

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** February 3, 2026

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

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

**WARD(S) INVOLVED:** Ward 9

**DATE OF REPORT:** December 23, 2025

**REPORT NO.:** DSD-2026-021

**SUBJECT:** Heritage Permit Application HPA-2026-V-001  
41 Michael Street  
Demolition of Detached Garage and Construction of Detached  
Garage

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## RECOMMENDATION:

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2026-V-001 to permit the demolition of a detached garage and the construction of a detached garage at the property municipally addressed as 41 Michael Street be approved in accordance with the supplementary information submitted with this application and subject to the following condition:

1. That final building permit drawings be reviewed and heritage clearance provided by Heritage Planning staff prior to the issuance of a building permit.

## REPORT HIGHLIGHTS:

- The purpose of this report is to present the proposed demolition of a non-original one-storey detached garage and the construction of a new one-storey detached garage in its place.
- The key finding of this report is the demolition of the non-original detached garage and construction of a new detached garage is not anticipated to negatively impact the cultural heritage value of the subject property, the Michael Street streetscape, or the Victoria Park Area Heritage Conservation District overall.
- There are no financial implications associated with this report.
- Community engagement included consultation with the Heritage Kitchener committee.
- This report supports the delivery of core services.
- This heritage permit application is not delegated to Heritage Planning staff because it meets criteria 642.2.5 b) and c) of the Chapter 642 of the City's Municipal Code, thereby requiring review and consideration by the Heritage Kitchener committee.

## BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2026-V-001 for the property municipally addressed as 41 Michael Street. The application is seeking permission to demolish a non-original detached garage and construct a new detached garage in its place.

The subject property is located on the south side of Michael Street between Oak Street and Theresa Street. It is located within the Victoria Park Area Heritage Conservation District (VPAHCD) and therefore designated under Part V of the *Ontario Heritage Act*. It is not identified as a District Significant A building.

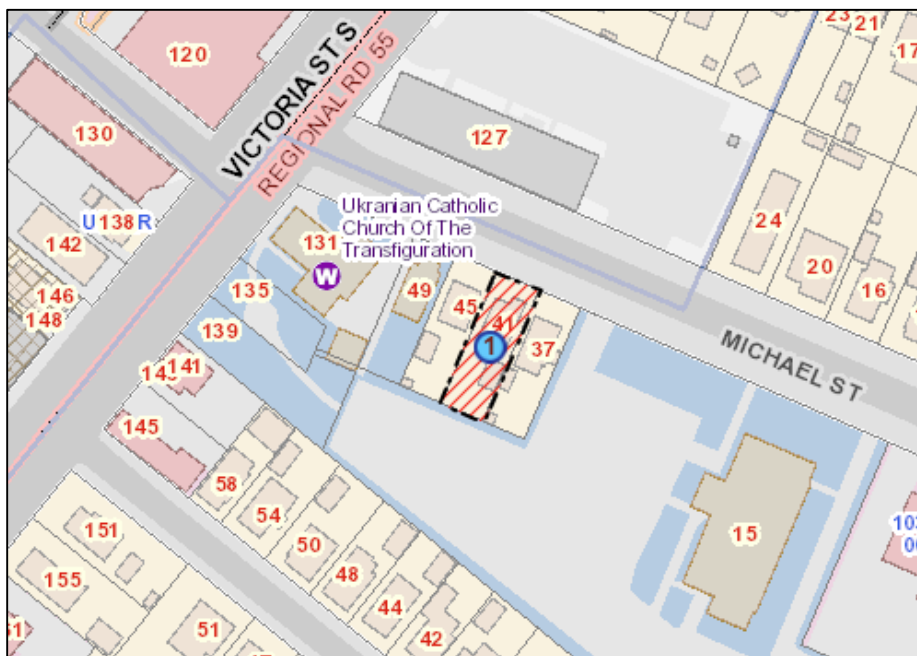


Figure 1: Location Map

## REPORT:

The subject property contains a single-detached 1.5 storey dwelling. The VPAHCD Study provides the following description:

*“A 1 & ½ storey orange-brown brick residence similar to its neighbour, with a closed-in corner porch and addition of a new front picture window. Metal siding as been applied to the dormer, soffits and fascias.”* (Figure 2)



**Figure 2: Front Façade of 41 Michael Street**

Proposal

Heritage Permit Application HPA-2026-V-001 is a proposal to demolish the existing one-storey detached garage and construct a new one-storey detached garage in its place.

*Demolition of Existing Detached Garage*

The existing detached garage is in the rear of the property and partially visible from the street. Heritage Planning staff are unable to confirm the date of construction of the detached garage as this information was not available in the City's building permit records. However, it can be reasonably concluded that the garage is not original to the property and was constructed later than the existing dwelling. As per City building permit records, a permit for a fence was issued in 1938. While the dwelling is shown on the plan included with this permit, a detached garage is not. The removal of the existing detached garage will not result in the loss of original building fabric. The demolition policies in the VPAHCD Plan presumes the demolition of residential buildings. Given that the proposed demolition is for a non-original detached structure, the demolition policies were not used to evaluate the merits of the application.



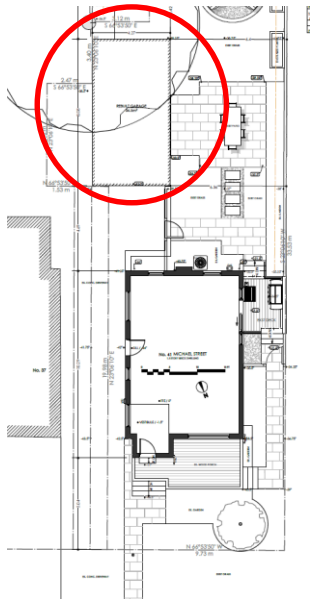
**Figure 3: Location of Detached Garage**



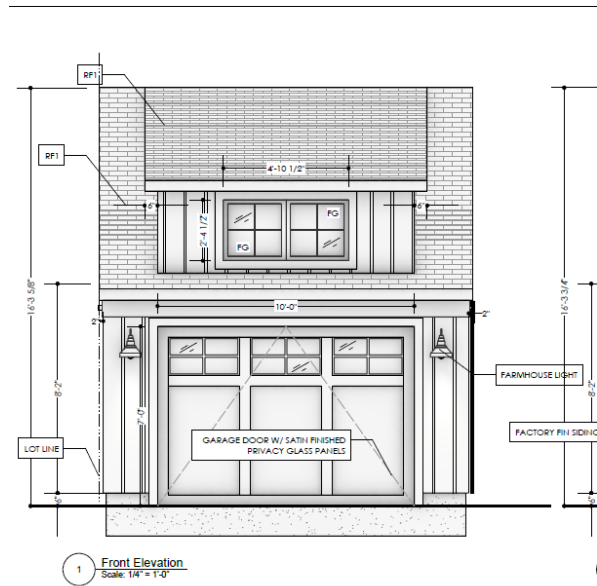
**Figures 4-7: Images of Existing Detached Garage**

**Construction of New Detached Garage**

The application proposes the construction of a new 34.5 sq. m. (371.4 sq. ft.) detached garage to replace the existing detached garage.



**Figure 8: Site Plan**

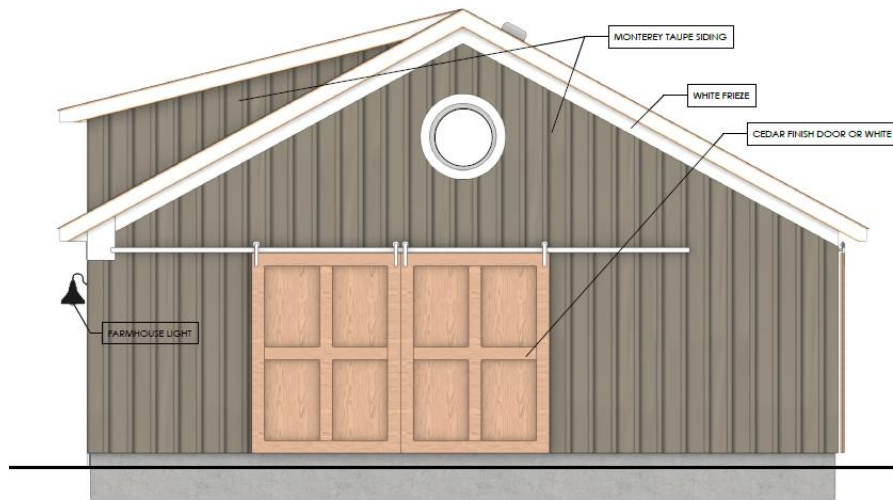


**Figure 9: Front Elevation**



**1 Front Elevation**  
Scale: 1/4" = 1'-0"

**2 Rear Elevation**  
Scale: 1/4" = 1'-0"



3 Right Elevation  
Scale: 1/4" = 1'-0"

### Figures 10-12: Proposed Elevations with Materials and Colours

The intent of the proposal is to create a useable detached garage as the existing detached garage is in poor condition and not fit for the purposes of parking a vehicle. The heritage permit application notes that the foundation of the existing garage is in poor condition.

The proposed detached garage will be clad in Hardie panel vertical siding to complement the existing dwelling and the roof of the proposed detached garage is designed to match the dormer on the existing dwelling. While the windows on the existing dwelling are mixed in terms of their style and proportions, the windows proposed on the new detached garage are complementary.

The VPAHCD Plan contains policies for new construction within the district but does not contemplate the construction of new accessory structures, such as garages. The new construction policies are focused on the Queen Street South corridor. However, relevant policies applicable to this heritage permit application include the following:

- Contemporary design of a high quality shall be achieved that is complementary to the historic character of the Area in terms of massing, materials, and scale.
- New building shall be located to create streetscape continuity and pedestrian scale.
- Materials typical of the historic area, such as brick, shall be used.
- Roofs shall be designed to create an attractive skyline and screen roof equipment.
- The appearance, placement, and proportion of windows shall be complementary to historic windows in the Area, if possible.
- Colours of paint and materials shall be complementary to the historic character of the Area.

In addition to the policies for new construction, the following policies for building additions are also relevant to this heritage permit application:

- Additions shall be located to the rear or side of the existing historic building so as to maintain the original principal façade as a visual entity.
- For additions, materials typical of the Area shall be used, with an emphasis on brick, stone and wood.

- The roof of the addition shall be similar or complementary to the existing historic building or style in the Area.
- The appearance, placement and proportion of height to width of windows shall be similar or complementary to the existing historic building style or as established in the vicinity.
- Colours of paint and materials shall be appropriate to the historic style of the building or as established in the Area.

### Heritage Planning Comments

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

- The subject property municipally addressed as 41 Michael Street is designated under Part V of the *Ontario Heritage Act* and located within the VPAHCD.
- The proposal is for the demolition of an existing one-storey detached garage and the construction of a new one-storey detached garage.
- The existing detached garage does not contribute to the heritage value of the property.
- The demolition of the existing detached garage will not detract from the heritage value of the property, the character of the VPAHCD, or the integrity of the Michael Street streetscape.
- The design of the proposed detached garage is compatible with the architecture of the existing dwelling.
- The proposed detached garage complies with the policies of the VPAHCD Plan.
- The proposed detached garage will not detract from the heritage value of the property or the VPAHCD as a whole.

In accordance with the Heritage Permit Application form, the approval of any application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation, including but not limited to, the requirements of the *Ontario Building Code* and City of Kitchener Zoning By-law. In this regard, staff confirm that a Building Permit is required to demolish the existing detached garage and to construct a new detached garage.

### **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.

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

**PREVIOUS REPORTS/AUTHORITIES:**

- *Ontario Heritage Act*
- *Victoria Park Area Heritage Conservation District Plan*

**REVIEWED BY:** Sandro Bassanese, Manager of Site Plan

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

**ATTACHMENTS:**

- Attachment A – Heritage Permit Application Form
- Attachment B – Supporting Application Materials