

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: February 3, 2026

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

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-783-8909

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: January 12, 2026

REPORT NO.: DSD-2026-004

SUBJECT: Draft Heritage Impact Assessment – 63 Courtland Avenue East

RECOMMENDATION:

For information.

REPORT:

The Development and Housing Approvals Division is in receipt of a draft Heritage Impact Assessment (HIA) prepared by MHBC and dated January 2025 (updated February 2025, October 2025) regarding the proposed development of the subject property municipally addressed as 63 Courtland Avenue East. Development Services Department staff report DSD-2025-110, pertaining to the draft Phase I HIA for the subject property was presented to Heritage Kitchener on April 1, 2025. The purpose of the current Draft HIA is to respond to feedback and evaluate the impact of the proposed alterations, new construction, and demolitions that are required to facilitate the proposed development to recommend avoidance and mitigation measures to conserve the cultural heritage resources on and adjacent to the subject property.

The draft HIA was submitted with a cover letter, response matrix, and revised draft HIA report. The cover letter references the property owner's intent to demolish a building or structure on a listed property as per Section 27(9) of the *Ontario Heritage Act*. At present, Heritage Planning staff and the applicant/owner are exploring options to proceed with partial and full demolitions based on the recommendations of the draft HIA. No final decisions have been made with respect to partial or full demolitions and as a result there is no formal request to demolish any buildings or structures to be considered by the Heritage Kitchener committee at this time. The response matrix summarizes responses to the commenced received from the Heritage Kitchener committee on April 1, 2025. The draft HIA has been updated to reflect comments received from the Heritage Planning staff and the Heritage Kitchener committee between February and October 2025.

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

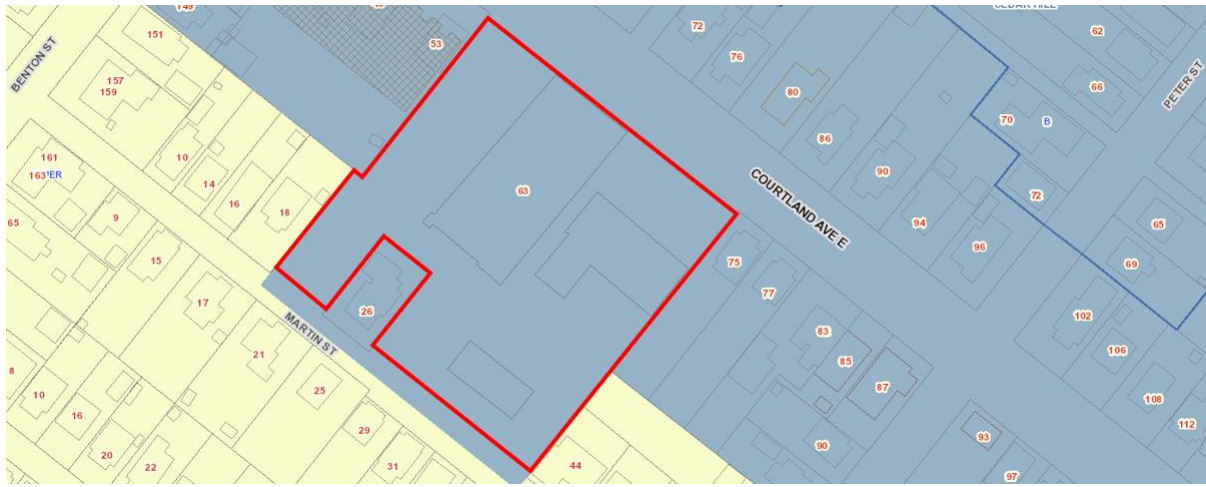


Figure 1.0 Location Map: 63 Courtland Avenue East

The draft HIA provides an impact analysis in section 8, and considers development alternatives, mitigation measures and conservation recommendations in Section 9. The draft HIA summarizes recommendations and conclusions in section 10. The recommendations include, but are not limited to, submission of a conservation plan, submission of a documentation and salvage report, and submission of a commemoration and interpretation strategy.

At this time, Heritage Planning staff are seeking input and comments from members of the Heritage Kitchener committee, which will be considered as part of staff's review of the draft HIA and the required planning applications under the *Planning Act*. A copy of the draft HIA is available as Attachment A to staff report DSD-2026-004.

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:

- [DSD-2025-395](#) (*link the report if possible*)
- *Planning Act*
- *Ontario Heritage Act*

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

ATTACHMENTS: Attachment A – Draft Heritage Impact Assessment prepared by MHBC and dated January 2025 (updated February 2025, October 2025)