 1 Heritage Impact Assessment 63 Courtland Avenue East

## Background:

- Currently listed as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register
- Subject property contains 3 buildings





## 4.1 Draft Phase 1 Heritage Impact Assessment 63 Courtland Avenue East

### Evaluation of Cultural Heritage Value

- Only portions of Building 1 identified as having cultural heritage value or interest
- Meets 2 / 9 criteria and recognized for design/physical and historical/associative value



## 4.1 Draft Phase 1 Heritage Impact Assessment 63 Courtland Avenue East

### Proposal and Anticipated Next Steps

- Concept plan has not been fully developed. Has been determined that the work will advance in stages.
- Phase 1 will include the removal of Buildings 2 and 3 in their entirety, and portions of Building 1. Conditions Assessment confirmed structural stability can be maintained with the partial removal.
- Further information about the concept is anticipated to be provided by the applicant at this HK meeting.
- Notice of Intention to Demolish to be submitted and brought forward to HK and Council.



## 4.1 Draft Phase 1 Heritage Impact Assessment 63 Courtland Avenue East



**Staff are looking for committee's input.  
No recommendation to Council required.**



## 4.7 Municipal Heritage Register Review

# April 2025 Update



### 283 Duke Street West



Criteria Met: 5 / 9

Value: Design/Physical, Historical/Associative,  
Contextual

CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative example of the Industrial Vernacular architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The building does not display any craftsmanship or artistic merit beyond what is typical for the architectural style.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The building appears to be constructed using materials and methodology typical for the time period.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes	Original owner was D. Hibner Furniture Co. Ltd, founded 1889 by Daniel Hibner. Third owner was Dominion Electrohome Industrial Limited.



## 4.2 Municipal Heritage Register Review

# April 2025 Update



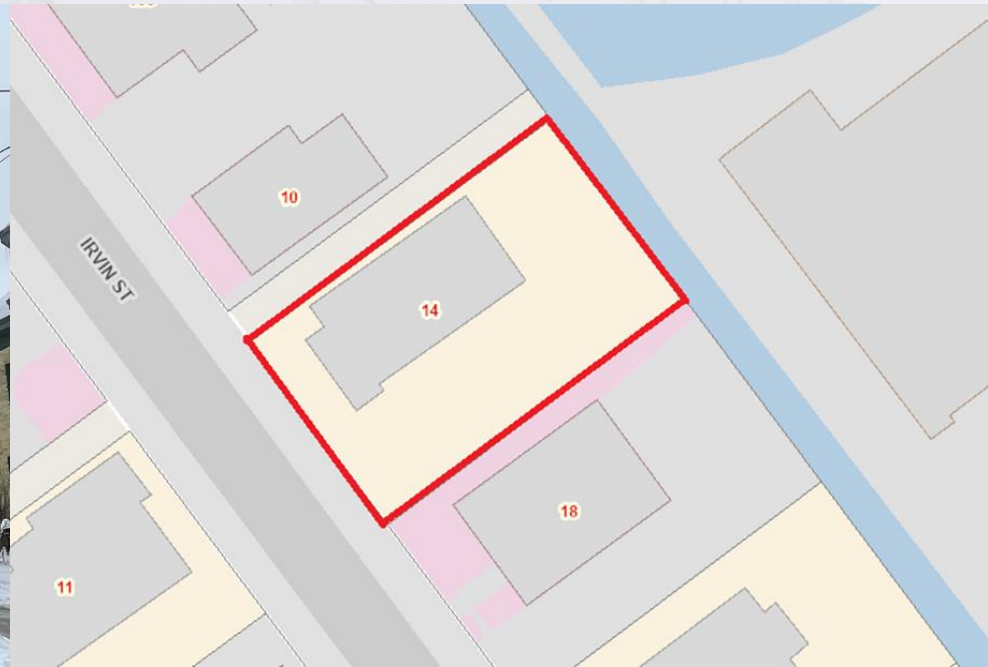
CRITERIA	MET?	DESCRIPTION
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes	Constructed during a time when then-Berlin experienced exponential growth and remained in operation when the City was considered a primary industrial centre of Canada. Can contribute to an understanding of this economic development.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The architect and builder were not identified during archival research.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	Contributes to the continuity and character of Duke Street West and the Warehouse District Cultural Heritage Landscape and Canadian National Railway Line Cultural Heritage Landscape.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Remains in situ and maintains its original organization along the railway lines with a front entrance oriented towards Duke Street.
9. The property has contextual value because it is a landmark	No	While the building is large and located on a corner property at the top of a hill, it is not particularly notable or distinctive in appearance and not located along prominent roadways.

## 4.7 Municipal Heritage Register Review

# April 2025 Update



### 14 Irvin Street



Criteria Met: 3 / 9

Value: Design/Physical, Contextual

## 4.2 Municipal Heritage Register Review

# April 2025 Update



CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative example of Queen Anne style architecture, with unique curved wall and curved window.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The house does not display any craftsmanship or artistic merit beyond what is typical for the architectural style.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No	The house appears to be constructed using materials and methodology typical for the time period.
4. This property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	No	No historical or associative value was identified from archival research.



## 4.2 Municipal Heritage Register Review

# April 2025 Update



CRITERIA	MET?	DESCRIPTION
5. This property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No	No historical or associative value was identified during archival research.
6. The property has historical value or associative value because it demonstrates or reflects the work of an architect, artist, builder, designer, or theorist who is significant to the community	No	The architect and builder were not identified during archival research.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The house contributes to the continuity and character of the Irvin Street streetscape and the Central Frederick Neighbourhood Cultural Heritage Landscape
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The house is located in situ and has undergone minimal alterations. It has a unique relationship with the neighbouring 18 Irvin Street.
9. The property has contextual value because it is a landmark	No	The house is visually integrated into the surrounding neighbourhood and is not distinctive in size, scale, or location.

## 4.7 Municipal Heritage Register Review

# April 2025 Update

### 18 Irvin Street



Criteria Met: 3 / 9

Value: Design/Physical, Contextual

## 4.2 Municipal Heritage Register Review

# April 2025 Update



CRITERIA	MET?	DESCRIPTION
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	Yes	Representative example of Queen Anne style architecture, with unique curved wall and curved window.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The house does not display any craftsmanship or artistic merit beyond what is typical for the architectural style.
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## 4.2 Municipal Heritage Register Review

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7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The house contributes to the continuity and character of the Irvin Street streetscape and the Central Frederick Neighbourhood Cultural Heritage Landscape
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The house is located in situ and has undergone minimal alterations. It has a unique relationship with the neighbouring 14 Irvin Street.
9. The property has contextual value because it is a landmark	No	The house is visually integrated into the surrounding neighbourhood and is not distinctive in size, scale, or location.

## RECOMMENDATION:

The pursuant to Section 29 of the Ontario Heritage Act, the cultural heritage value or interest be recognized, and designation be pursued for the following properties:

- 283 Duke Street West
- 14 Irvin Street
- 18 Irvin Street

# Update and Discussion



**Official Plan Update  
(Heritage Policy Review)**

**Cultural Heritage Landscape  
Implementation**



**Municipal Heritage Register  
Review Continuation**



# Update and Discussion



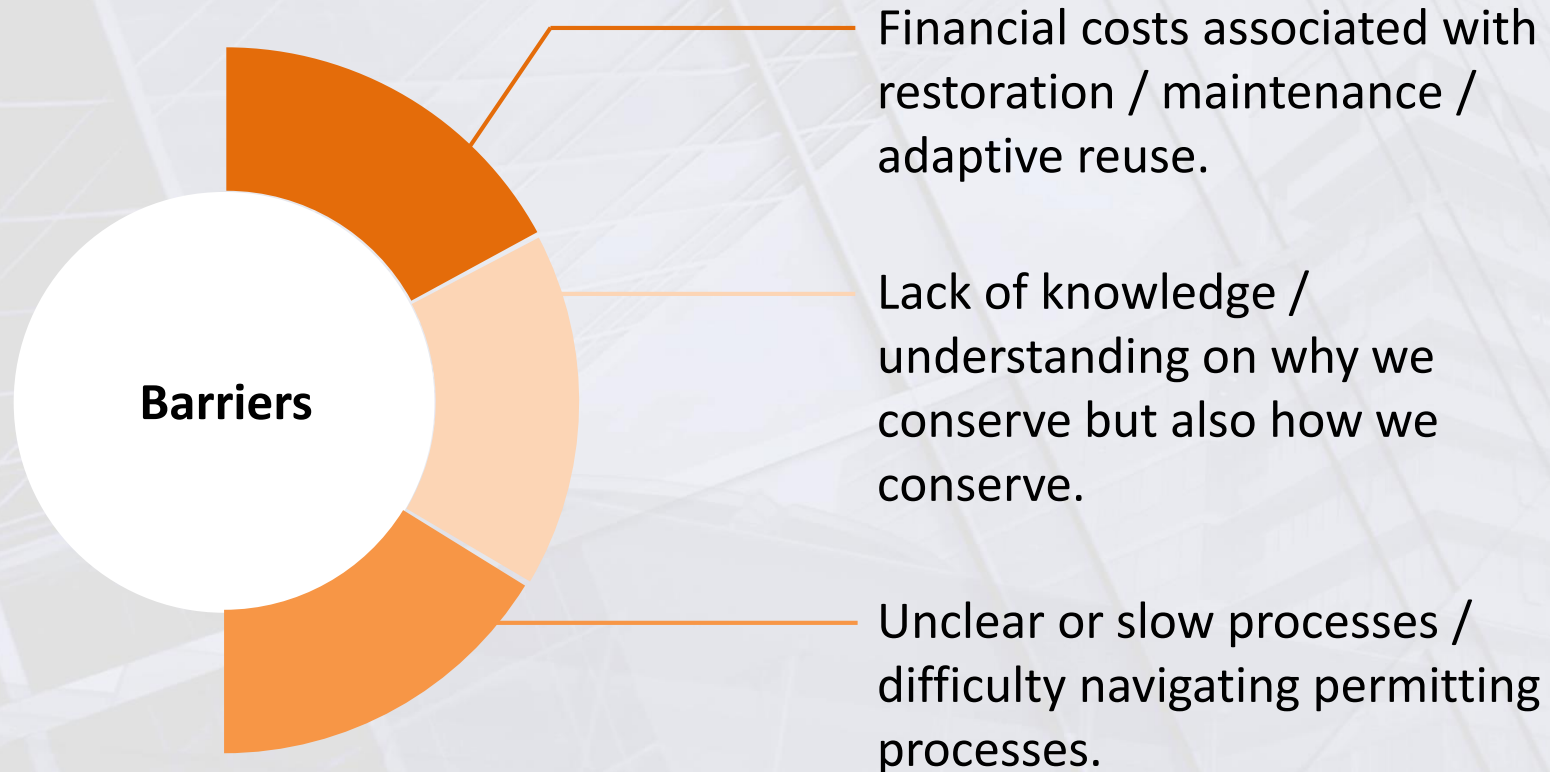
## Official Plan Survey Responses



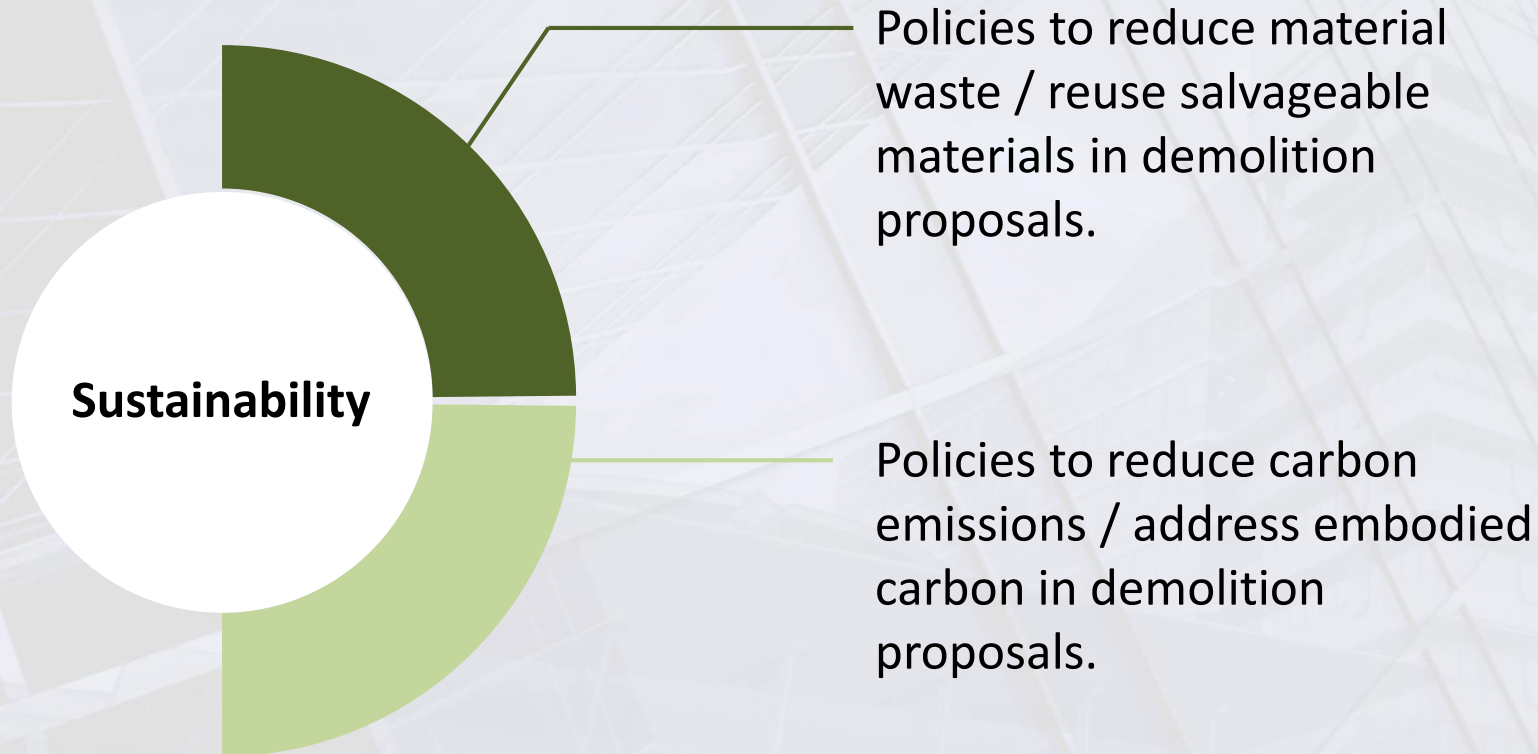
# Update and Discussion



## Official Plan Survey Response

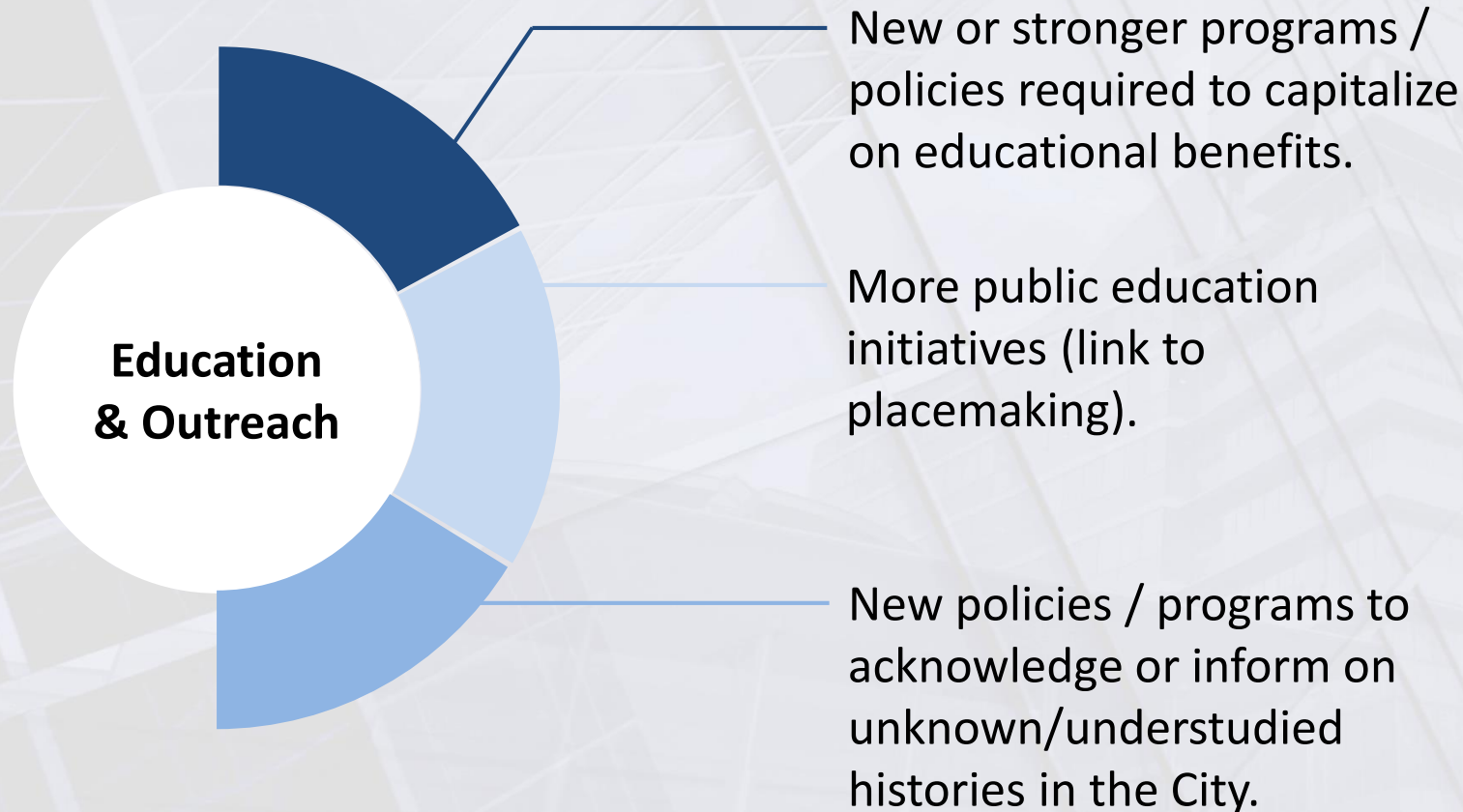


## Official Plan Survey Response

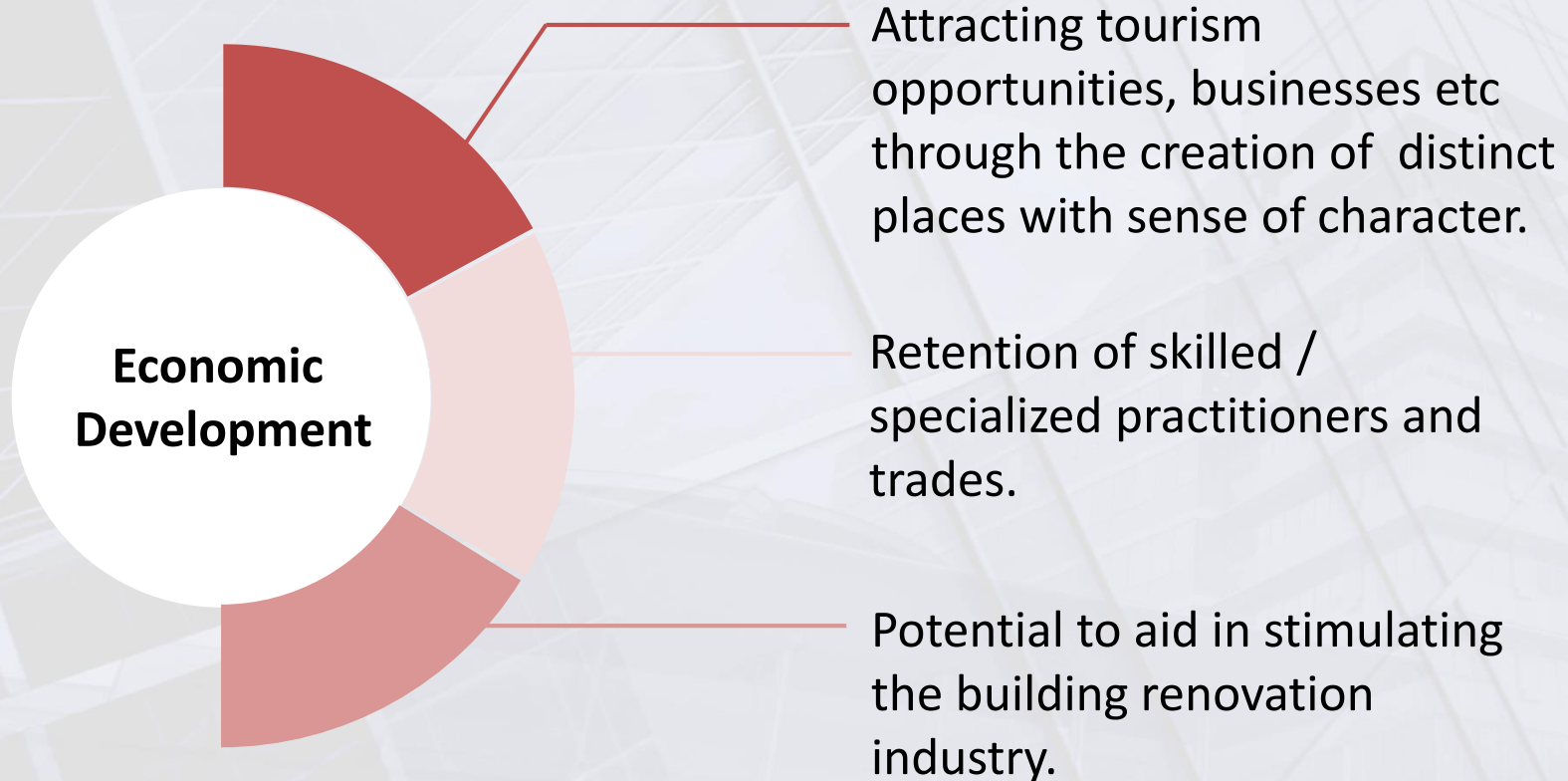




## Official Plan Survey Response



## Official Plan Survey Response



## Official Plan Survey Response



### Placemaking

Creation of distinctive places with character and that are generally a more comfortable / human scale.

New or stronger policies to reinforce the connection between heritage resources and urban design.



## Cultural Heritage Landscape Survey Response

### WHAT WE HEARD

- There are gaps in the CHL policies in the Official Plan (71.4%)
- Ranked proactive strategies for CHL conservation
  1. Council adopted CHL design guidelines, including sign guidelines / Develop implementation guidelines for CHL conservation (e.g., Region)

## Cultural Heritage Landscape Survey Response

### WHAT WE HEARD

- Ranked proactive strategies for CHL conservation (continued)
  2. Collaborating with other public bodies that own CHLs (e.g., Region, GRCA, etc.) / Identify Heritage Character Areas / Areas of Cultural Heritage Character (e.g., Barrie, Brampton, Cambridge, Ottawa, etc.)

## Cultural Heritage Landscape Survey Response

### WHAT WE HEARD

- Ranked proactive strategies for CHL conservation (continued)
  3. Listing CHLs on the MHR / Using by-laws and agreements under the Municipal Act (e.g., Property Standards By-law, tree conservation by-law, sign by-law, etc.)



## Cultural Heritage Landscape Survey Response

### WHAT WE HEARD

- Ranked OP policies for CHL conservation
  1. Complete Planning Act application requirements (e.g., HIA, CP, TPP, etc.)
  2. Clear definitions (e.g., significant, conserved, CHL, etc.) / City Implementation Guidelines for CHL Conservation

## Cultural Heritage Landscape Survey Response

### WHAT WE HEARD

- Ranked OP policies for CHL conservation (continued)
  3. Demolition control policies for properties located within a CHL
  4. Policies for City-owned CHLs (e.g., roads, trees, parks, etc.)

## Cultural Heritage Landscape Survey Response

### WHAT WE HEARD

- Ranked OP policies for CHL conservation (continued)
  5. Development and site alteration policies for adjacent CHLs that are not defined as protected heritage property / Define the plans and information required by Council to consider the demolition of a building in a CHL



# Update and Discussion



## Municipal Heritage Register Survey Response

- Assignment to one section
- Provide list of 2-3 properties at a time
- More details to follow via email

Thank you!