

Staff Report



Development Services Department

www.kitchener.ca

REPORT TO: Heritage Kitchener

DATE OF MEETING: January 6, 2026

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

PREPARED BY: Victoria Grohn, Heritage Planner, 519-783-8912

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: December 8, 2025

REPORT NO.: DSD-2026-011

SUBJECT: Draft Scoped Heritage Impact Assessment
30 Margaret Avenue

RECOMMENDATION:

For information.

BACKGROUND:

The Development and Housing Approvals Division is in receipt of a draft scoped Heritage Impact Assessment (HIA) prepared by MHBC and dated October 9, 2025. The heritage consultants were retained on behalf of Vanmar Developments Margaret Inc. who are the registered owners of the property municipally addressed as 30 Margaret Avenue.

The subject property is currently vacant and located within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) and designated under Part V of the *Ontario Heritage Act* ("the Act"). Immediately to the east of the subject property is the c. 1935 Church of the Good Shepherd, located at 12 Margaret Avenue/116 Queen Street North. In addition to being designated under Part V of the Act, the church property is also individually designated under Part IV of the Act. Immediately to the west of the subject property is a residence built in the Queen Anne style and identified as a Group 'A' (or highly architecturally significant) building located at 54 Margaret Avenue. To the north and the rear are the properties fronting Ellen Street West and occupied by single detached dwellings. Properties to the south on the opposite side of Margaret Avenue are occupied with single detached dwellings as well as 4 and 18 storey apartment buildings.

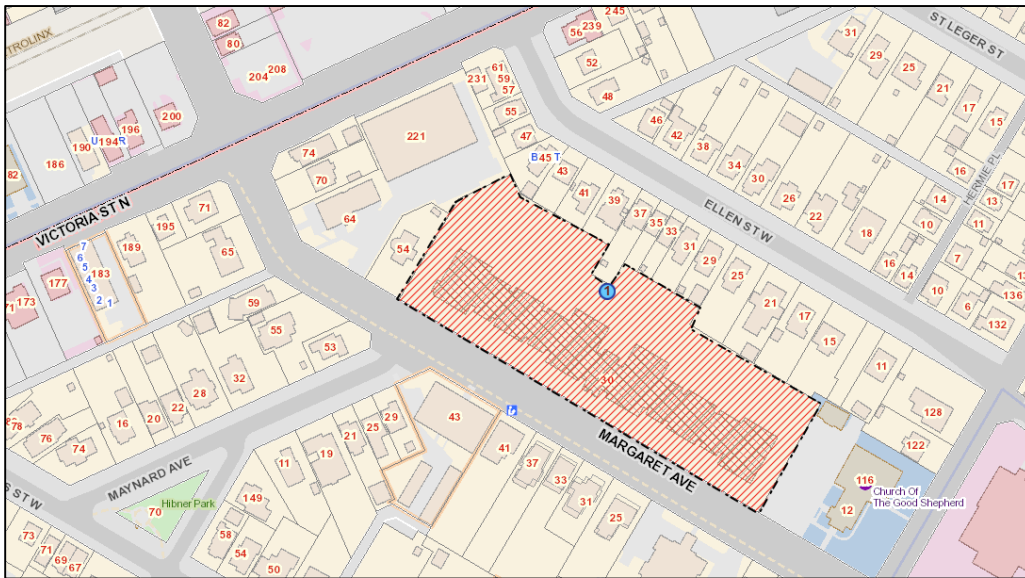


Figure 1: Location Map

The lands were previously occupied by several large estate residences located on separate lots. However, the residences were demolished, and the amalgamated property has been vacant since the late 1980s. This is the third proposal for development on the subject lands. Site Plan applications SP19/040/M/JVW and SP22/187/M/AP were submitted in 2019 and 2022 respectively, however the developments proposed as part of these applications did not proceed to final approval.

REPORT:

The current development proposal includes the construction of a 6-storey residential building comprised of 261 residential units. The site will contain one level of underground parking and surface parking to the north (rear) and west. The eastern portion of the property adjacent the Church of the Good Shepherd (12 Margaret Avenue/116 Queen Street North) is proposed as parkland, to be dedicated to the City of Kitchener as a public park.

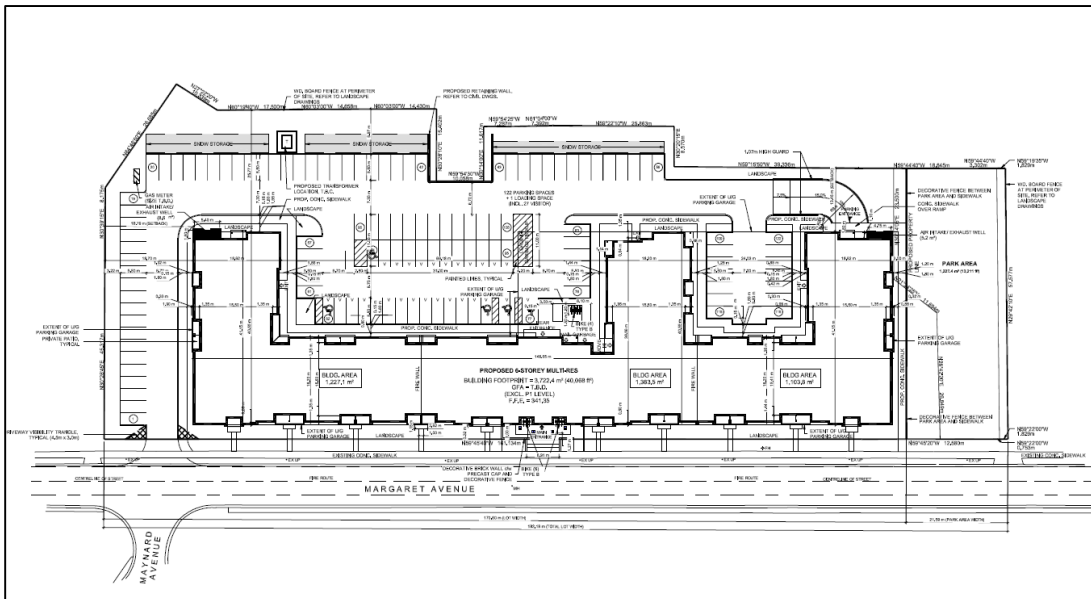


Figure 2: Proposed Site Plan



Figure 3: Rendering of Front Perspective

A Site Plan Application (SPF25/089/M) for the subject lands has been submitted to the City and is in circulation. The draft HIA was identified as a required component for a complete application due to the subject property being located within a heritage conservation district and adjacent to protected heritage property.

Impact Assessment

The draft HIA assessed the potential impacts of the proposed development on the adjacent properties to the east, west, and north, as well as potential impacts on the character of the CCNHCD. Based on the analysis conducted, the HIA concludes that the only identified impact to adjacent properties is for potential adverse impacts due to vibration during excavation and construction activities to the dwelling at 54 Margaret Avenue, which is located 23 metres away from the proposed development. The HIA also concludes that no adverse impacts are anticipated to the character of the CCNHCD due to the proposed development. The HIA does note, however, that sympathetic redevelopment of the subject lands is regarded as a beneficial impact for both the neighbourhood in terms of spatial organization, the overall historical land use patterns, and provides scenic infill in what is currently an unbalanced streetscape.

The HIA concludes that the proposed development is in general conformity with the relevant policies and guidelines of the CCNHCD Plan and preserves the character and streetscape of the neighbourhood. The proposed development does not, however, incorporate a 2+ metre setback, which is encouraged for any development greater than 3-4 storeys in the CCNHCD. The HIA speaks to the angular plane analysis and design features of the building to rationalize the proposal's nonconformity with this guideline. The HIA does not deem additional mitigation measures necessary to address this.

The HIA recommends the following mitigation and conservation measures:

- That a Vibration Monitoring Plan be prepared for 54 Margaret Avenue to ensure that the dwelling which is located 20 metres from the proposed development is not adversely impacted due to vibrations for the duration of excavation and construction activities.
- It is also recommended as a precautionary measure that construction fencing be erected around 54 Margaret Avenue to deter dust and debris and any accidental damage that could occur. It would also be encouraged that points of entry to the site during construction avoid this property, if possible, and that the storage of material and equipment be located away from the immediate area of the adjacent dwelling.

Additionally, the following measures are encouraged:

- That the park be named after a previous landowner (i.e. William and Margaret Young, D.S. Bowlby, Dr. Cornell, Albert Augustine, Kaufman family) in order to honour the former historical associations of the subject lands; and
- That the proposed tree plantings along Margaret Avenue be of appropriate native species in order to enhance the character of the streetscape and neighbourhood.

At this time, Heritage Planning staff are seeking comment from Heritage Kitchener which will be taken into consideration as part of staff's review of the HIA and processing of the related Planning Act application. While the Site Plan Review Committee meeting will have already taken place prior to the January 6, 2026 Heritage Kitchener committee meeting, there is still opportunity for the committee to provide comment and feedback as Heritage Planning staff works through the finalization of the HIA and any heritage-related conditions of approval. The applicant's heritage consultant will be at the January 6, 2026 meeting to answer any questions the Committee might have. A motion or recommendation to Council will not be required at the January meeting.

A copy of the HIA is included as Attachment A to this report.

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, R.S.O 1990](#)

APPROVED BY: Justin Readman, General Manager of Development Services

ATTACHMENTS:

Attachment A – Draft Scoped Heritage Impact Assessment prepared by MHBC dated October 9, 2025