

August 20, 2025

Mayor Vrbanovic, Councillor Chapman, Councillor Stretch, Councillor Michaud
200 King Street West,
Kitchener, Ontario

RE: St. Andrew's Housing Initiative

We are faced with a pressing and urgent challenge: many individuals in our community-particularly people with developmental, physical, and intellectual disabilities-are struggling to find a place to live. They are often excluded from the housing market, and many are forced to remain in institutions, live with aging parents, or endure unsafe or unsuitable accommodations.

At St. Andrew's, we are working to develop safe, affordable, and community-based housing, where people with differing abilities can live independently with dignity and the supports they need. St. Andrew's K-W Housing Initiative Corp. is moving forward with plans to develop safe, affordable, community-based housing on our existing property that will allow residents to live independently with the support they need.

As you know, our property is located within the Civic Centre Neighbourhood Heritage District. Ultimately, the project requires the removal of heritage-designated buildings, a step that was not taken lightly. The organization explored a range of adaptive reuse options but ultimately determined that the structures could not be modified to meet modern accessibility and safety standards required. For example, we thoroughly explored options to preserve the existing buildings on site. Unfortunately, the design and condition of these structures make them unsuitable for the accessibility, safety, and support programming required for this purpose. Retrofitting would have added millions in cost and sacrificed critical features like barrier-free design, communal spaces, and on-site programming.

We have applied for Heritage Permits to allow the demolition and these permits were discussed at the August 05 meeting of Heritage Kitchener. Following the discussion with Heritage Kitchener, we have crafted a proposal that we believe is a middle ground and addresses concerns expressed by the Heritage Committee.

At the Council meeting on August 25, when the Heritage Permits come forward for Council consideration, we will be asking Council to approve the resolution below rather the recommendation by City staff. I believe that the resolution below addresses many concerns because it ensures that the demolition would not occur until the design of the new building has been approved by Council and all necessary planning applications have been approved.



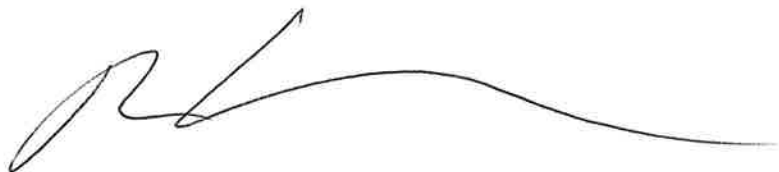
Proposed Resolution

That pursuant to Section 42 of the Ontario Heritage Act, the Heritage Permit Applications be approved to permit the demolition of the existing detached buildings located at 11 Roy Street and 68 Queen Street North, subject to the following conditions:

- **That a Salvage & Documentation Plan in accordance with the measures outlined in the Phase I HIA be completed to the satisfaction of City Heritage Planning Staff prior to the final issuance of a Heritage Permit; and,**
- **That the owner complete a Phase II Heritage Impact Assessment and obtain heritage approval under the Ontario Heritage Act and a Building Permit under the Building Code for the proposed replacement building prior to the issuance of a demolition permit.**

I am seeking your support for this resolution and hope that you will assist in advancing it for consideration.

Thank you in advance,



Dr. Robert Fewster
President, St. Andrew's K-W Housing Initiative Corp.

