

REPORT TO: Heritage Kitchener

DATE OF MEETING: May 6, 2025

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

PREPARED BY: Jessica Vieira, Heritage Planner, 519-783-8924

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: April 7, 2025

REPORT NO.: DSD-2025-172

SUBJECT: Heritage Permit Application HPA-2025-V-007
279 Queen Street South
Replacement of Windows and Repainting of Exterior Elements

RECOMMENDATION:

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2025-V-007 on the property municipally addressed as 279 Queen Street South **BE APPROVED** to permit:

1. The replacement of the glass panes within the second-floor front window;
2. The replacement of a non-original window on the ground floor south façade with a replica of the original window in aluminum-clad wood; and
3. Repainting of exterior elements, including brick, planter wall with wood boards, soffits and fascia, columns, and window frames.

In accordance with the supplementary information submitted with this application.

REPORT HIGHLIGHTS:

- The purpose of this report is to present a proposal for work to two windows and repainting of exterior elements of the building municipally addressed as 279 Queen Street South. Further details about this proposal can be found in this report and in the documents that were submitted as part of Heritage Permit Application HPA-2025-V-007, attached.
- The key finding of this report is that the proposed work is not anticipated to negatively impact the cultural heritage value or interest of the property. The overall appearance of identified heritage attributes will be maintained, and the colour pallet selected is appropriate for the period and style of architecture.
- There are no financial implications associated with this report.

- Community engagement included posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2025-V-007 proposes alterations to the front second-floor window, replacement of a ground-floor south façade window, and repainting of the exterior of the property municipally addressed as 279 Queen Street South. This property is designated under Part V of the Ontario Heritage Act, is within the Victoria Park Area Heritage Conservation District, and is identified as a Group A building. In reviewing the merits of this application, Heritage Planning staff would note that the proposed work retains heritage attributes, complies with the policies and guidelines of the Victoria Park Area Heritage Conservation District Plan, and is otherwise not anticipated to negatively impact the cultural heritage value or interest of the subject property, the Queen Street South Streetscape, or the surrounding heritage area.

BACKGROUND:

The Development Services Department is in receipt of a complete Heritage Permit Application HPA-2025-V-007 for the property municipally addressed as 279 Queen Street South. The applicants are seeking permission to replace existing glass panes within the second-floor window on the front façade, while maintaining the existing window frame. They are also proposing to replace a non-original window on the ground floor of the south façade with a aluminum-clad wood replica of the original window. The purpose of this work is to improve thermal performance and energy efficiency. Repainting of exterior elements to a different colour pallet is also proposed.

REPORT:

The subject property is located on the east side of Queen Street South, between the intersections of Courtland Avenue East to the north and St George Street to the south (**Figure 1**). The principal resource of the property is the building.

279 Queen Street South is designated under Part V of the *Ontario Heritage Act* and is located within the boundaries of the Victoria Park Area Heritage Conservation District (VPAHCD). It is identified as being a 'Group A' building, meaning that it possesses very high cultural heritage value.

The Victoria Park Area Heritage Conservation District Study describes 279 Queen Street South as containing a contemporary 1950's style 2-storey office building with stone base, curtain wall, and flyway side overhang as well as pleasant landscaping. It determines that the building is a well conserved example of a fairly rare period of architecture. At the time of this report, the building's brick walls, window frames, and planter wall are painted a grey-beige colour while the flyway side overhang is painted a darker brown.

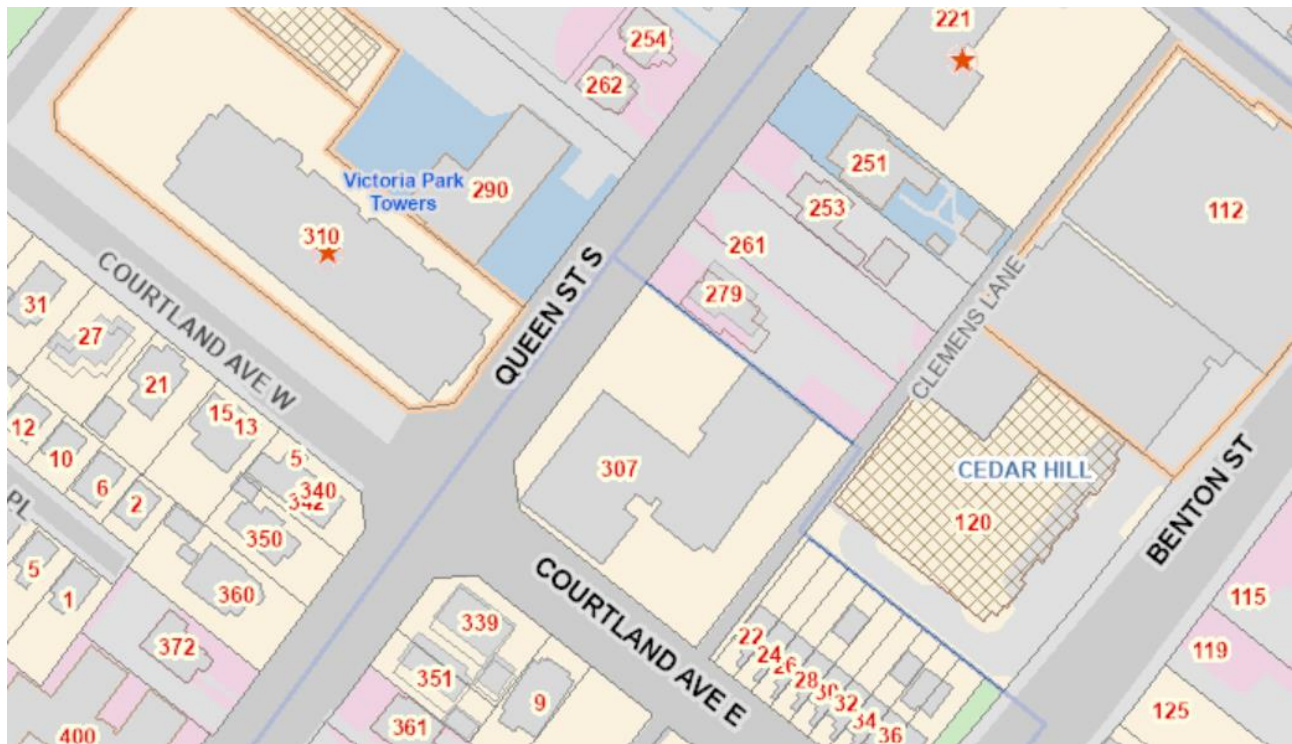


Figure 1: Location Map of the Subject Property



Figure 2: Front Facade of Subject Property

Proposed Work

Window Alteration / Replacement

The existing second-storey front façade window is a multi-fixed window 3x6 configuration with the lower row of panes blocked out. The panes in the upper two rows are single-layer glass. This application is proposing to remove the existing glass and blocking while leaving the original frame and insert insulated clear glass-sealed units in the top two rows and insulated frosted-sealed units in the lower row.

The ground floor west window on the south façade is not original and proposed to be removed and replaced with a replica of the original, in aluminum-clad wood.

The window work, including removal and installation of the glass panes and whole window unit on the south façade, is to be done by certified professionals.



Figure 3: Architectural Drawing of Front Facade with Proposed Alterations



Figure 4: Architectural Drawing of South Façade with Proposed Alterations. Window to be Replaced Circled.

Repainting

The proposed scope of work also includes repainting the exterior of the building. The brick is to be painted white, while the planter wall with wood boards at the main entrance, roof soffit and fascia, overhanging canopy columns and fascia, and window frames are to be painted black. The canopy soffit is proposed to be painted a yellow-green colour.

While an initial examination has been done and there are no obvious areas of damage or deterioration, prior to painting the existing brickwork will be inspected again to determine if repairs or repointing are required. The wood and metal elements proposed to be repainted will also be inspected and appropriately treated. A high-quality and breathable masonry paint is proposed to be used for the brick to ensure that there will be no resulting damage to the underlying substrate. Appropriate paint for the other materials will also be applied.



Figure 5: Rendering of Subject Property with Proposed Alterations.



Figure 6: Rendering of Overhanging Canopy with Proposed Alterations.

Heritage Planning Comments

In reviewing the merits of this application, Heritage Planning staff note the following:

- The subject property is designated under Part V of the *Ontario Heritage Act*, is located within the Victoria Park Area Heritage Conservation District and is identified as a 'Group A' building.
- The proposed work is not anticipated to negatively impact the cultural heritage value or interest of the property, as identified heritage attributes are being maintained and/or restored, and the alterations are appropriate for the architectural style of the building.
- The proposed work to the windows is intended to improve the thermal performance and energy efficiency of the building while maintaining the overall appearance of key elements. The frame of the window on the second floor of the front façade will remain, with only the glass panes being replaced.
- The Victoria Park Area Heritage Conservation District Plan speaks of replacing glass in old windows with insulated glass to improve thermal quality, as proposed by this application.

- The window proposed to be replaced on the ground floor of the south façade is not original. The new aluminum-clad wood window is a replica of the original window design.
- The building has been painted previously. In 2009 the colour palette was light blue, white, and grey. Sometime between 2009 and 2011 the building was painted beige and dark brown.
- The Victoria Park Area Heritage Conservation District Plan speaks to colours for painting being either a match to original colours or being appropriate to the style of the historic building. The building at 279 Queen Street South can be classified as an example of the international style of architecture, as characterized by its rectilinear form, flat roofs, large glass pane windows, minimal ornamentation, and cantilevered components. This style often featured a colour palette of white or neutral tones with bolder colours used for accents, which helped to maintain a minimalist aesthetic (**Figure 7**). As such, the proposed colour palette is appropriate.



Figure 7: Example of International Style Building Colour Palette (Le Corbusier, Weissenhofsiedlung Exposition)

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

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

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

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Council / Committee meeting.

CONSULT – The Heritage Kitchener Committee will be consulted regarding the subject Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act*

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Signed Heritage Permit Application Form HPA-2025-V-007

Attachment B – 279 Queen St. S Heritage Permit Application Written Description

Attachment C – 279 Queen St. S Exterior Elevations & Renderings