

# HERITAGE IMPACT **ASSESSMENT** **REPORT**

1254 Union Street  
Kitchener, ON

Date:  
**August 2023**

Prepared for:  
**Moser Landscape Group Inc.**

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## Project Personnel

|                                    |   |                                   |
|------------------------------------|---|-----------------------------------|
| Dan Currie, MA, MCIP, RPP,<br>CAHP | <i>Managing Director of Cultural<br/>Heritage</i> | Project Manager, Senior<br>Review |
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| Rachel Neiser, MSc                 | <i>Heritage Planner</i>                           | Author, Research                  |
| Paul Jae Woong Lee                 | <i>Technician</i>                                 | Mapping                           |

## Property Owner

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## Acknowledgements

This report acknowledges that assistance provided by the City of Kitchener Public Library, Grace Schmidt Room of Local History.

*It should be noted that the copying of images and Fire Insurance Plans for commercial purposes which are intended for publication is restricted. Therefore, this report provides a written review of Fire Insurance Plans, but does not provide images of such in this report.*

## Acknowledgement of Indigenous Communities

This Heritage Impact Assessment (HIA) acknowledges that the subject lands are located on the traditional territory of the Haudenosaunee, Mississaugas, Anishinaabe and the Neutrals. The subject lands are associated with the Haldimand Treaty (1784) and the Simcoe Patent (Treaty 4, 1793) (Native-Land, n.d. accessed February 2023).

## Executive Summary

MHBC was retained by Moser Landscape Group Inc. to undertake a Scoped Heritage Impact Assessment (HIA) for the proposed development on the subject lands addressed as 1254 Union Street, City of Kitchener. The proposed development of the subject lands includes the construction of a 650 square metre warehouse/maintenance facility to the rear (north) of the existing two storey building on the subject lands. The subject lands are listed (non-designated) on the City of Kitchener's Municipal Heritage Register (the "Register") and are adjacent to the inventoried Cultural Heritage Landscape (CHL) of Union Street/Union Boulevard, as provided in the City of Kitchener CHL Study (2014).

The property located at 1254 Union Street includes buildings associated with the Ontario Sugar Company, later the Dominion Sugar Company, including: the warehouse building (1902), wings of the warehouse building (1904-1925) and the former machine shop (1902). The Ontario Sugar Company was a major contributor to employment and development in Waterloo Region. The factory represented the greatest investment in development in Kitchener between 1873 and 1903 and was the first sugar beet factory in Canada that refined Canadian sugar beets. Further, the establishment and operation of the sugar-beet refinery is partially accredited to and associated with the Briethaupt family whose local political, social and business contributions were significant to the development of the City of Kitchener. Furthermore, the design and construction of the buildings established in 1902 on the property is associated with Ebenezer Herrick Dyer (E.H. Dyer Co.) who was known as the father of the sugar beet industry in America.

The original warehouse building, its lean-to wings to the east and west, and the single storey former machine shop located on the property have some attributes that are reflective of their original industrial vernacular architectural style; however, these buildings are no longer representative and no longer express their intended (original) industrial vernacular style as a result of the later Spanish Eclectic inspired alterations to the buildings. Although the property is associated with Dyer, the property has been altered to the extent that it no longer reflects the design by E.H. Dyer Co. The property meets one of the criteria of Ontario Regulation 9/06 pertaining to its associative values which renders it a candidate to be listed (non-designated) on the Register as per the *Ontario Heritage Act*. The Statement of Significance is included in **Section 5.2** of this report.

The development of an independent maintenance/warehouse building on the property will not result in impacts to heritage resources on the subject lands or on adjacent lands. As a result of the absence of impacts, alternative development approaches are not warranted. Provided normal construction practices are employed for the development of the proposed maintenance/warehouse building, including protective construction fencing around the existing buildings, no mitigation or conservation measures will be required. A Conservation Plan and

summary of applicable heritage conservation principles is not required for the proposed development given the absence of impacts.

# 1.0 Introduction

MHBC was retained by Moser Landscape Group Inc. to undertake a Scoped Heritage Impact Assessment (HIA) for the proposed development located at 1254 Union Street, Kitchener (subject lands). Moser Landscape Group Inc. is proposing to construct a 650 square metre, 7.3 metre high detached maintenance/warehouse facility to the north (rear) of the existing two storey building on the subject lands. The purpose of this HIA is to evaluate the proposed development in terms of potential impacts to cultural heritage resources located on-site and adjacent and provide mitigation measures, as necessary.

This report has been prepared as input to the Site Plan Application pertaining to the subject lands. This report evaluates the proposal in the context of the City's policy framework and Provincial policy.

## 1.1 Description of the Subject Lands

The subject lands have frontage on the northeast side of Union Street where Union Street and Sereda Road merge. The subject lands contain 2.29 hectares (5.65 acres) and have a two storey renovated warehouse building, two single storey buildings to the east, a temporary structure to the southeast and various landscape components. A descriptive review of the buildings and setting of the subject lands is provided in **Section 4** of this report.

The subject lands are legally described as follows:

TRACT GERMAN COMPANY SUB LOT 59 PT LOTS 1 & 10 RP 58R1977 PTS 1 2 & 8.

The lands back onto the Conestoga Parkway (Highway 7/85) to the north which includes a vegetation buffer along the northerly property line of the subject lands. The subject lands are located in a primarily industrial area with various warehouse, automotive and outdoor storage uses in its vicinity.

**Figure 1**, below, illustrates the context of the subject lands.



**Figure 1:** Aerial image (2022) with subject lands outlined in red (courtesy of Region of Waterloo, GIS Locator).

The Location Plan is attached as **Appendix 'A'**.

## 1.2 Heritage Status

The subject lands are listed (non-designated) on the City of Kitchener's Municipal Heritage Register (Index of Non-Designated Properties of Heritage Value or Interest). The lands were listed on June 1, 2015. The City's Statement of Significance for 1254 Union Street provides the following description of the subject lands' heritage value:

*1254 Union Street is recognized for its design, contextual, historic and associative values.*

*The design value relates to the architecture of the warehouse building. The building is a notable, rare and unique example of the Industrial Vernacular architectural style with Spanish Eclectic influences. The building is in good condition. The building is two storeys in height and features: main hip roof; flat and shed rooflines on additions; yellow and red brick*

*including decorative details; brick pilasters between bays; segmentally arched window openings with brick voussoirs; various multi-pane windows; two-storey front entrance portico with parapet; segmentally arched door openings with brick voussoirs; flat headed door openings with timber lintels; and, exterior archways.*

*The contextual value relates to the setting. The factory was situated in close proximity to both the Grand Trunk Railway and the Grand River. The railway was used to bring beets from farms to the refinery and the river was used to power the refinery and discharge effluent. The factory was built on a slight rise of land providing it prominence in the landscape. Today, the property features buildings, ponds, patios, fountains and 20,000 square feet of gardening beds, including the Hacienda Sarria Market Garden operated by The Working Centre. The Hacienda Sarria Market Garden is a volunteer-driven initiative to develop an inclusive, hands-on learning environment to demonstrate, promote, and share knowledge about sustainable local food production and environmental stewardship.*

*The historic and associative values relate to the original use of the building. The building was a warehouse to the former sprawling three-storey sugar beet factory (Kolaritsch & Horne, 1984-85). The warehouse supported the factory that was built in 1902 as a result of a government movement to encourage the creation of new industry in Ontario. The movement provided bonuses to certain industries willing to enter Ontario, including the sugar beet industry. Berlin (now Kitchener) encouraged the construction of the sugar beet factory as a new form of industry for the community, making great investments into the project in hopes of becoming the home of Canada's first sugar beet mill. Although its life was short-lived, the factory did indeed become Canada's first sugar beet factory (Bloomfield, 2006). The factory was opened in 1902 in Berlin and operated for 6 years between 1902 and 1908 under the ownership of the Ontario Sugar Company (Bloomfield, 2006). The factory was moved from Benton Harbour, Michigan and erected by E.H. Dyer and Co. of Cleveland in 1902 (Bloomfield, 2006). The factory stimulated new residential construction in the area (Bloomfield, 1987). Upon the Ontario Sugar Company becoming bankrupt the factory was sold to the Erie Coal company who quickly sold the factory to the Dominion Sugar Company (Bloomfield, 1987). The Dominion Sugar Company operated the factory for another 10 years until it closed in 1923 and sold the factory to Guggenheim Distilleries of Canada Ltd. in 1927 (Bloomfield, 1987). The factory was never used for sugar production again and its unsuccessful history mirrors that of just under 30% of the enterprises which received bonuses from Berlin, and either failed or were closed within 10 years of operation (Bloomfield, 1987).*

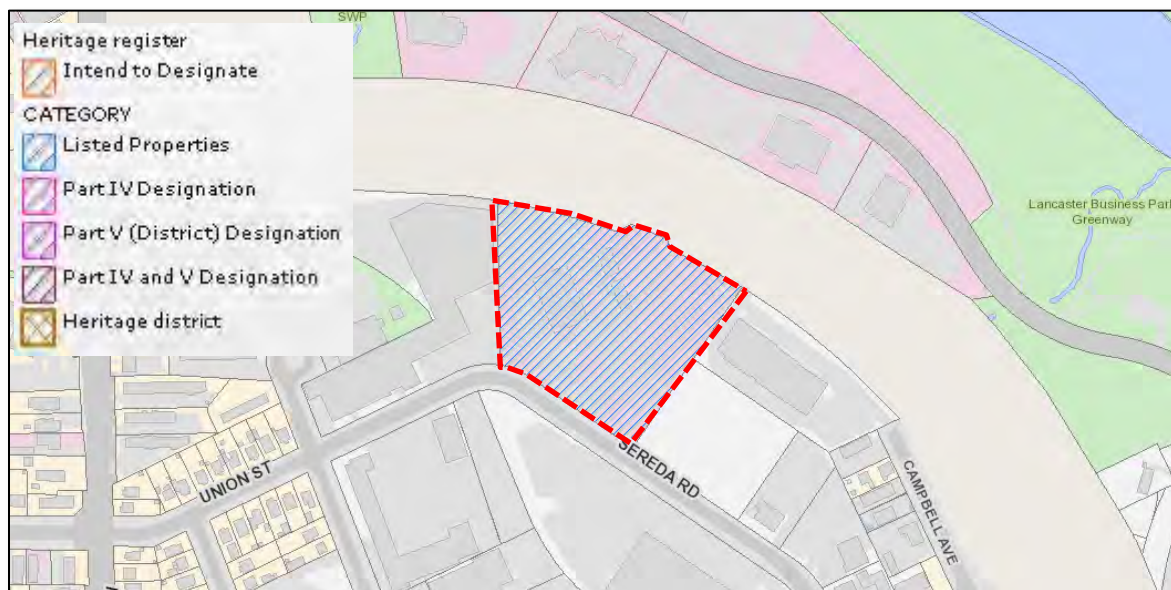
The following heritage attributes are provided:

- *All elements related to the Industrial Vernacular with Spanish Eclectic influences, including:*

- Main hip roof;
- Flat and shed rooflines on additions;
- Yellow and red brick including decorative details;
- Brick pilasters between bays;
- Segmentally arched window openings with brick voussoirs;
- Various multi-pane windows;
- Two-storey front entrance portico with parapet;
- Segmentally arched door openings with brick voussoirs;
- Flat headed door openings with timber lintels; and
- Exterior archways.
- All elements related to contextual value, including:
  - Buildings;
  - Ponds;
  - Patios;
  - Fountains; and,
  - Gardening beds.

The City's Statement of Significance is attached as **Appendix 'B'**.

Further, the subject lands are not adjacent to any listed or designated heritage resources and are not within a heritage conservation district, as illustrated in **Figure 2**, below.



**Figure 2:** Excerpt of City of Kitchener On-Point Map (Heritage Layer) with the subject lands outlined in red.

The Heritage Context Plan is attached as **Appendix 'C'**.

The subject lands have frontage on Union Street which is recognized as an inventoried cultural heritage landscape (CHL) (transportation corridor) in the City of Kitchener Cultural Heritage Landscape Study (2014). The Study identifies the following character defining features for Union Street and Union Boulevard:

*Features include: the part of the street that is centred on King Street with its 19th and early 20th Century homes and institutions; its passage through Breithaupt Park; the alignment of Union which reflects the curvilinear street pattern characteristic of Waterloo Township; the vertical rise and fall with the gently rolling topography; the curvilinear alignment through Westmount as part of the neighbourhood design; the Grand River Hospital and Sun Life institutional campus; and, the divided lanes through the Westmount neighbourhood.*

**Figure 3**, below, identifies the location of the subject lands in relation to the inventoried CHL of Union Street and Union Boulevard (L-RD-14).



**Figure 3:** Map of the Central Neighbourhoods CHLs noting approximate location of subject lands in red (City of Kitchener Cultural Heritage Landscapes Study, 2014).

The CHL Context Plan is attached to this report as **Appendix 'D'** and the Data Sheet for the inventoried CHL of Union Street and Union Boulevard (L-RD-14) is attached as **Appendix 'E'**.

# 2.0 Policy Context

This section provides an overview of the provincial and municipal policy framework which has guided the assessment contained herein.

## 2.1 The *Planning Act* and Provincial Policy Statement

The *Planning Act*, R.S.O. 1990, c.P.13 provides a number of provisions respecting cultural heritage and land development, either directly in Section 2 of the *Act* or through Section 3 respecting policy statements and provincial plans. The *Planning Act* outlines 18 spheres of provincial interest that relevant authorities in the planning process must consider. Regarding cultural heritage, Section 2 of the *Planning Act* provides that:

*The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as ...*

*(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.*

The *Planning Act* provides the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the Provincial Policy Statement, 2020 (PPS). The PPS provides for the following for cultural heritage planning:

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

The PPS provides definitions of the following relevant terms:

**Built Heritage Resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

**Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Significant:** e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

**Protected Heritage Property:** means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

## 2.2 Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe, 2019 ("Growth Plan"), was approved under the *Places to Grow Act*, 2005 by the Lieutenant Governor in Council through Order in Council No. 641/2019. The Growth Plan came into effect on May 16, 2019. Amendment 1 (2020) to the Growth Plan was approved by the Lieutenant Governor in Council through Order in Council No. 1244/2020 and took effect on August 28, 2020.

As per Schedule 2 of the Growth Plan, the subject lands are within the Conceptual Built-up Area. Section 2.2.1 of the Growth Plan generally provides that growth will be directed to settlement areas that have existing or planned municipal water and wastewater services and that can support the achievement of complete communities.

Section 4.2.7 of the Growth Plan provides the following policies for cultural heritage resources:

- 1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*
- 2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.*
- 3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.*

## 2.3 Ontario Heritage Act and Ontario Regulation 9/06

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 (*OHA*) remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. Part IV of the *OHA* provides that a municipality shall maintain a register of properties that are of cultural heritage value or interest (CHVI) which may include designated and non-designated properties. Part V of the *OHA* provides that a municipality shall maintain a register of all heritage conservation districts (HCDs) that are designated under the Part.

As per Section 29 (1) of the *OHA*, the municipal council may, by by-law, designate a property that is of CHVI provided the property meets the prescribed criteria contained within Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. Ontario Regulation 9/06 provides that a property may be designated under Section 29 of the *Act* if it meets two or more of the following criteria for determining whether it is of CHVI:

- 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.*
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.*
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*

6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

7. *The property has contextual value because it is important in defining, maintaining or supporting the character of an area.*

8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.*

9. *The property has contextual value because it is a landmark.*

Ontario Regulation 9/06 further provides that a property may be listed on the Register if it meets one or more of the above criteria.

## 2.4 Region of Waterloo Official Plan

The Region of Waterloo Official Plan Amendment No. 6, applying to all lands within Waterloo, was adopted by Council through By-law 22-018 and approved by the Ministry of Municipal Affairs and Housing on April 11, 2023 (ERO 019-5952). As a guiding principle, Section 1.5 provides that cultural heritage resources will be conserved and promoted to support the social, economic, and cultural well-being of all communities, including Indigenous peoples.

Section 3.G of the Official Plan provides policies explicitly related to cultural heritage, including:

*3.G.1 The Region and Area Municipalities will ensure that cultural heritage resources are conserved using the provisions of the Heritage Act, the Planning Act, the Environmental Assessment Act, the Cemeteries Act and the Municipal Act.*

*3.G.3 Area Municipalities will identify cultural heritage resources by establishing and maintaining a register of properties that are of cultural heritage value or interest. Area Municipalities will include on their register properties designated Part IV, V or VI of the Heritage Act, and will consider including, but not be limited to, the following additional cultural heritage resources of cultural heritage value or interest: (a) properties that have heritage conservation easements or covenants registered against title; (b) cultural heritage resources of Regional interest; and (c) cultural heritage resources identified by the Grand River Conservation Authority and the Federal or Provincial governments.*

*3.G.6 Area Municipalities will designate Cultural Heritage Landscapes in their official plans and establish associated policies to conserve these areas. The purpose of this designation is*

*to conserve groupings of cultural heritage resources that together have greater heritage significance than their constituent elements or parts.*

*3.G.13 Area Municipalities will establish policies in their official plans to require the submission of a Cultural Heritage Impact Assessment in support of a proposed development that includes or is adjacent to a designated property, or includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register.*

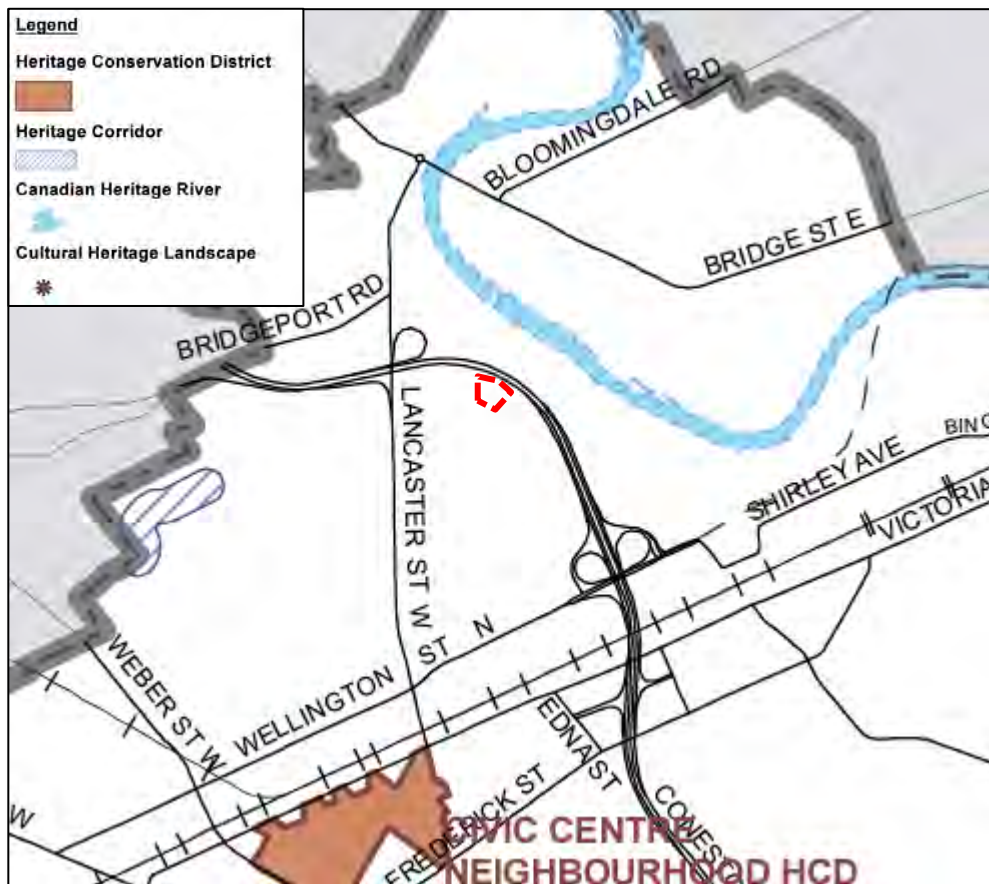
*3.G.17 Cultural Heritage Impact Assessment will include, but not be limited to the following:*

- (a) historical research, site analysis and evaluation;*
- (b) identification of the significance and heritage attributes of the cultural heritage resource;*
- (c) description of the proposed development or site alteration;*
- (d) assessment of development or site alteration impacts;*
- (e) consideration of alternatives, mitigation and conservation methods;*
- (f) schedule and reporting structure for implementation and monitoring; and*
- (g) a summary statement and conservation recommendations*

These policies have guided the preparation of this report and the analysis contained herein.

## 2.5 City of Kitchener Official Plan

The City of Kitchener Official Plan was approved by the Region of Waterloo in 2014. Map 9 (Cultural Heritage Resources) identifies the HCDs, Heritage Corridors, the Canadian Heritage River, and significant Cultural Heritage Landscapes in the City. The subject lands are not within or adjacent to any HCDs, Heritage Corridors, the Canadian Heritage River or recognized Cultural Heritage Landscapes (see **Figure 4**, below).



**Figure 4:** Excerpt of Map 9 (Cultural Heritage Resources) of the City of Kitchener Official Plan with the approximate location of the subject lands outlined in red.

Section 12 of the Official Plan provides the policies that are specific to cultural heritage resources. Relevant to the objectives of this HIA, the following is provided:

*12.C.1.1. The City will ensure that cultural heritage resources are conserved using the provisions of the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Funeral, Burial and Cremation Services Act and the Municipal Act.*

*12.C.1.3. The City will develop, prioritize and maintain a list of cultural heritage resources which will include the following:*

- a) properties listed as non-designated properties of cultural heritage value or interest on the Municipal Heritage Register;*
- b) properties designated under Part IV and V of the Ontario Heritage Act;*
- c) cultural heritage landscapes; and, heritage corridors.*

*The list may also include cultural heritage resources identified in Federal, Provincial and Regional inventories and properties listed on the Heritage Kitchener Inventory of Historic*

*Buildings until such time as these properties are re-evaluated and considered for listing on the Municipal Heritage Register.*

*12.C.1.4. The City acknowledges that not all of the city's cultural heritage resources have been identified as a cultural heritage resource as in Policy 12.C.1.3. Accordingly, a property does not have to be listed or designated to be considered as having cultural heritage value or interest.*

*12.C.1.5. Through the processing of applications submitted under the Planning Act, resources of potential cultural heritage value or interest will be identified, evaluated and considered for listing as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register and/or designation under the Ontario Heritage Act.*

*12.C.1.7. Properties that are of cultural heritage value or interest will be considered for designation under the Ontario Heritage Act. The cultural heritage value or interest associated with the cultural heritage resource will be evaluated based on the regulation in the Ontario Heritage Act which provides criteria for determining cultural heritage value or interest.*

*12.C.1.8. The City, in cooperation with the Region and the Municipal Heritage Committee (MHC), will identify, inventory and list on the Municipal Heritage Register, cultural heritage landscapes in the city.*

*12.C.1.9. Significant cultural heritage landscapes will be identified on Map 9 in accordance with the Regional Official Plan and this Plan...*

*12.C.1.10. The City will require the conservation of significant cultural heritage landscapes within the city.*

*12.C.1.20. The City will make decisions with respect to cultural heritage resources that are consistent with the policies of the Provincial Policy Statement, which require the conservation of significant cultural heritage resources. In addition, such decisions will be consistent with the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.*

*12.C.1.21. All development, redevelopment and site alteration permitted by the land use designations and other policies of this Plan will conserve Kitchener's significant cultural heritage resources. The conservation of significant cultural heritage resources will be a requirement and/or condition in the processing and approval of applications submitted under the Planning Act.*

12.C.1.23. *The City will require the submission of a Heritage Impact Assessment and/or a Heritage Conservation Plan for development, redevelopment and site alteration that has the potential to impact a cultural heritage resource and is proposed:*

- a) on or adjacent to a protected heritage property;*
- b) on or adjacent to a heritage corridor in accordance with Policies 13.C.4.6 through 13.C.4.18 inclusive;*
- c) on properties listed as non-designated properties of cultural heritage value or interest on the Municipal Heritage Register;*
- d) on properties listed on the Heritage Kitchener Inventory of Historic Buildings; and/or,*
- e) on or adjacent to an identified cultural heritage landscape.*

12.C.1.26. *The contents of a Heritage Impact Assessment will be outlined in a Terms of Reference. In general, the contents of a Heritage Impact Assessment will include, but not be limited to, the following:*

- a) historical research, site analysis and evaluation;*
- b) identification of the significance and heritage attributes of the cultural heritage resource;*
- c) description of the proposed development or site alteration;*
- d) assessment of development or site alteration impact or potential adverse impacts;*
- e) consideration of alternatives, mitigation and conservation methods;*
- f) implementation and monitoring; and,*
- g) summary statement and conservation recommendations.*

12.C.1.27. *Any conclusions and recommendations of the Heritage Impact Assessment and Heritage Conservation Plan approved by the City will be incorporated as mitigative and/or conservation measures into the plans for development or redevelopment and into the requirements and conditions of approval of any application submitted under the Planning Act.*

12.C.1.33. *In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a significant cultural heritage resource is proposed and permitted, the owner/applicant will be required to prepare and submit a thorough archival documentation, to the satisfaction of the City, prior to the issuance of an approval and/or permit.*

*12.C.1.36. The City may give due consideration to designate under the Ontario Heritage Act any cultural heritage resource if that resource is threatened with demolition, significant alterations or other potentially adverse impacts.*

*12.C.1.47. The City may require architectural design guidelines to guide development, redevelopment and site alteration on, adjacent to, or in close proximity to properties designated under the Ontario Heritage Act or other cultural heritage resources.*

These policies have guided the preparation of this report and the analysis contained herein.

## 2.6 City of Kitchener CHL Study

The City of Kitchener CHL Study provides an inventory of 55 sites that have the potential to be cultural heritage landscapes. The Study has identified nine types of landscapes, including: residential neighbourhoods; parks, natural areas and other public/private open space; transportation corridors and streetscapes; institutional landscapes; commercial, industrial and retail landscapes; agricultural landscapes; large lot residential/estate landscapes; cemeteries; and, Grand River valley landscapes. As per Appendix 4 of the Study and **Figure 3** of this report, the subject lands are adjacent to the inventoried transportation corridor of Union Street and Union Boulevard (L-RD-14). The excerpt of Appendix 4 (Maps) and Data Sheet from the City of Kitchener CHL Study for the Union Street and Union Boulevard (L-RD-14) inventoried CHL are attached as **Appendix 'D'** and **'E'**, respectively.

## 2.7 Terms of Reference

This HIA has been prepared to meet the requirements of the Scoped Terms of Reference provided with the Record of Consultation, dated January 19, 2023. Generally, the following have been required for this HIA:

- Present owner contact information;
- Summary of site history;
- Description of buildings, structures and landscape features on the subject lands, including history of development;
- Statement on the cultural heritage value or interest (CHVI) and heritage attributes for subject lands;
- Documentation of the subject lands, including historical photographs;
- Overview of proposed development;
- Assessment of potential negative impacts as a result of the development;
- Consideration for alternative development approaches;

- A summary of heritage conservation principles;
- Mitigation recommendations; and
- Qualifications of persons completing HIA.

The Scoped Terms of Reference have been attached to this report as **Appendix 'F'**.

# 3.0 Historical Overview

This section contains a description of the broad historical development of the subject lands and their context.

## 3.1 History of Indigenous Peoples

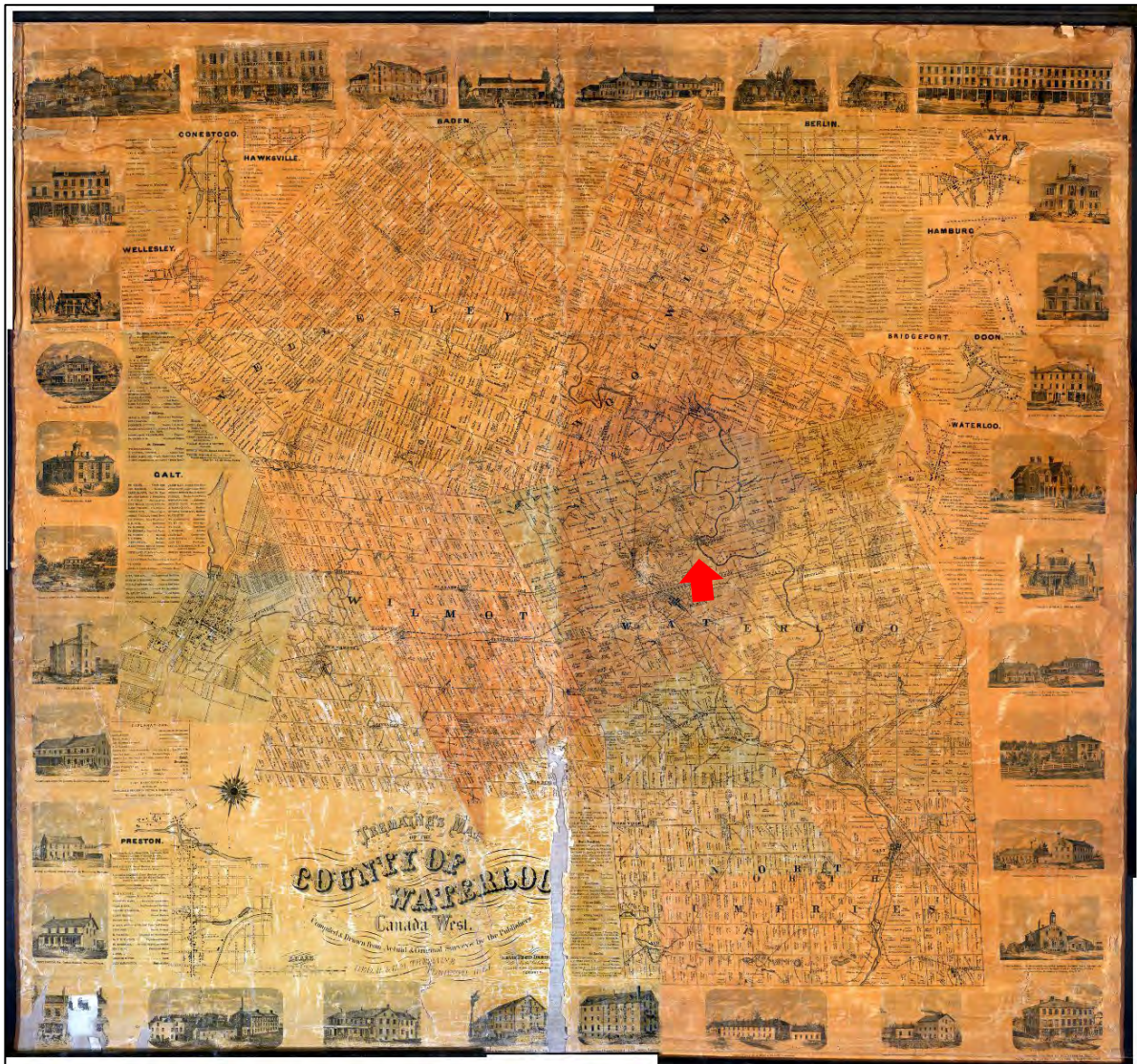
The pre-contact period of history in Ontario specifically refers to the period of time prior to the arrival of Europeans in North America. The pre-history of Ontario from the time the first inhabitants arrived in the Paleo-lithic period to the late Woodland period, just before the arrival of Europeans and the “contact” period, in the 16<sup>th</sup> and 17<sup>th</sup> centuries.

The Attawandaron (Neutral) people were one of the earliest known Indigenous communities to live in Waterloo Region. The Attawandaron peoples lived in villages that would migrate every 10 to 30 years dependent on the land’s ability to support agriculture and hunting. The population of Attawandaron peoples greatly diminished towards the end of the 1600s as a result of famine and disease brought by the Europeans and casualties during conflict. Thereafter, remaining Attawandaron peoples assimilated with various nations, including the Haudenosaunee (Waterloo Public Library, 2016).

The Haudenosaunee, also known as the Six Nations and Iroquois, lived in the valley of the Great Lakes in parts of Ontario and New York. At the turn of the 16<sup>th</sup> century, the Haudenosaunee faced conflict with the Mississauga peoples which resulted in their migration south. The Mississaugas, an Anishinaabe nation, inhabited land in the valley of the Great Lakes into the 18<sup>th</sup> century when land was lost to European settlement (Waterloo Public Library, 2016).

## 3.2 County & Township of Waterloo

The County of Waterloo formerly contained six townships: North Dumfries, North and South Waterloo, Wellesley, Wilmot, and Woolwich. The subject lands are located within the former Township of North Waterloo, within the historical County of Waterloo. The County was formed in 1863 by an Act of Parliament which served to disunite the United Counties of Waterloo and Brant. Previous to their incorporation in the United Counties, the lands of the County were part of the Wellington District for judicial and electoral purposes (Sutherland, 1864).



**Figure 5:** Image of Tremaine's Map of the County of Waterloo, 1861, with the approximate location of the subject lands indicated by the arrow (Courtesy of University of Toronto).

The County was serviced by various rivers and tributaries of the Grand River which were utilized to supply hydraulic power for industries in the area into the latter half of the 19<sup>th</sup> century. The Grand Trunk, as well as the Guelph and Galt Branch of the Great Western Railway intersected the County to support transportation related to industry (Sutherland, 1864). In 1973, the County of Waterloo became the Region of Waterloo.

### 3.3 Subject Lands

The subject lands form part of Lot 59 on the German Company Tract and are legally described as follows:



of \$5,000 to purchase farmland and there were investments from townspeople to incentivise the Company's local establishment (Mills, 2017a). Thereafter, the president of the Berlin Board of Trade, Samuel Williams, announced on Boxing Day of 1901 that the Ontario Sugar Company elected to build its new half-million dollar sugar beet factory in Berlin and that the Company wanted to be refining sugar by the fall of 1902. In support of this effort, the Ontario Agricultural College assisted with signing up local farmers to ensure that 5,000 acres of sugar beets would be planted in the spring of 1902 for processing that fall (Mills, 2017b).

In March of 1902, the Ontario Sugar Company finalized its purchase of 69 acres of farmland on Lot 59 in the Township of Waterloo with 49 acres being from Daniel Fries and 20 acres being from the Breithaupt family. This land was used to establish the sugar beet factory (Mills, 2017b). The establishment of the factory at this location was supported by the Grand River which was able to be used to deliver 5,000,000 gallons of water daily to the factory and by the nearby Grand Trunk Railway which was accessible via the establishment of six branch lines on the property (Berliner Journal, 1902a). This location also allowed for the discharge of effluent containing vegetable residue and lime to flow back to the Grand River (Mills, 2020).

The Breithaupt family whose land formed part of the original factory site was involved in establishing the Company in Berlin (Berliner Journal, 1902a). Namely, Louis J. Breithaupt, Member of Provincial Parliament (MPP), assisted with having Berlin included in the beet cultivation tests conducted by the Ontario Agricultural College and with establishing the factory in this location through the use of his political influence (Mills, 2017a). Furthermore, in advance of the closure of the Ontario Sugar Company at this location, J.C. Briethaupt was a director of the Company and W.H. Briethaupt was its president (Mills, 2017b). The Briethaupt family were well known in the community and the family's local political, social and business contributions were highly significant to the development of the City of Kitchener (Canada's Historic Places, 1986).

As per "Progress in Berlin" (Berliner Journal, 1902b), the total investment in new buildings and improvements in Berlin for the year 1902 was \$792,655 with \$600,000 of that value being from the construction of 10 buildings to establish the sugar beet factory owned by the Ontario Sugar Company, as follows: "main building, store-houses, boiler-house, machine and copper workshops, seed-house, 2 beet sheds, weight-house and pump-house." As a result of the investment in the factory, the total investments in buildings in Berlin in 1902 was three times higher than previous year recordings, with the one exception of 1899 where investment totalled \$265,450 (Berliner Journal, 1902b). The plant had a daily capacity of processing 600 tons (Mills, 2017b).

The design and construction of the aforementioned plant buildings was contracted to E.H. Dyer Co. of Cleveland (Berliner Journal, 1902b). The E.H. Dyer Co. was founded by Ebenezer Herrick Dyer who established the first successful sugar beet plant in the United States in the latter half of the 19<sup>th</sup> century and was responsible for the design and construction of over 50 sugar refining factories

globally thereafter. Dyer was known as the father of the sugar beet industry in America (Swenson, 2015). The Ontario Sugar Company's sugar-beet factory in Berlin was partially constructed using the steel framework and machinery from a failed beet plant in Benton Harbor, Michigan (Mills, 2017b). As confirmed by "Scope of the Sugar Beet Industry in the United States" (Utah Rail), the re-used materials and machinery were moved from the Wolverine Sugar Company in Benton Harbor, Michigan, which was constructed by Dyer and operated from 1899 to 1900 with a 350 ton-capacity.



**Figure 8:** Picture of main factory building (centrally located), office building (central foreground), warehouse (left) and portion of beet bins (right) in 1903, facing east (Reesor).

On October 6, 1902, the factory opened and the Town of Berlin began to refer to itself as the "Sugar-Beet Capital of Canada". Weekly updates were provided on the success of the factory via the Record (local newspaper) (Koch, 1983). The opening and processing within this factory represented the first sugar produced in Canada from Canadian sugar beets. The operation of the plant at this time required 225 workers to keep the plant running at full capacity (Berliner Journal, 1902a). The plant also created hundreds of seasonal jobs to meet the harvesting needs (Rych, n.d.).

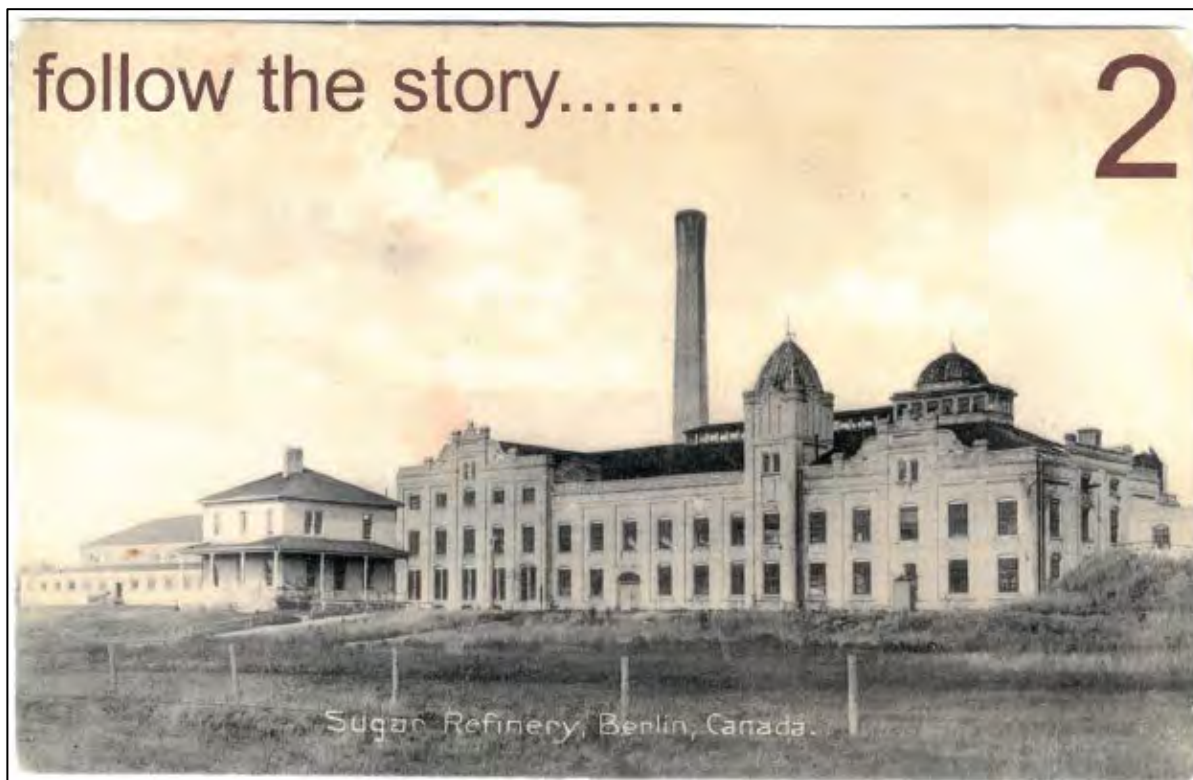
The processing factory on the subject lands was one-third of a mile long (Rych, n.d.). The 1894, revised 1904 Fire Insurance Plans for Berlin, Ontario (Goad) provides that the subject lands were operated by the Ontario Sugar Company and that the following buildings were located on the site (as labelled on the Fire Insurance Plan)<sup>1</sup>:

- No. 1: A two to three storey brick building located centrally on site which includes various rooms, crystalizing and pan floors, a battery floor, a cutter floor, various tanks and an 80 horsepower steam engine. This building is connected to Building No. 2 to the north and has a rail spur to the east.

<sup>1</sup> Image not included due to copyright permissions.

- No. 2: A two storey brick warehouse building with a rectangular form to the north of Building No. 1. This building is connected to Building No. 1 and is separated by a brick wall with one fire proof door between. A rail spur is located to the east.
- No. 3: A single storey brick building to the east of Building No. 1 with a room to the south that contains two lime kilns, a centrally located room that contains three pumps, and a room to the north that contains 19 boilers set in brick and a 135 foot tall brick chimney. This building has a limestone bin to the south and a covered spur line attached to the east followed by an open coal bin.
- No. 4: A single storey building located to the east of the warehouse building (No. 2). This building has a cooperage room to the south constructed of brick and a storage room to the north with stone veneer. There are spur lines located on either side (east and west) of the building.
- No. 5: A single storey rectangular building constructed of brick with wooden cornice, located to the east of Building No. 4. This building was used as a machine shop and is noted to have concrete floors.
- No. 6: A single storey building with one room, constructed of brick with wooden cornice, located to the north of Building No. 5 and to the east of Building No. 4. This building was used for seed storage.
- No. 7: A single storey rectangular building with three beet bin bays, each with a driveway passage on either side. This building is located to the south of Building No. 1 and has a rail spur to the east, followed by Building No. 8.
- No 8: A single storey rectangular building with two beet bin bays with a driveway passage between each bay. The building is located to the south of Building No. 3 and has rail spurs on either side (east and west).
- No. 9: A two storey building with a square form, constructed of brick with a porch to the west, located to the west of Building No. 1. This building is used as an office.
- No. 10: A single storey building constructed of brick located approximately 1.3 miles to the east of the factory site, adjacent to the Grand River. This building functions as a pump house with two broilers and a well.
- No 11: A single storey brick building with single storey scales on either side (east and west), located along the frontage to the south, adjacent to the Grand Trunk Railway (G.T.R) Elmira Branch line.

The three-storey main plant on the property (Building No. 1, as referred to in Fire Insurance Plans) was seen as a landmark in Kitchener and was locally referred to as the “white elephant” (Koch, 1983).



**Figure 9:** Postcard without date, facing northeast towards the main building (Building No. 1) with the office (Building No. 9) in the foreground and the two storey warehouse (Building No. 2) in the background to the left (provided by owner).

In 1909, the Ontario Sugar Company was declared bankrupt and the operations on the subject lands were taken over by a Wallaceburg company which operated the production under the prefix: Dominion Sugar Company. This company operated on the subject lands until 1923 when cheaper product became available from the Caribbean which forced its closure (Rych, n.d.).

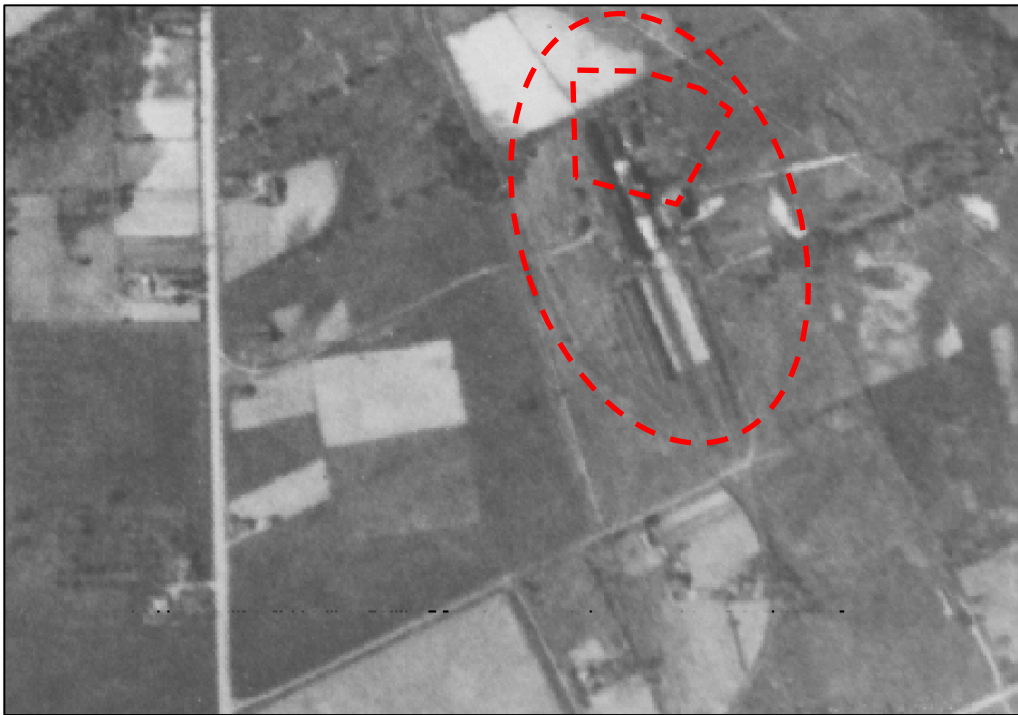
The 1925 Fire Insurance Plan (Underwriters Survey Bureau Limited) provides the following changes on the factory site, in comparison to the 1904 Fire Insurance Plan (Goad):

- A single storey brick wing has been constructed on either side (east and west) of the warehouse building (Building No. 2).
- A single storey brick addition was constructed to the north of Building No. 3 which contains three boilers. Furthermore, a one to two storey brick building was constructed to the east, on the opposite side of the G.T.R. rail spurs which functions as a dryer building.
- A single storey brick addition was constructed to the north of Building No. 5 which contains a fire hydrant.
- Two single storey wood additions were constructed to the south of Building No. 6 which functions as a seed storage building.

- A single storey addition has been constructed to the west of Building No. 7 to provide an additional beet bin bay.

The 1925 Fire Insurance Plan also notes that the roofs of Buildings No. 1 and 2 were constructed on steel trusses and that Buildings No. 7 and 8 do not have a roof. This Plan provides that the site was “silent” in March of 1925.

The 1930 aerial (**Figure 10**, below) shows two entrances to the subject lands from Lancaster Street. The aerial confirms that the structures shown in the 1925 Fire Insurance Plan were still located on the lands in 1930.



**Figure 10:** Excerpt of 1930 aerial photograph with approximate outline of the subject lands represented by the polygon and approximate extent of development on the former factory site represented by the circle (courtesy of University of Waterloo Geospatial Centre).

In 1941, Brown Steel purchased the former factory site and operated their business from the former warehouse building (Building No. 2 in Fire Insurance Plans). Brown Steel also sold some of the land to developers and had some of the land expropriated by the City for the extension of Union Street (Koch, 1983).



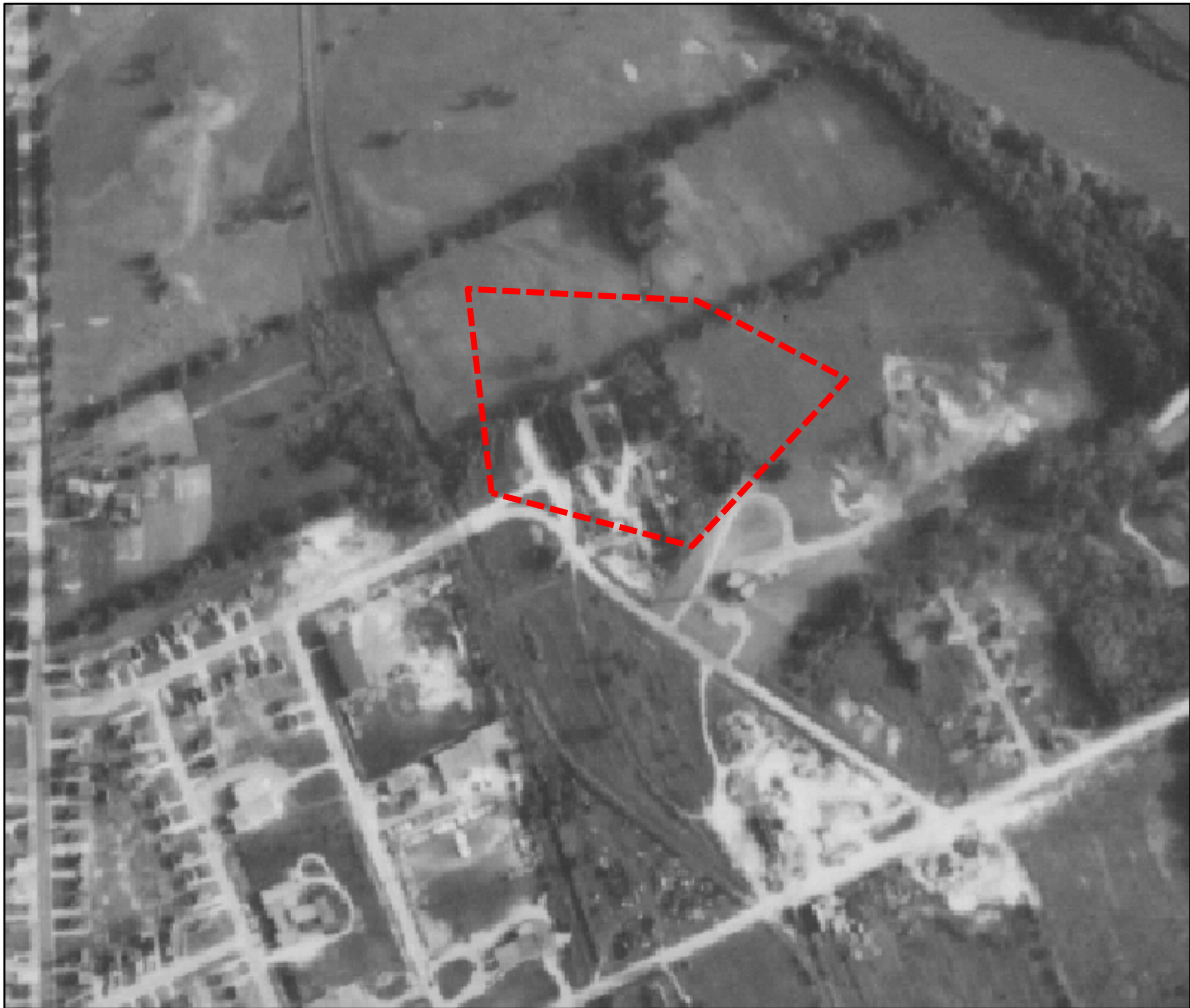
**Figure 11:** Image of warehouse building during or after the use of the warehouse building by Brown Steel (provided by owner).

The 1945 aerial (**Figure 12**, below) shows that the majority of buildings associated with the former sugar beet operations on the broader factory site were removed. Based on the location, scale and form of structures, the warehouse, including the single storey wings on either side, and the buildings to the east were existing at this time.



**Figure 12:** Aerial image dated 1945 with the approximate location of the subject lands outlined in red (courtesy of University of Waterloo Geospatial Centre).

The 1955 aerial (**Figure 13**, below) shows that Union Street and residential development to the east of the site were established.



**Figure 13:** Image of 1955 aerial photograph with approximate location of subject lands outlined in red (courtesy of University of Waterloo Geospatial Centre).

The 2003 aerial (**Figure 14**, below) shows that the subject lands largely remained unchanged from the former 1955 aerial image.



**Figure 14:** Image of 2003 aerial with the approximate location of the subject lands outlined in red (courtesy of Region of Waterloo, GIS Locator).

In 2005, the warehouse building on the site was renovated by the owner at the time, Ron Doyle, to serve as a private residence that was inspired by the “Road to Santiago de Compostela”, a century-old walk in Northern Spain. Shortly thereafter, the property was used as an event space under the prefix of “Hacienda Sarria” (Doyle, 2017).



**Figure 15:** Image of building prior to 2005 alterations, facing southwest (provided by owner).



**Figures 16 and 17:** Image of west portico addition under construction (left); Image of southwest corner of building during renovations (right) (provided by owner).



**Figures 18 and 19:** Images of interior of warehouse building during renovations (provided by owner).

In 2011, Ron Doyle, the owner of the property at that time, partnered with The Working Centre to establish a market garden at the Hacienda Sarria. The garden included 8000 square feet of interlocking brick pathways, a water tower and an irrigation system (Mancini, 2015). The 2014 aerial

image (**Figure 20**, below) shows the 21<sup>st</sup> century alterations to the subject lands which includes the additions to the main warehouse building, the landscape items (fountains, ponds, pathways) and the market gardens.



**Figure 20:** Image of 2014 aerial with subject lands outlined in red (courtesy of Region of Waterloo, GIS Locator).

The most recent aerial image available of the subject lands, being the 2022 aerial (**Figure 21**, below), provides that the single storey utility building to the northeast of the existing warehouse was constructed by this time and that the addition to the south of the single storey building to the east was constructed by this time.



**Figure 21:** Image of 2022 aerial with subject lands outlined in red (courtesy of Region of Waterloo, GIS Locator).

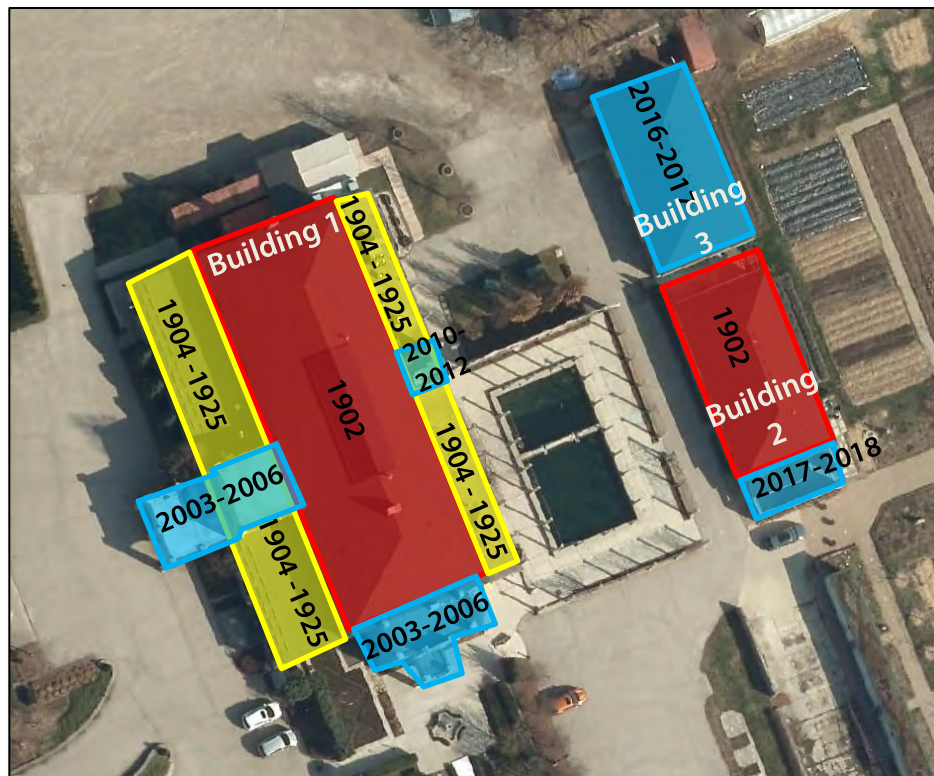
The subject lands are currently owned by Moser Landscape Group Inc. The market gardens on the eastern and southern portion of the subject lands have been removed. The main warehouse building on the property is used as office space by the owner and as a venue to host corporate events, films and cooking classes. The two secondary buildings to the east are used for residential purposes (south building) and utility purposes (north building).

# 4.0 Description of Subject Lands

The subject lands are located to the east of the intersection where Union Street converges with Sereda Road. The subject lands contain three permanent structures: the large former warehouse with a two storey mass, a single storey converted residential building and a single storey utility building, as described in this section. The lands also contain various landscape items and a temporary structure.

## 4.1 Description of Buildings

The former warehouse building (referred to as Building 1, herein) is located on the western portion of the developed area on the subject lands. There are two single storey buildings located to the east of this main building (Buildings 2 and 3, herein). The evolution of the buildings and their titles, as referred to in this report, are depicted in **Figure 22**, below.



**Figure 22:** Aerial image with overlay of construction dates and building titles, as referred to in this report (courtesy of City of Kitchener OnPoint Map).

#### 4.1.1 Building 1: Former Warehouse

Building 1 is partially visible from Union Street and Sereda Road to the southeast. The south elevation of Building 1 includes a series of additions onto the partially visible original building (hipped roof), including a centered two storey portico and the flat-roofed two storey structure behind the portico.



**Figure 23:** South elevation of warehouse building (Building 1) (MHBC, 2023).

The portico addition includes an arched double door main floor entry, a second floor balcony and curved parapet with draped shoulders. The portico was constructed with a tan brick that has varying colours and rounded edges that differentiate the addition from the rest of the building. The brickwork includes voussoirs and horizontal banding. Cement caps are provided along the top of the parapet and columns. The addition includes various metal details, including railings and fixtures. The doors on either floor are constructed of wood and the upper storey opening has a wood lintel. The portico addition was constructed between 2003 and 2006 as a part of the building renovation and remodelling by Ron Doyle.

Immediately to the north of the portico is a two storey addition constructed of tan brick with a concrete foundation that covers the majority of the south elevation of the main hipped building, leaving one bay visible on either side of the original building. This addition has imitated some of the features from the original building, including the colour of the brick, pattern of large ground level windows and smaller upper storey windows, arched window openings, brick voussoirs, sills, horizontal banding, and pilasters. The elevation of the addition furthermore incorporates a flat roof

with parapet and protruding columns on either corner. This addition was likewise constructed between 2003 and 2006 as a part of the building alterations undertaken by Ron Doyle.



**Figure 24:** Image of additions on south elevation of Building 1 (MHBC, 2023).

The original warehouse building has a two storey mass with a hipped roof. There is one bay on either side of the addition which is visible on the south elevation. Each bay contains pilasters on either side, horizontal banding in the brickwork, a smaller upper storey window and a larger lower storey window. The original warehouse building was constructed in 1902; however, the south elevation appears to have been re-constructed as a part of the 2005 site alterations undertaken by Ron Doyle, as visible in the differentiation of brick on the remaining segments of the original building.

The wing on the west side of the building has a single storey mass with two bays separated by brick pilasters. The wing contains arched window openings in each bay that have been filled with murals. The east wing has a single storey mass with a single door opening which has been provided off-

centered. This wing has various patches of brick that have been replaced with darker coloured brick and the wing includes horizontal banding and pilasters. These wings were constructed between 1904 and 1925.



**Figures 25 & 26:** Images of either side of visible south elevation of original building and wing additions on either side (west on left; east on right) (MHBC, 2023).

The east elevation of the original hipped-roof building is visible above the single storey wing addition which spans the length of the building. There is a two storey addition that was constructed between 2010 and 2012 which is located in the middle of this elevation with a flat roof and protruding columns. The east elevation, including the original building and wing, is constructed of tan brick with arched window and door openings, brick voussoirs, brick pilasters between pilasters, and horizontal banding. There are various patches of replaced brick (apparent in colour differentiation) which are primarily located along the lower half of the first storey. There are skylights on the eastern facing hipped roof structure which were added between 2006 and 2009.



**Figure 27:** Image of east elevation of Building 1 (MHBC, 2023).

The north elevation of the original hipped roof building has four bays which contain brick pilasters between bays, horizontal banding between pilasters, arched window openings and is intersected by an external chimney which was added between 2010 and 2012. The east wing has one bay while the west wing has two bays constructed with tan brick with pilasters and horizontal banding between pilasters.



**Figure 28:** Image of north elevation of main building (MHBC, 2023).

The storage containers to the north of the building are not attached to the structure. There is an external freezer that is clad with wood that is attached to this elevation as a lean-to structure. There are various patches of replaced brick on the corners of the original building and the wings, as visible in the colour differentiation of the brick.



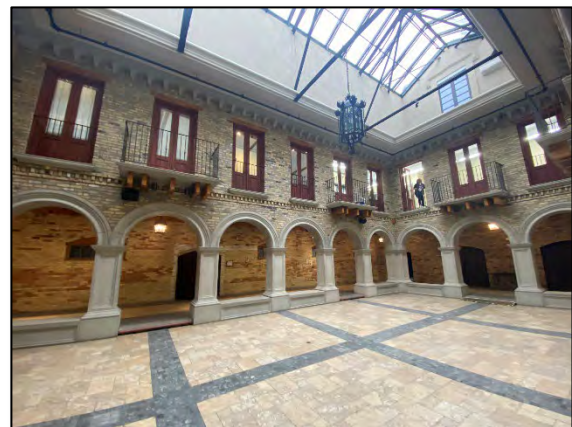
**Figure 29:** Image of northwest corner of building and external storage structures (MHBC, 2023).

The west elevation of the building is intersected by a portico and two storey bump-out from the west wing that was constructed between 2003 and 2006. The original portion of the building has a two storey mass with a hipped roof, arched window openings with brick voussoirs, brick pilasters and horizontal banding between pilasters. The single storey wing to the west that spans the length of the original building is a lean-to structure from the original two storey warehouse that is constructed of tan brick with arched window openings with brick voussoirs, brick pilasters and horizontal banding between pilasters.



**Figure 30:** Image of west elevation of main building (MHBC, 2023).

The interior of the building has been altered to accommodate the former use by the Hacienda Sarria. The front of the building was altered to serve as a two storey residence with high ceilings, stone finishes, and a grand centred staircase and fireplace. Beyond the residence area, the building was altered to accommodate events with a main hall, secondary hall and kitchen and bar rooms in the wings. The building includes stone work and rounded arches throughout.



**Figures 31 and 32:** Image of interior of front of building (left); Image of main hall (right) (MHBC, 2023).

#### 4.1.2 Building 2: Former Machine Shop

The main hipped-roof portion of Building 2 was constructed in 1902 and an addition to the south was constructed between 2017 and 2018. The building has a single storey mass, tan brick construction, a hipped roof, arched window and door openings and it has various patches of brick that were replaced with an orange-hued brick. The addition to the south was constructed with a light tan brick and has a lean-to structure against Building 2. This addition includes a brick wall to the south that is enclosed against the lean-to structure to provide a gated outdoor court.



**Figure 33:** Image of southwest corner of Building 2, showing west elevation (left) and south addition (right) (MHBC, 2023).



**Figures 34 & 35:** Image of north elevation (left) and south elevation (right) of Building 2 (MHBC, 2023).



**Figure 36:** Image of east elevation of Building 2 (MHBC, 2023).

The interior of this building has been renovated to provide residential apartments.

#### 4.1.3 Building 3: Utility Building

Building 3 was constructed between 2016 and 2017 to serve as a utility building. This building has a stone veneer with a brick wall to the south, has a single storey mass and has a hipped roof. The elevation to the west includes various small window openings in an irregular arrangement. There is a courtyard between this building and the building to the south (Building 2).



**Figure 37:** Image of west elevation of Building 3 (MHBC, 2023).



**Figures 38 & 39:** Image of north (left) and south (right) elevations of Building 3 (MHBC, 2023).



**Figure 40:** Image of west elevation of Building 3 (MHBC, 2023).

#### 4.1.4 Temporary Structure

There is a single storey temporary structure to the east of the parking lot that appears to be constructed of storage bins and/or mobile trailers. This building has an elongated rectangular form and formerly was used for washrooms as per the signage. This structure was added to the property between 2010 and 2012, likely as a part of the garden market alterations by Ron Doyle.



**Figures 41 & 42:** Image of west elevation (left) and east elevation (right) of temporary structure (MHBC, 2023).

## 4.2 Description of Landscaping

The property includes various landscape features that were added to the property between 2006 and 2016. The southwest corner of the property includes a retaining wall and gated entrance from Union Street that was constructed between 2006 and 2009. The frontage along Union Street/Sereda Road is landscaped with a row of shrubs and trees. A second main entrance is provided to the east from Sereda Road which provides access to both the west and east surface parking lots.



**Figure 43:** Image of west gated entry from Union Street (MHBC, 2023).



**Figure 44:** Panoramic image of south entry from Sereda Road (MHBC, 2023).

The landscaped area to the west of the main building, across the surface parking area, includes a fountain and a row of shrubs that were added to the property between 2006 and 2009.



**Figure 45:** Image of west fountain located across the drive-aisle from the west portico addition on main building (MHBC, 2023).

The subject lands include a courtyard space to the south of the main building, including a fountain, gardens and pathways.



**Figure 46:** Image of south courtyard space, facing south (MHBC, 2023).

The area directly to the east of the main building includes two ponds that generally reflect the foundation outline of the former cooperage rooms. These ponds were constructed between 2006 and 2009 and have a walkway around the pair which includes columns that protrude from the curbs around the walkway.



**Figure 47:** Image of ponds to the east of the main building (MHBC, 2023).

Further east beyond the buildings on the site, the land is vacant. The former gardens that were added to the property between 2012 and 2014 have been removed.



**Figure 48:** Image of eastern portion of property (MHBC, 2023).

The northern portion of the property is developed with a paved parking field.



**Figure 49:** Image of northern portion of property, facing west (MHBC, 2023).

### 4.3 Description of Union Street/Union Boulevard CHL

The Union Street/Union Boulevard CHL, as identified in the City of Kitchener CHL Study (2014), is located adjacent to the subject lands to the southwest. The subject lands have frontage this identified CHL. The CHL Study provides the following description of this identified CHL:

“The various parts of Union Street are historically important because they were and remain, in part, the boundary between the Cities of Waterloo and Kitchener. Currently the combined street traverses the City in an east/west alignment terminating in the west at the Westmount Golf and Country Club and in the east just beyond Lancaster Street. The oldest part of the street centres on King Street where late 19th and early 20th Century homes and institutions straddle the streetscape. It is from this portion of the street that it derives its name, Union Street, because it is here, that the two cities were first joined in the latter part of the 19th Century. The western portion, Union Boulevard travels through the Westmount neighbourhood. The Westmount Improvement Company extended the street incrementally through the neighbourhood between 1912 and 1945. The eastern part of the street was agricultural land until after World War II. The street was part of farms that fronted onto Bridgeport Road. As Union Street East passes through Breithaupt Park, it cuts through a forested area that was a former farm woodlot which was at the rear of a farm whose house and barn were located on Bridgeport Road. The middle portion of Union is in the City of Waterloo and was developed in the 40s, 50s and 60s. The alignment of Union again reflects the same curvilinear street pattern characteristic of Waterloo Township. The vertical alignment rises and falls with the gently rolling topography of north east Kitchener. The exception to this is the alignment through Westmount which is curvilinear but done deliberately as part of the design of the neighbourhood to add character to the planned community. Highlights along the street include: an interesting section through Breithaupt

Park where it traverses the former farm woodlot; the high point of land west of Erb Street; the Grand River Hospital and Sun Life institutional campus; and, the divided lanes through the Westmount neighbourhood terminating in the Westmount Golf and Country Club.”

The character defining features are listed as follows in the CHL Study:

“Features include: the part of the street that is centred on King Street with its 19th and early 20th Century homes and institutions; its passage through Breithaupt Park; the alignment of Union which reflects the curvilinear street pattern characteristic of Waterloo Township; the vertical rise and fall with the gently rolling topography; the curvilinear alignment through Westmount as part of the neighbourhood design; the Grand River Hospital and Sun Life institutional campus; and, the divided lanes through the Westmount neighbourhood.”

The Data Sheet for the Union Street/Union Boulevard CHL is attached as **Appendix ‘E’** to this report.

# 5.0 Evaluation of Cultural Heritage

## Resources

The following provides an evaluation of the listed property of 1254 Union Street as per the legislated criteria of Ontario Regulation 9/06 (as amended) for determining cultural heritage value or interest (CHVI).

### 5.1 Evaluation of Cultural Heritage Value or Interest

The property of 1254 Union Street has associative value pertaining to the use of the property by the Ontario Sugar Company, the involvement of the Briethaupt family in its operations, and the involvement of Ebenezer Herrick Dyer (E.H. Dyer Co.) in the design of the original factory buildings.

#### *Physical/Design Value*

The original warehouse building (1902), its lean-to wings (1904-1925) to the east and west, and the single storey former machine shop (1902) located on the property addressed as 1254 Union Street have some attributes that are reflective of their original industrial vernacular architectural style. These attributes include their massing, hipped roofs (warehouse and machine shop), original arched window and door openings, and Victorian-influenced brickwork (brick voussoirs above arched openings), pilasters (warehouse and wings), and horizontal banding between pilasters (warehouse and wings). All other buildings and landscape components of the sugar beet factory have been demolished or removed.

The original warehouse building, its lean-to wings to the east and west, and the single storey former machine shop have been altered and no longer express their intended industrial vernacular style as a result of the later Spanish Eclectic inspired alterations to the buildings that occurred in the early 2000s. The 21<sup>st</sup> century alterations include the construction of porticos on the south and west elevations, bump-out additions, the interior arrangements of the buildings, and various replaced patches of brick and window and door openings. The Spanish Eclectic alterations are not authentic and were not designed to respect the historic fabric and expression of the buildings on the property. The alterations have diminished the integrity of the original industrial vernacular buildings. Likewise, the landscape features, including the fountains, ponds and walkways, were constructed in the 2000s and are not authentic components of the original industrial use of the

property. It is not clear if the alterations to the building are reversible; a more detailed and invasive investigation would be required in order to determine this.

The property does not display a high degree of craftsmanship, artistic merit, technical or scientific achievement.

#### *Historic/Associative Value*

The property is directly associated with the Ontario Sugar Company (later the Dominion Sugar Company) which was a major contributor to the development of Waterloo Region. The sugar-beet factory employed over 200 people year round and hundreds more seasonally for the harvesting of beets. The establishment of the factory in 1902 represented the largest recorded investment in development in Kitchener between 1873 and 1903. This was the first sugar beet factory in Canada that refined Canadian sugar beets and the Town of Berlin began to refer to itself as the “Sugar Beet Capital of Canada” as a result of its development.

The establishment and operation of the sugar beet refinery on the subject lands is partially accredited to and associated with the Briethaupt family whose local political, social and business contributions were highly significant to the development of the City of Kitchener. Namely, Louis J. Breithaupt, Member of Provincial Parliament (MPP), assisted with having Berlin included in the beet cultivation tests conducted by the Ontario Agricultural College and with establishing the factory in this location through the use of his political influence. The original factory site included lands from the Briethaupt family farm. Furthermore, in advance of the closure of the Ontario Sugar Company at this location, J.C. Briethaupt was a director of the Company and W.H. Briethaupt was its president.

In addition, the warehouse building and former machine shop that were established in 1902 are associated with Ebenezer Herrick Dyer (E.H. Dyer Co.) who was contracted to design and construct the buildings. Dyer was responsible for the establishment of the first successful sugar beet processing factory in the United States and the design of over 50 factories in the late 19<sup>th</sup> and early 20<sup>th</sup> century globally thereafter. Dyer was known as the father of the sugar beet industry in America. Although the property is associated with Dyer, the property has been altered to the extent that it no longer reflects the design by E.H. Dyer Co.

The recent uses of the property, including for the Hacienda Sarria event space and the Market Gardens operated by The Working Centre, do not contribute to the CHVI of the property due to their more recent development. The property does not have potential to yield information that contributes to an understanding of a community or culture and the property has been altered to the extent that it no longer reflects the design by E.H. Dyer Co. The buildings and landscape features associated with the sugar beet refinery have been removed with the exception of two of the existing buildings, which have since been altered. Therefore, there is nothing on the property that

has potential to yield information that could be important to the community. Likewise, the buildings have been altered and no longer reflect the design by E.H. Dyer Co.

### Contextual Value

The property is no longer physically, functionally, visually or historically linked to its surroundings in a significant way. While the location near the Grand River remains, the property no longer relies on the Grand River and later development in the area, including the Conestoga Parkway, have altered any physical relationship. Similarly, the railway tracks have been removed and those linkages have been lost. Within the site, aside from the two remaining buildings, all other buildings and components of the site associated with the original industrial use of the property have been removed. The current landscape features are recent developments.

The property is outside of the identified cultural heritage landscape (Union Street/Union Boulevard), as per the City of Kitchener CHL Study, and does not contribute to its character. The property is not a landmark in relation to its original industrial use.

**Table 1**, below, provides a summary of the evaluation conducted under Ontario Regulation 9/06.

| <b>Table 1: Evaluation of CHVI of 1254 Union Street</b>   |  |
|---|--|
| <b>Ontario Regulation 9/06 Criteria</b>   | <b>1254 Union Street</b>   |
| 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method. | No. The original industrial buildings have been altered and no longer retain their original industrial character.<br><br>As noted above, it is not clear whether the alterations to the buildings are reversible; if through more investigation it is determined that they are reversible, it may be that the property could be considered to have design value. |
| 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.  | No. The property does not display a high degree of craftsmanship or artistic merit.  |
| 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.  | No. The property does not display a high degree of technical or scientific achievement.  |
| 4. The property has historical value or associative value because it has direct associations with a theme, event, belief,   | Yes. The property has associative value pertaining to the use of the property by the Ontario Sugar Company, the involvement of the Briethaupt family in its operations, and the  |

|   |   |
|---|---|
| person, activity, organization or institution that is significant to a community.   | involvement of Ebenezer Herrick Dyer (E.H. Dyer Co.) in the design of the original factory buildings.   |
| 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                   | No. The property does not have the potential to provide evidence of an influential aspect of a community's history. The artifacts and machinery have been removed and the arrangement of the site related to the historical sugar beet plant has been altered to the extent that information on the history can no longer be derived.   |
| 6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. | No. The property has been altered to the extent that it no longer reflects the design by E.H. Dyer Co.  |
| 7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.   | No. The property is not within a unique or definable character area. The property is outside of the identified cultural heritage landscape (Union Street/Union Boulevard), as per the City of Kitchener CHL Study, and does not contribute to its character.  |
| 8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.   | No. The property is no longer physically, functionally, visually or historically linked to its surroundings in a significant way. While the location near the Grand River remains, the property no longer relies on the Grand River and later development in the area, including the Conestoga Parkway, have altered any physical relationship and isolated the property from the river. Similarly, the railway tracks have been removed and those linkages have been lost. |
| 9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.  | No. The property is not a landmark in relation to its original industrial use.  |

Based on the above evaluation under Ontario Regulation 9/06, as amended, we conclude that the property addressed as 1254 Union Street has CHVI pertaining to its associative value. We recommend that the property remains listed on the Register.

## 5.2 Statement of CHVI

The property located at 1254 Union Street is associated with the former Ontario Sugar Company, later the Dominion Sugar Company, and includes two former industrial buildings from that time: the warehouse building (1902), wings of the warehouse building (1904-1925) and the former machine shop (1902).

The original warehouse building, its lean-to wings to the east and west, and the single storey former machine shop located on the property have some attributes that are reflective of their original industrial vernacular architectural style. These attributes include their massing, hipped roofs (warehouse and machine shop), original arched window and door openings, and Victorian-influenced brickwork (brick voussoirs above arched openings, pilasters (warehouse and wings), and horizontal banding between pilasters (warehouse and wings). Nonetheless, the original warehouse building, its lean-to wings to the east and west, and the single storey former machine shop have been altered and no longer express their intended industrial vernacular style as a result of the later Spanish Eclectic alterations to the buildings.

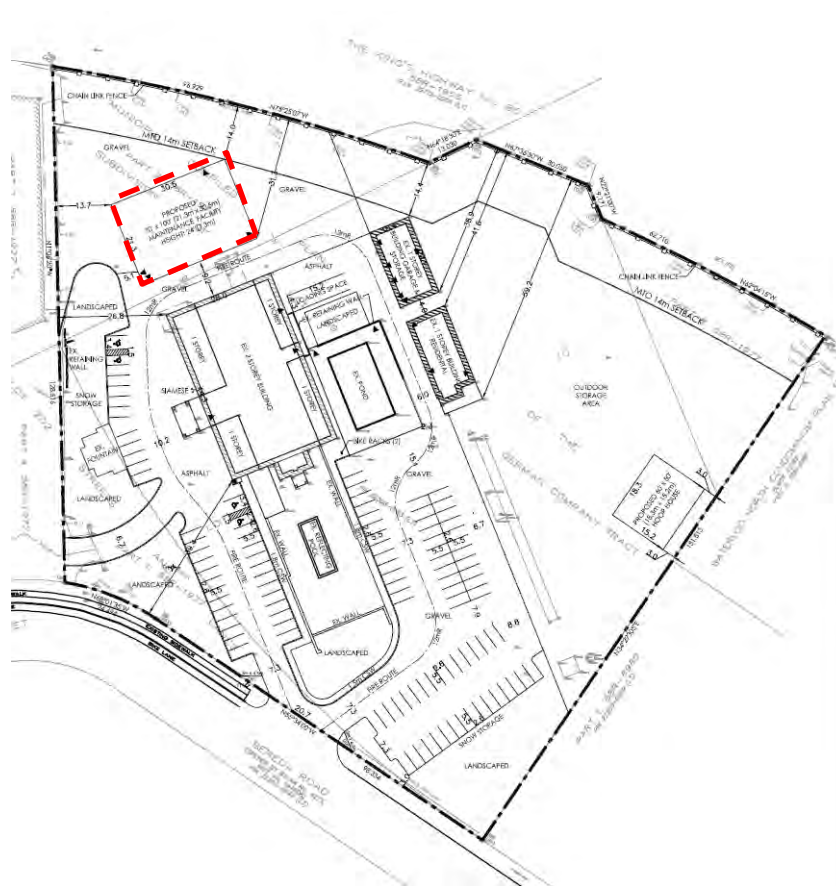
The property is directly associated with the Ontario Sugar Company (later the Dominion Sugar Company) which was a major contributor to the development of Waterloo Region. The sugar-beet factory employed over 200 people year round and hundreds more seasonally for the harvesting of beets. The establishment of the factory in 1902 represented the largest recorded investment in development in Kitchener between 1873 and 1903. This was the first sugar beet factory in Canada that refined Canadian sugar beets and the Town of Berlin began to refer to itself as the “Sugar Beet Capital of Canada” as a result of its development.

The establishment and operation of the sugar-beet refinery on the subject lands is partially accredited to and associated with the Briethaupt family whose local political, social and business contributions were highly significant to the development of the City of Kitchener. Namely, Louis J. Breithaupt, Member of Provincial Parliament (MPP), assisted with having Berlin included in the beet cultivation tests conducted by the Ontario Agricultural College and with establishing the factory in this location through the use of his political influence. The original factory site included lands from the Briethaupt family farm. Furthermore, in advance of the closure of the Ontario Sugar Company at this location, J.C. Briethaupt was a director of the Company and W.H. Briethaupt was its president.

In addition, the warehouse building and former machine shop that were established in 1902 are associated with Ebenezer Herrick Dyer (E.H. Dyer Co.) who was contracted to design and construct the buildings. Dyer was responsible for the establishment of the first successful sugar beet processing factory in the United States and the design of over 50 factories in the late 19<sup>th</sup> and early 20<sup>th</sup> century globally thereafter. Dyer was known as the father of the sugar beet industry in America.

# 6.0 Description of Proposed Development

Moser Landscape Group Inc. is proposing to construct a 650 square metre, 7.3 metre high maintenance/warehouse facility to the north (rear) of the existing two storey building on the property addressed as 1254 Union Street, Kitchener. The proposed building is proposed to be clad with metal siding, have a gable roof, have an entry door on all elevations, have four vehicle garage doors on the north elevation, and have an overhead utility door on the west elevation. The west and east bearings of the footprint of the proposed building generally align with that of the existing two storey building on the subject lands. The proposed building will be located approximately 9.2 metres to the rear of the existing two storey building. The land that the building is intended to be constructed on is currently paved as a part of the surface parking lot. The proposal does not involve the demolition or alteration of any buildings on the subject lands.



**Figure 50:** Excerpt of Concept Plan with proposed building outlined in red (City of Kitchener, 2023).

The Site Plan is attached as **Appendix 'G'** and elevations are attached as **Appendix 'H'**.

# 7.0 Impacts of Proposed Development

## 7.1 Classifications of Impacts

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

As per the Ontario Heritage Tool Kit (OHTK), the following constitutes negative impacts which may result of a proposed development:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

The above noted adverse impacts will be considered as it relates to the scope of this HIA.

Furthermore, this report utilizes guides published by the *International Council on Monuments and Site (ICOMOS)*, Council of UNESCO, from the World Heritage Convention of January of 2011. The grading of impact is based on "Guide to Assessing Magnitude of Impact" as a framework for this report:

- **Major:** Change to key historic building elements that contributes to the cultural heritage value or interest (CHVI) such that the resource is totally altered. Comprehensive changes to the setting.

- **Moderate:** Change to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
- **Minor:** Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
- **Negligible/Potential:** Slight changes to historic building elements or setting that hardly affect it.
- **No Change:** No change to fabric or setting.

## 7.2 Impacts of the Proposed Development on 1254 Union Street (1)

The cultural heritage value or interest (CHVI) of the property of 1254 Union Street pertains to the associative value related to the use of the property by the Ontario Sugar Company, the involvement of the Briethaupt family in its operations, and the involvement of Ebenezer Herrick Dyer (E.H. Dyer Co.) in the design of the original factory buildings. The property has been altered to the extent that the remaining original factory buildings are no longer representative of their industrial vernacular architectural style and no longer reflect the design by E.H. Dyer Co.

The addition of a new building on the property **will not have any impacts** on the CHVI of the subject lands. The proposal does not generate any physical or relative impacts to the CHVI of the subject lands.

**Table 2** provides an analysis of the adverse impacts to the heritage attributes of the subject lands, as identified in **Section 5** of this report. This impact assessment is solely for the proposed development of the 650 square metre maintenance/warehouse building to the north of the existing two storey building on the subject lands.

| Table 2: Impacts to 1254 Union Street |                 |
|---------------------------------------|-----------------|
| Potential Impacts                     | Level of Impact |
| <b>Destruction</b>                    | No Change.      |
| <b>Alteration</b>                     | No Change.      |
| <b>Shadows</b>                        | No Change.      |
| <b>Isolation</b>                      | No Change.      |
| <b>Obstruction</b>                    | No Change.      |
| <b>Change in Land Use</b>             | No Change.      |

|                          |            |
|--------------------------|------------|
| <b>Land Disturbances</b> | No Change. |
|--------------------------|------------|

There are no further impacts anticipated as a result of the proposed development.

### 7.3 Impacts of the Proposed Development on 1254 Union Street (2)

If it were to be determined that the Spanish Eclectic inspired alterations to the buildings were reversible and the buildings were considered to have design value, the proposed development would have **no impact** to the CHVI of the property given that it does not involve any alteration to the existing buildings and does not isolate or obstruct views of those buildings.

**Table 3** provides an analysis of the adverse impacts to the heritage attributes of the subject lands, as identified in **Section 5** of this report and in the instance that it was determined that the Spanish Eclectic alterations were reversible and the buildings have design value. This impact assessment is solely for the proposed development of the 650 square metre maintenance/warehouse building to the north of the existing two storey building on the subject lands.

| <b>Table 3: Impacts to 1254 Union Street if it were determined that the existing buildings have design value</b> |                        |
|--|------------------------|
| <b>Potential Impacts</b>   | <b>Level of Impact</b> |
| <b>Destruction</b>   | No Change.             |
| <b>Alteration</b>  | No Change.             |
| <b>Shadows</b>   | No Change.             |
| <b>Isolation</b>   | No Change.             |
| <b>Obstruction</b>   | No Change.             |
| <b>Change in Land Use</b>  | No Change.             |
| <b>Land Disturbances</b>   | No Change.             |

There are no further impacts anticipated as a result of the proposed development.

### 7.4 Supplementary Information

The area proposed to be developed is currently paved for surface parking and is located to the rear of the existing two storey building. As demonstrated by the following figures, the area proposed to

be developed (to the rear of the existing two storey building) has limited visibility from Union Street and Sereda Road. The property is also screened by vegetation from the Conestoga Parkway to the north. Generally, the area proposed for development is screened by: vegetation, the slope of the property, and the portico on the west side of the existing two storey building.



**Figure 51:** Image of 2022 aerial with subject lands outlined in red and views shown in the following figures indicated by arrows (courtesy of Region of Waterloo, GIS Locator).



**Figure 52:** View 1 from Union Street into subject lands (MHBC, 2023).



**Figure 53:** View 2 from Sereda Road into subject lands (MHBC, 2023).



**Figure 54:** View 3 from Sereda Road into subject lands (MHBC, 2023).

## 7.5 Impact Analysis of Proposed Development on Adjacent Lands

There are **no impacts** anticipated to occur to the adjacent inventoried cultural heritage landscape of Union Street/Union Boulevard as a result of the proposal. The subject lands do not contribute to the character defining features of Union Street/Union Boulevard (L-RD-14) as per the description and features identified in the CHL Study. The construction of a new building on the subject lands will not impact the features of the CHL.

# 8.0 Alternatives, Mitigation Measures and Conservation Recommendations

The following have been identified as a range of development alternatives and mitigation measures that may be considered as part of the heritage planning process. These options have been assessed in terms of impacts to cultural heritage resources as well as balancing other planning policies within the policy framework.

## 8.1 1254 Union Street

### 8.1.1 “Do nothing”

The “Do Nothing” option would preclude the development of the proposed maintenance/warehouse building on the subject lands. This option would limit the ability of the property owner to operate their business on the subject lands. This option is not recommended due to the absence of impacts to cultural heritage resources on the subject lands as a result of the proposed development.

### 8.1.2 Alternative Location

This alternative involves selecting a different location for the proposed building on the subject lands. The proposed building location is to the rear (north) of the existing two storey building on the subject lands and has been situated to respect the required Ministry of Transportation setback along the rear property line. The existing buildings on the subject lands are not visible from the north due to the vegetation screening along the rear property line. The east and west elevations of the proposed building are generally geographically aligned with those of the existing two storey building which contributes to the screening of new development from the south entrances to the property. An alternative location would generally have a greater visibility from Union Street and Sereda Road and is not warranted given the absence of impacts.

### 8.1.3 Design

This alternative would involve altering the form, style and/or materials of the proposed building. The proposed building location is generally screened from the public right-of-way (Union Street and Sereda Road) and does not impact the cultural heritage resources on the subject lands or adjacent lands. This alternative is not warranted due to the absence of impacts.

## 8.2 Alternative Development Approaches Regarding Adjacent Lands

The proposed development will not result in impacts to the adjacent inventoried CHL of Union Street/Union Boulevard; therefore, no alternatives are proposed for the potential adjacent resources.

## 8.3 Mitigation and Conservation Recommendations

Provided normal construction practices are employed for the development of the proposed maintenance/warehouse building, including the use of construction fencing around existing buildings, no mitigation or conservation measures will be required given the absence of impacts to cultural heritage resources on the subject lands. A Conservation Plan and summary of applicable heritage conservation principles is not required for the proposed development given the absence of impacts.

# 9.0 Recommendations and Conclusions

The property located at 1254 Union Street includes buildings associated with the Ontario Sugar Company, later the Dominion Sugar Company, including: the warehouse building (1902), wings of the warehouse building (1904-1925) and the former machine shop (1902). The Ontario Sugar Company was a major contributor to employment and development in Waterloo Region. The factory represented the greatest investment in development in Kitchener between 1873 and 1903 and was the first sugar beet factory in Canada that refined Canadian sugar beets. Further, the establishment and operation of the sugar beet refinery is partially accredited to and associated with the Briethaupt family whose local political, social and business contributions were highly significant to the development of the City of Kitchener. Additionally, the design and construction of the buildings established in 1902 on the property is associated with Ebenezer Herrick Dyer (E.H. Dyer Co.) who was known as the father of the sugar beet industry in America.

The original warehouse building, its lean-to wings to the east and west, and the single storey former machine shop located on the property have some attributes that are reflective of their original industrial vernacular architectural style; however, these buildings are no longer representative and no longer express their intended industrial vernacular style as a result of the later Spanish Eclectic alterations to the buildings. Although the property is associated with Dyer, the property has been altered to the extent that it no longer reflects the design by E.H. Dyer Co. The property meets one of the criteria of Ontario Regulation 9/06 pertaining to its associative values which renders it a candidate to be listed (non-designated) on the municipal heritage register as per the *Ontario Heritage Act*. The Statement of Significance is included in **Section 5.2** of this report.

The development of an independent maintenance/warehouse building on the property will not result in impacts to heritage resources on the subject lands or on adjacent lands. As a result of the absence of impacts, alternative development approaches are not warranted. Provided normal construction practices are employed for the development of the proposed maintenance/warehouse building, including the use of construction fencing around existing buildings, no mitigation or conservation measures will be required. A Conservation Plan and summary of applicable heritage conservation principles is not required for the proposed development given the absence of impacts.

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## Appendix A – Location Plan



**Figure  
Location Map**

1254 Union Street  
City of Kitchener  
Region of Waterloo

**LEGEND**

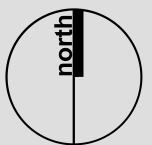
 Subject Lands

Date: April 12 2023

Scale: 1:3,000

File: 15183C

Drawn: PL

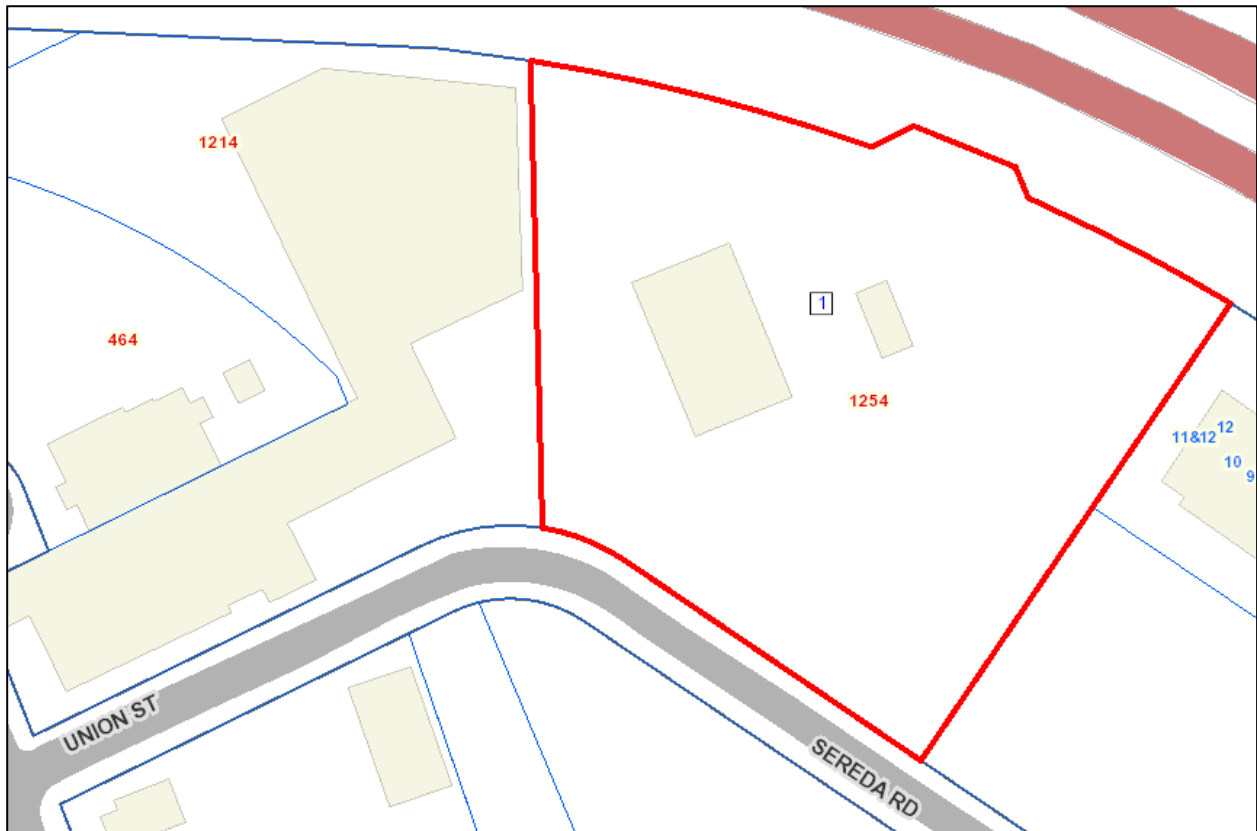


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Source: Region of Waterloo 2022 Satellite Imagery

# Appendix B – City of Kitchener’s Statement of Significance

## Statement of Significance 1254 Union Street



**Municipal Address:** 1254 Union Street

**Legal Description:** GCT Lot 59 Part Lot 1 &10; 58R-1977 Part Lot 1, 2 & 8

**Year Built:** 1902

**Architectural Style:** Industrial Vernacular with Spanish Eclectic influences

**Original Owner:** Ontario Sugar Company

**Original Use:** Beet Sugar Factory (Warehouse)

**Condition:** Good

### **Description of Historic Place**

1254 Union Street is a two story early 20<sup>th</sup> century yellow and red brick former warehouse built in the Industrial Vernacular architectural style with Spanish Eclectic influences. The building is situated on a 5.63 acre parcel of land located on the north side of Union Street just before Union turns into Sereda Road in

the Northward Planning Community in the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the former warehouse building.

### **Heritage Value**

1254 Union Street is recognized for its design, contextual, historic and associative values.

The design value relates to the architecture of the warehouse building. The building is a notable, rare and unique example of the Industrial Vernacular architectural style with Spanish Eclectic influences. The building is in good condition. The building is two storeys in height and features: main hip roof; flat and shed rooflines on additions; yellow and red brick including decorative details; brick pilasters between bays; segmentally arched window openings with brick voussoirs; various multi-pane windows; two-storey front entrance portico with parapet; segmentally arched door openings with brick voussoirs; flat headed door openings with timber lintels; and, exterior archways.

The contextual value relates to the setting. The factory was situated in close proximity to both the Grand Trunk Railway and the Grand River. The railway was used to bring beets from farms to the refinery and the river was used to power the refinery and discharge effluent. The factory was built on a slight rise of land providing it prominence in the landscape. Today, the property features buildings, ponds, patios, fountains and 20,000 square feet of gardening beds, including the Hacienda Sarria Market Garden operated by The Working Centre. The Hacienda Sarria Market Garden is a volunteer-driven initiative to develop an inclusive, hands-on learning environment to demonstrate, promote, and share knowledge about sustainable local food production and environmental stewardship.

The historic and associative values relate to the original use of the building. The building was a warehouse to the former sprawling three-storey sugar beet factory (Kolaritsch & Horne, 1984-85). The warehouse supported the factory that was built in 1902 as a result of a government movement to encourage the creation of new industry in Ontario. The movement provided bonuses to certain industries willing to enter Ontario, including the sugar beet industry. Berlin (now Kitchener) encouraged the construction of the sugar beet factory as a new form of industry for the community, making great investments into the project in hopes of becoming the home of Canada's first sugar beet mill. Although its life was short-lived, the factory did indeed become Canada's first sugar beet factory (Bloomfield, 2006). The factory was opened in 1902 in Berlin and operated for 6 years between 1902 and 1908 under the ownership of the Ontario Sugar Company (Bloomfield, 2006). The factory was moved from Benton Harbour, Michigan and erected by E.H. Dyer and Co. of Cleveland in 1902 (Bloomfield, 2006). The factory stimulated new residential construction in the area (Bloomfield, 1987). Upon the Ontario Sugar Company becoming bankrupt the factory was sold to the Erie Coal company who quickly sold the factory to the Dominion Sugar Company (Bloomfield, 1987). The Dominion Sugar Company operated the factory for another 10 years until it closed in 1923 and sold the factory to Guggenheim Distilleries of Canada Ltd. in 1927 (Bloomfield, 1987). The factory was never used for sugar production again and its unsuccessful history mirrors that of just under 30% of the enterprises which received bonuses from Berlin, and either failed or were closed within 10 years of operation (Bloomfield, 1987).

### **Heritage Attributes**

The heritage value of 1254 Union Street resides in the following heritage attributes:

- All elements related to the Industrial Vernacular with Spanish Eclectic influences, including:
  - main hip roof;
  - flat and shed rooflines on additions;
  - yellow and red brick including decorative details;
  - brick pilasters between bays;
  - segmentally arched window openings with brick voussoirs;
  - various multi-pane windows;
  - two-storey front entrance portico with parapet;
  - segmentally arched door openings with brick voussoirs;
  - flat headed door openings with timber lintels; and,
  - exterior archways.
  
- All elements related to the contextual value, including:
  - Buildings;
  - Ponds;
  - Patios;
  - Fountains; and,
  - Gardening beds.

## References

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**Photos**



**1254 Union Street**

**City of Kitchener - Cultural Heritage Resource Evaluation Form**

**Address:** 1254 Union Street

**Period:**

**Field Team Initials:** LB/MD

**Description:** former sugar beet factory

**Date:** July 11, 2014

| <b>DESIGN OR PHYSICAL VALUE</b>   | <b>FIELD TEAM</b> | <b>EVALUATION SUBCOMMITTEE</b> |
|---|-------------------|--------------------------------|
| <p><b>Style</b><br/>Is this a notable, rare or unique example of a particular architectural style?</p>  | Yes               | Yes                            |
| <p><b>Construction</b><br/>Is this a notable, rare, unique or early example of a particular material or method of construction?</p>   | No                | No                             |
| <p><b>Design</b><br/>Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details?<br/><br/>Does this structure demonstrate a high degree of technical or scientific achievement?</p> | Yes<br><br>No     | Yes<br><br>No                  |
| <p><b>Interior</b><br/>Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>   | Yes               | Yes                            |

Notes: Field Team – industrial with villa influences

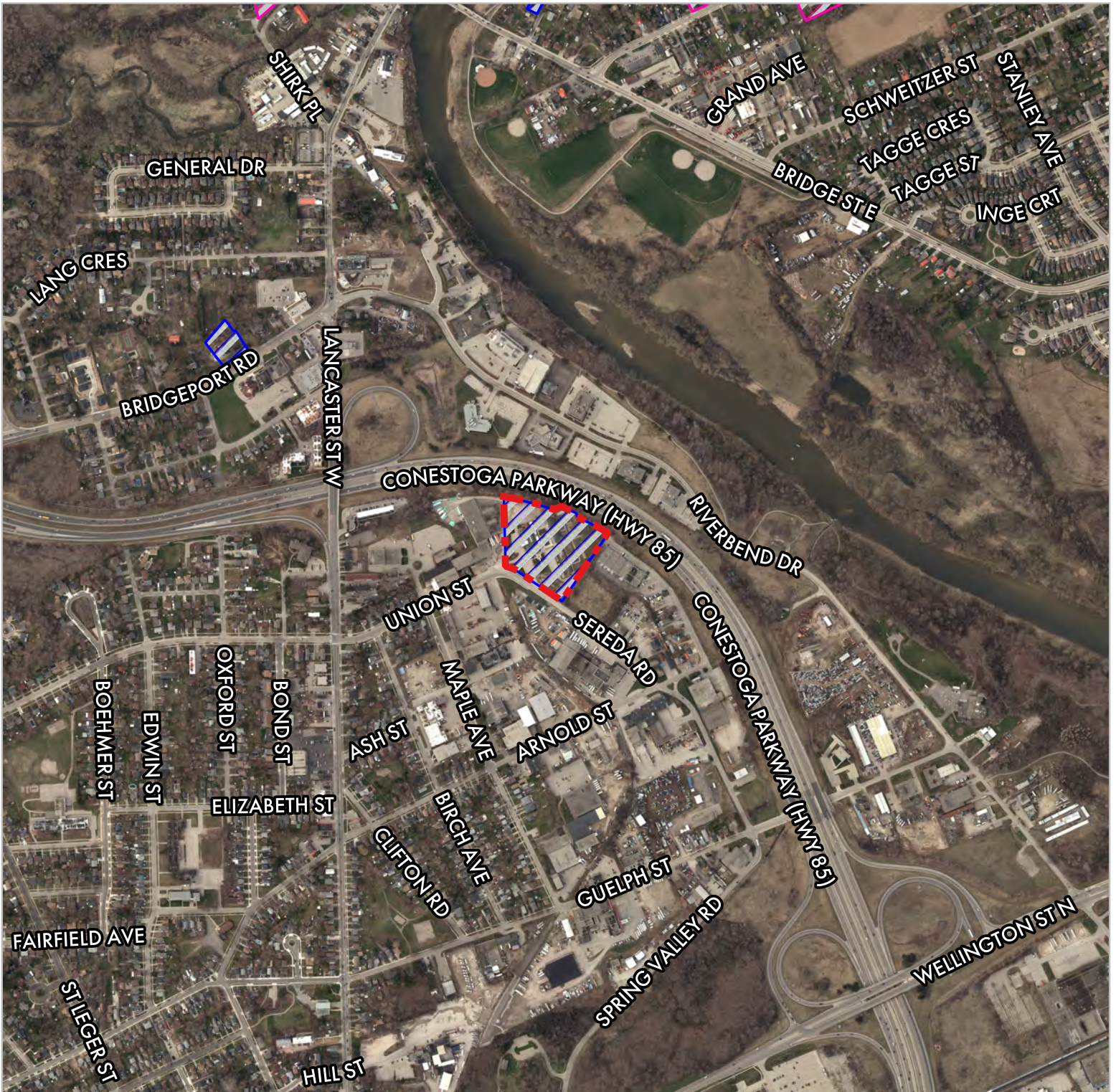
| <b>CONTEXTUAL VALUE</b>   | <b>FIELD TEAM</b> | <b>EVALUATION SUBCOMMITTEE</b> |
|---|-------------------|--------------------------------|
| <p><b>Continuity</b><br/>Does this structure contribute to the community or character of the street, neighbourhood or area?</p>   | No                | No                             |
| <p><b>Setting</b><br/>Is the setting or orientation of the structure or landscaping noteworthy?<br/><br/>Does it provide a physical, historical, functional or visual link to its surroundings?</p> | Yes<br><br>No     | Yes<br><br>No                  |
| <p><b>Landmark</b><br/>Is this a particularly important visual landmark within the region, city or neighbourhood?</p>   | No                | No                             |

| <i>CONTEXTUAL VALUE</i>   | FIELD TEAM | EVALUATION SUBCOMMITTEE |
|---|------------|-------------------------|
| <b>Completeness</b><br>Does this structure have other original outbuildings, notable landscaping or external features that complete the site? | Yes        | Yes                     |

| <i>INTEGRITY</i>   | FIELD TEAM     | EVALUATION SUBCOMMITTEE |
|--|----------------|-------------------------|
| <b>Site</b><br>Does the structure occupy its original site?  | Yes            | Yes                     |
| <b>Alterations</b><br>Does this building retain most of its original materials and design features?  | Yes            | Yes                     |
| <b>Condition</b><br>Is this a notable structure due to sympathetic alterations that have taken place over time?<br><br>Is this building in good condition? | Yes<br><br>Yes | Yes<br><br>Yes          |

| <i>HISTORICAL OR ASSOCIATIVE VALUE &amp; SIGNIFICANCE</i>   | FIELD TEAM | EVALUATION SUBCOMMITTEE |
|---|------------|-------------------------|
| Does this property or structure have strong associations with and/or contribute to the understanding of a belief, person, activity, organization or institution that is significant or unique within the City?  | Yes        | Yes                     |
| Is the original, previous or existing use significant?  | Yes        | Yes                     |
| Does this property meet the definition of a significant built heritage resource or cultural heritage landscape, as identified in the Provincial Policy Statement under the Ontario Planning Act?<br><b><i>A property or structure valued for the important contribution it makes to an understanding of the history of a place, an event or a people.</i></b> | Yes        | Yes                     |

## Appendix C – Heritage Context Plan



**Figure  
Heritage Context  
Plan**

1254 Union Street  
City of Kitchener  
Region of Waterloo

**LEGEND**

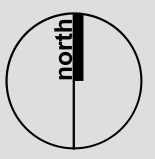
-  Subject Lands
-  Heritage - Listed Properties
-  Heritage - PART IV Designation

Date: April 12 2023

Scale: 1:10,000

File: 15183C

Drawn: PL



K:\15183C - 1254 Union Street, Kitchener\GIS\Report Figures.qgz

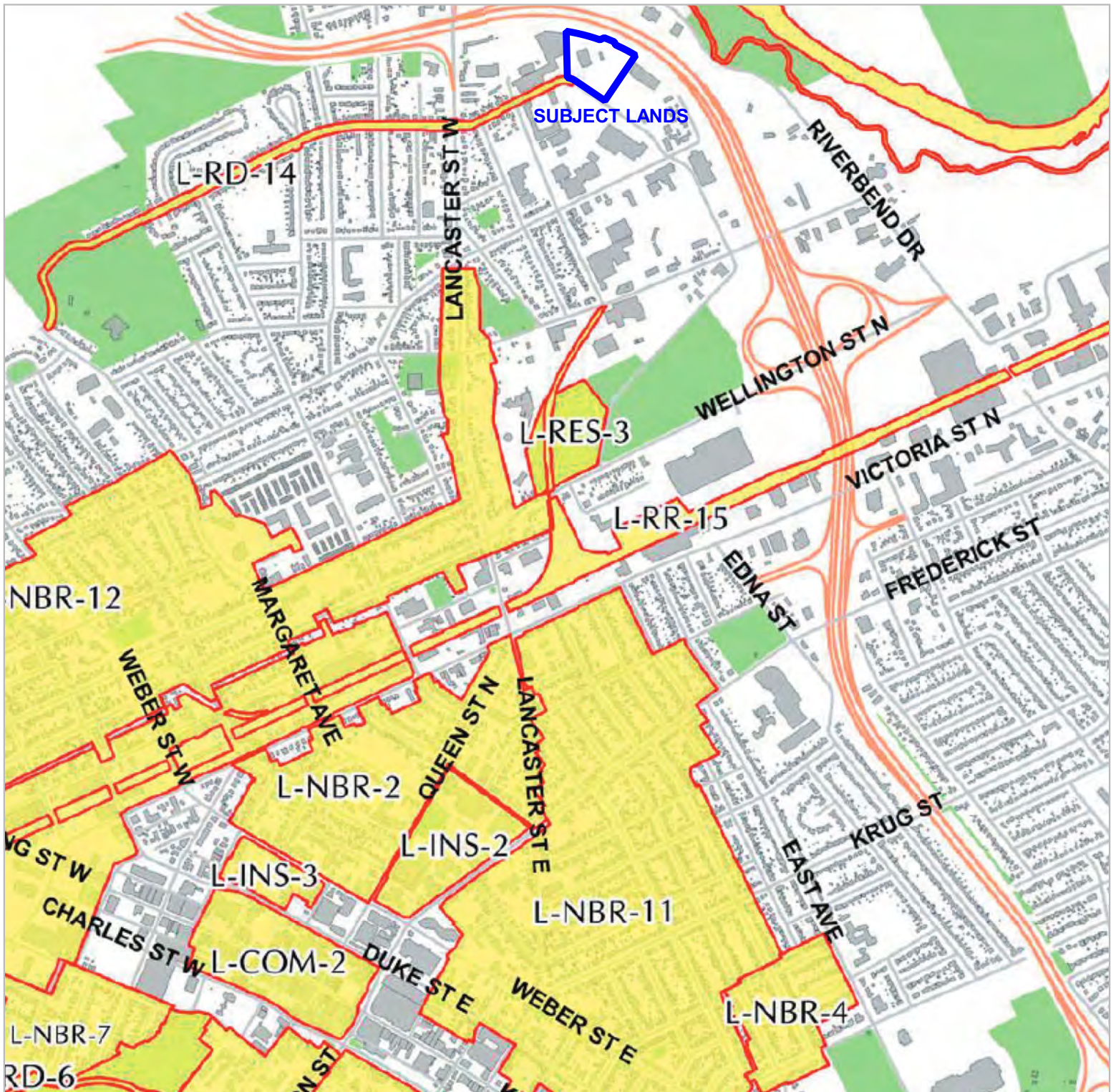
Source: Region of Waterloo 2022 Satellite Imagery



**PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE**

200-540 BINGEMANS CENTRE DR., KITCHENER, ON, N2B 3X9  
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM


## Appendix D – City of Kitchener CHL Study Map



**Figure**  
**Kitchener Cultural**  
**Heritage Landscapes**  
**Study: Central**  
**Neighbourhoods**

1254 Union Street  
 City of Kitchener  
 Region of Waterloo

**LEGEND**

 Subject Lands

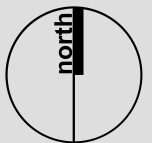
| Map Code | Name   |
|----------|--|
| L-COM-2  | Downtown   |
| L-INS-2  | Civic District                                   |
| L-INS-3  | Catholic Block                                   |
| L-NBR-2  | Civic Centre Neighbourhood HCD                   |
| L-NBR-4  | Pandora Neighbourhood                            |
| L-NBR-7  | Victoria Park Neighbourhood                      |
| L-NBR-11 | Central Frederic Neighbourhood                   |
| L-NBR-12 | Mt Hope/Breithaupt Gildner & Gruhn Neighbourhood |
| L-RES-3  | Woodside Homestead                               |
| L-RD-6   | Jubilee Dr                                       |
| L-RD-14  | Union Street and Union Boulevard                 |
| L-RR-15  | Canadian National Railway Line                   |

Date: April 12 2023

Scale: 1:15,000

File: 15183C

Drawn: PL



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## Appendix E – City of Kitchener CHL Study Data Sheet

# L-RD-14 Union Street & Union Boulevard



## DESCRIPTION:

The various parts of Union Street are historically important because they were and remain, in part, the boundary between the Cities of Waterloo and Kitchener. Currently the combined street traverses the City in an east/west alignment terminating in the west at the Westmount Golf and Country Club and in the east just beyond Lancaster Street. The oldest part of the street centres on King Street where late 19th and early 20th Century homes and institutions straddle the streetscape. It is from this portion of the street that it derives its name, Union Street, because it is here, that the two cities were first joined in the latter part of the 19th Century. The western portion, Union Boulevard travels through the Westmount neighbourhood. The Westmount Improvement Company extended the street incrementally through the neighbourhood between 1912 and 1945. The eastern part of the street was agricultural land until after World War II. The street was part of farms that fronted onto Bridgeport Road. As Union Street East passes through Breithaupt Park, it cuts through a forested area that was a former farm woodlot which was at the rear of a farm whose house and barn were located on Bridgeport Road. The middle portion of Union is in the City of Waterloo and was developed in the 40s, 50s and 60s. The alignment of Union again reflects the same curvilinear street pattern characteristic of Waterloo Township. The vertical alignment rises and falls with the gently rolling topography of north east Kitchener. The exception to this is the alignment through Westmount which is curvilinear but done deliberately as part of the design of the neighbourhood to add character to the planned community. Highlights along the street include: an interesting section through Breithaupt Park where it traverses the former farm woodlot; the high point of land west of Erb Street; the Grand River Hospital and Sun Life institutional campus; and, the divided lanes through the Westmount neighbourhood terminating in the Westmount Golf and Country Club.

### LOCATION:

East/west road travelling from Sereda Road to Westmount Road.

### HISTORIC THEMES:

Transportation, Urban Development

Within the Described boundary, there are:

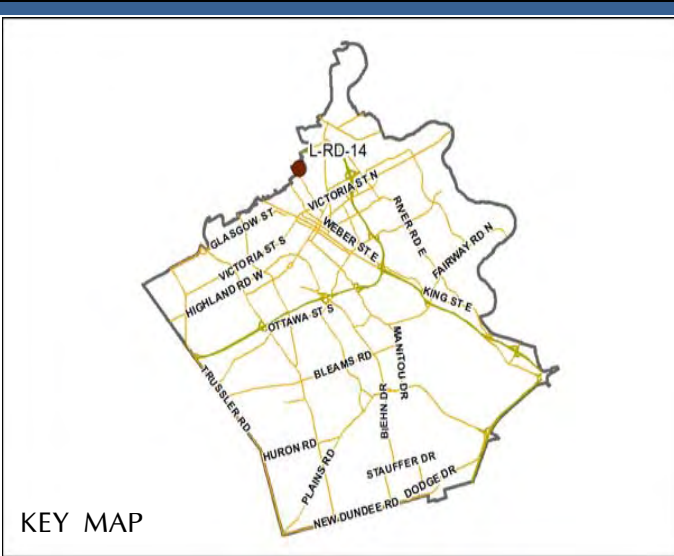
Designated HCDs:

Designated Properties:

Listed Properties:

LANDSCAPE TYPE: Transportation Corridor

ARCHAEOLOGICAL POTENTIAL:



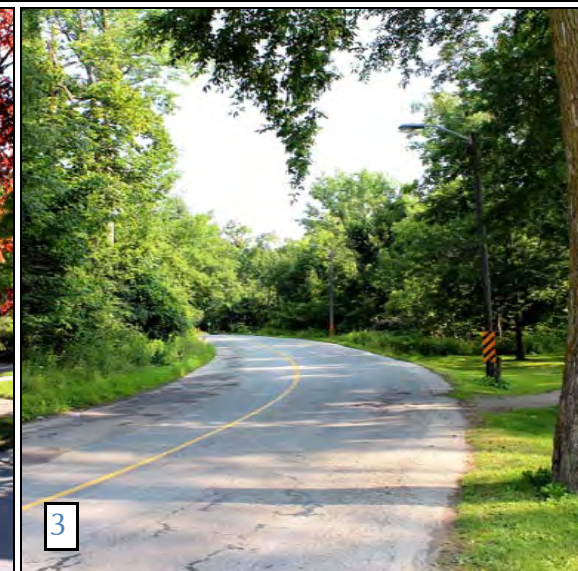
KEY MAP



1



2



3

**HISTORICAL INTEGRITY**

- LAND USE - CONTINUITY OF USE
- OWNERSHIP - CONTINUITY OF OWNERSHIP
- BUILT ELEMENTS - ORIGINAL GROUPINGS AND ASSOCIATED SITES
- VEGETATION - ORIGINAL PATTERNS
- CULTURAL RELATIONSHIPS - SUPPORTING DESIGNED ELEMENTS
- NATURAL FEATURES - PROMINENT NATURAL FEATURES
- NATURAL RELATIONSHIPS - FEATURES THAT DETERMINE USE
- VIEW THAT REFLECTS LANDSCAPE CHARACTER FROM HISTORIC PHOTOS
- RUIN - HUMAN MADE REMNANTS
- DESIGNED LANDSCAPES THAT HAVE RESTORATION POTENTIAL

**CULTURAL VALUE**

- DESIGN VALUE - RARENESS OR UNIQUENESS
- DESIGN VALUE - AESTHETIC/SCENIC REASONS
- DESIGN VALUE - HIGH DEGREE TECHNICAL / SCIENTIFIC INTEREST
- HISTORIC VALUE - HISTORIC UNDERSTANDING OF AREA
- HISTORIC VALUE - DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE-WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE - LANDMARK VALUE
- CONTEXTUAL VALUE - IMPORTANT IN DEFINING CHARACTER OF AREA
- CONTEXTUAL VALUE - HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

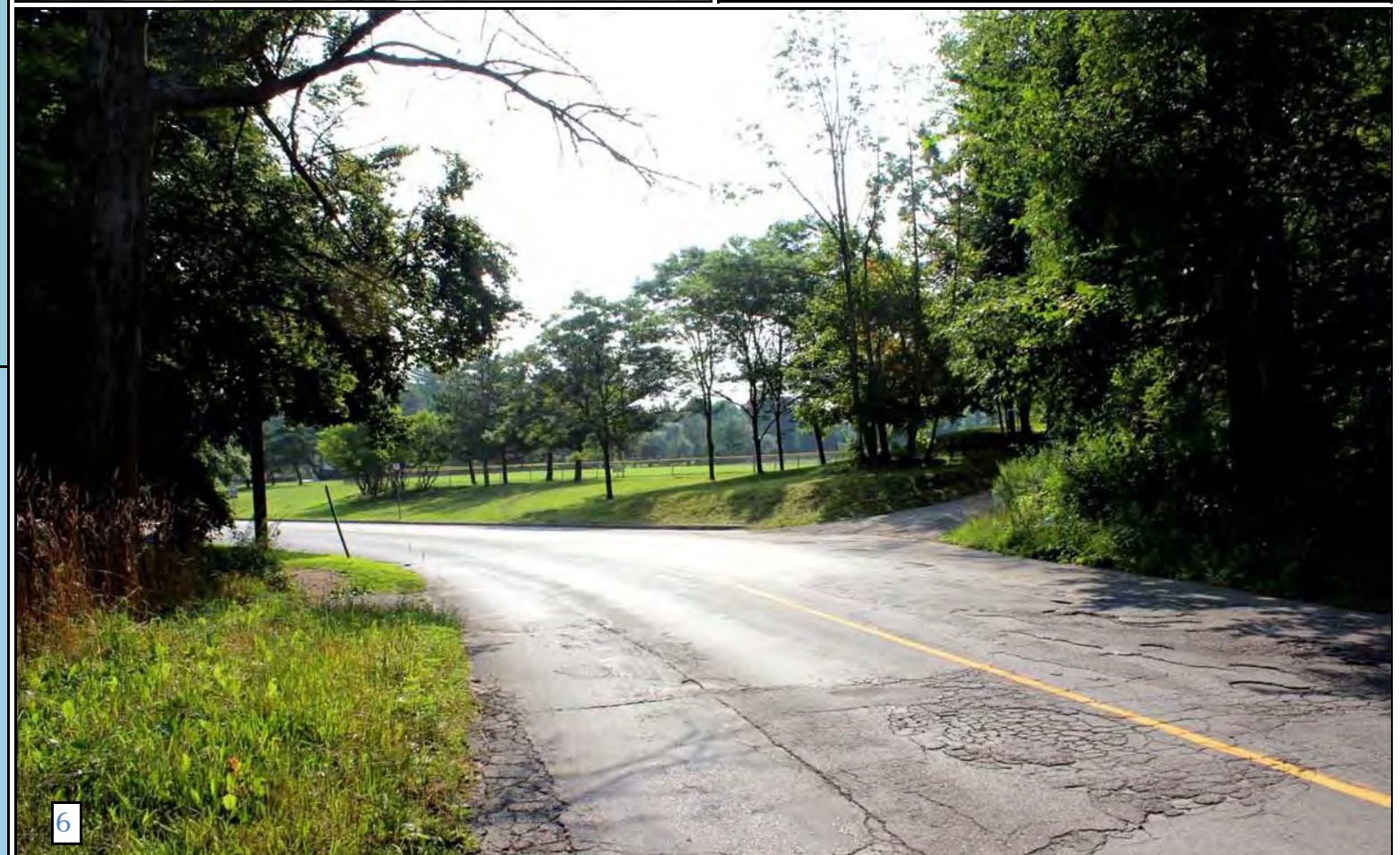
**COMMUNITY VALUE**

- COMMUNITY IDENTITY - TELLS STORY OF AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED WITH KITCHENER'S PROVINCIAL/NATIONAL REPUTATION
- TOURISM - PROMOTED AS TOURIST DESTINATION
- LANDMARK - RECOGNIZED BY COMMUNITY
- COMMEMORATION - SITE USED FOR CELEBRATIONS
- PUBLIC SPACE - USED FOR FREQUENT PUBLIC EVENTS
- CULTURAL TRADITIONS - USED TO EXPRESS CULTURAL TRADITIONS
- QUALITY OF LIFE - VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY - CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT PHOTOGRAPHED OFTEN
- GENUS LOCI - SENSE OF PLACE
- PLANNING - IDENTIFIED THROUGH OTHER PLANNING INITIATIVES

This street alignment represents, in part, the boundary between Waterloo and Kitchener with the oldest portion of the street dating to the late 19th and early 20th centuries.

The street is representative of the joining of the Cities of Waterloo and Kitchener and developed in concert with the urban area as it expanded through the 19th and 20th centuries.

While the street serves as an east/west connection through several eras of City development, it is a reminder and record of the progression of both Kitchener and Waterloo.



**CHARACTER DEFINING FEATURES:**

Features include: the part of the street that is centred on King Street with its 19th and early 20th Century homes and institutions; its passage through Breithaupt Park; the alignment of Union which reflects the curvilinear street pattern characteristic of Waterloo Township; the vertical rise and fall with the gently rolling topography; the curvilinear alignment through Westmount as part of the neighbourhood design; the Grand River Hospital and Sun Life institutional campus; and, the divided lanes through the Westmount neighbourhood.

**LIST OF FIGURES:**

1. Central median east of Belmont Avenue West.
2. Road right of way through Westmount neighbourhood.
3. Union Street right of way through Breithaupt Park.
4. View from Union Street at King Street West.
5. Alignment west of King Street West.
6. Alignment through Breithaupt Park.

## Appendix F – Terms of Reference

**City of Kitchener**  
**Development Services Department - Planning Division**  
**Scoped Heritage Impact Assessment - Terms of Reference**  
**1254 Union Street**

**1.0 Background**

A Heritage Impact Assessment is a study to determine the impacts to known and potential cultural heritage resources within a defined area proposed for future repair, alteration or development. The study shall include an inventory of all cultural heritage resources within the planning application area. The study results in a report which identifies all known cultural heritage resources, evaluates the significance of the resources, and makes recommendations toward mitigative measures that would minimize negative impacts to those resources. A Heritage Impact Assessment may be required on a property which is listed on the City's Heritage Advisory Committee Inventory; listed on the City's Municipal Heritage Register; designated under the *Ontario Heritage Act*; or where development is proposed adjacent to a protected heritage property. The requirement may also apply to unknown or recorded cultural heritage resources which are discovered during the development application stage or construction.

**2.0 Heritage Impact Assessment Requirements**

It is important to recognize the need for Heritage Impact Assessments at the earliest possible stage of development, alteration or proposed repair. Notice will be given to the property owner and/or their representative as early as possible. When the property is the subject of a Plan of Subdivision or Site Plan application, notice of a Heritage Impact Assessment requirement will typically be given at the pre-application meeting, followed by written notification. The notice will inform the property owner of any known heritage resources specific to the subject property and provide guidelines to completing the Heritage Impact Assessment.

**The following minimum requirements will be required in a Heritage Impact Assessment:**

- 2.1 Present owner contact information for properties proposed for development and/or site alteration.
- ~~2.2 A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s).~~  
  
A summary of the site history.
- 2.3 A written description of the buildings, structures and landscape features on the subject properties including: building elements, building materials, architectural and interior finishes, natural heritage elements, and landscaping. The description will also include a chronological history of the buildings' development, such as additions and demolitions.

The report shall include a clear statement of the conclusions regarding the cultural heritage value and interest of the subject property as well as a bullet point list of heritage attributes. ~~If applicable, the statement shall also address the value and significance of adjacent protected heritage property.~~

2.4 Documentation of the subject properties to include: current photographs of each elevation of the buildings, photographs of identified heritage attributes and a site plan drawn at an appropriate scale to understand the context of the buildings and site details. Documentation shall also include where available, ~~current floor plans, and~~ historical photos, ~~drawings or other available~~ and relevant archival material.

2.5 An outline of the proposed repair, alteration or development, its context, and how it will impact the properties (subject property and if applicable adjacent protected heritage properties) including buildings, structures, and site details including landscaping. In particular, the potential visual and physical impact of the proposed work on the identified heritage attributes of the properties, shall be assessed.

The Heritage Impact Assessment must consider potential negative impacts as identified in the Ministry of Tourism, Culture and Sport's Ontario Heritage Tool Kit. Negative impacts may include but are not limited to: repair/alterations that are not sympathetic or compatible with the cultural heritage resource; demolition of all or part of a cultural heritage resource; etc. The outline should also address the influence and potential impact of the development on the setting and character of the subject properties and adjacent protected heritage property.

In particular, the HIA should also assess any potential impacts to the contextual heritage value of the property as outlined in the Statement of Significance provided by the City and suggest mitigation measures.

2.6 Options shall be provided that explain how the significant cultural heritage resources may be conserved. Methods of mitigation may include, but are not limited to, preservation/conservation in situ, adaptive re-use, integration of all or part of the heritage resource, relocation. Each mitigative measure should create a sympathetic context for the heritage resource.

2.7 A summary of applicable heritage conservation principles and how they will be used must be included. Conservation principles may be found in online publications such as: the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada); Eight Guiding Principles in the Conservation of Built Heritage Properties (Ontario Ministry of Tourism, Culture and Sport); and, the Ontario Heritage Tool Kit (Ontario Ministry of Tourism, Culture and Sport).

2.8 Omitted.

2.9 Recommendations shall be as specific as possible, describing and illustrating locations, elevations, materials, landscaping, etc.

2.10 The qualifications and background of the person(s) completing the Heritage Impact Assessment shall be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the heritage conservation field of study. The report will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

### **3.0 Summary Statement and Conservation Recommendations**

The summary statement should provide a full description of:

- The significance and heritage attributes of the subject properties.
- The identification of any impact the proposed repair, alteration or development will have on the heritage attributes of the subject properties, including adjacent protected heritage property.
- An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended.
- Clarification as to why specific conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate.

### **4.0 Mandatory Recommendation**

The consultant must write a recommendation as to whether the subject properties are worthy of listing or designation under the Ontario Heritage Act. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 569/22.

The following questions must be answered in the mandatory recommendation of the report:

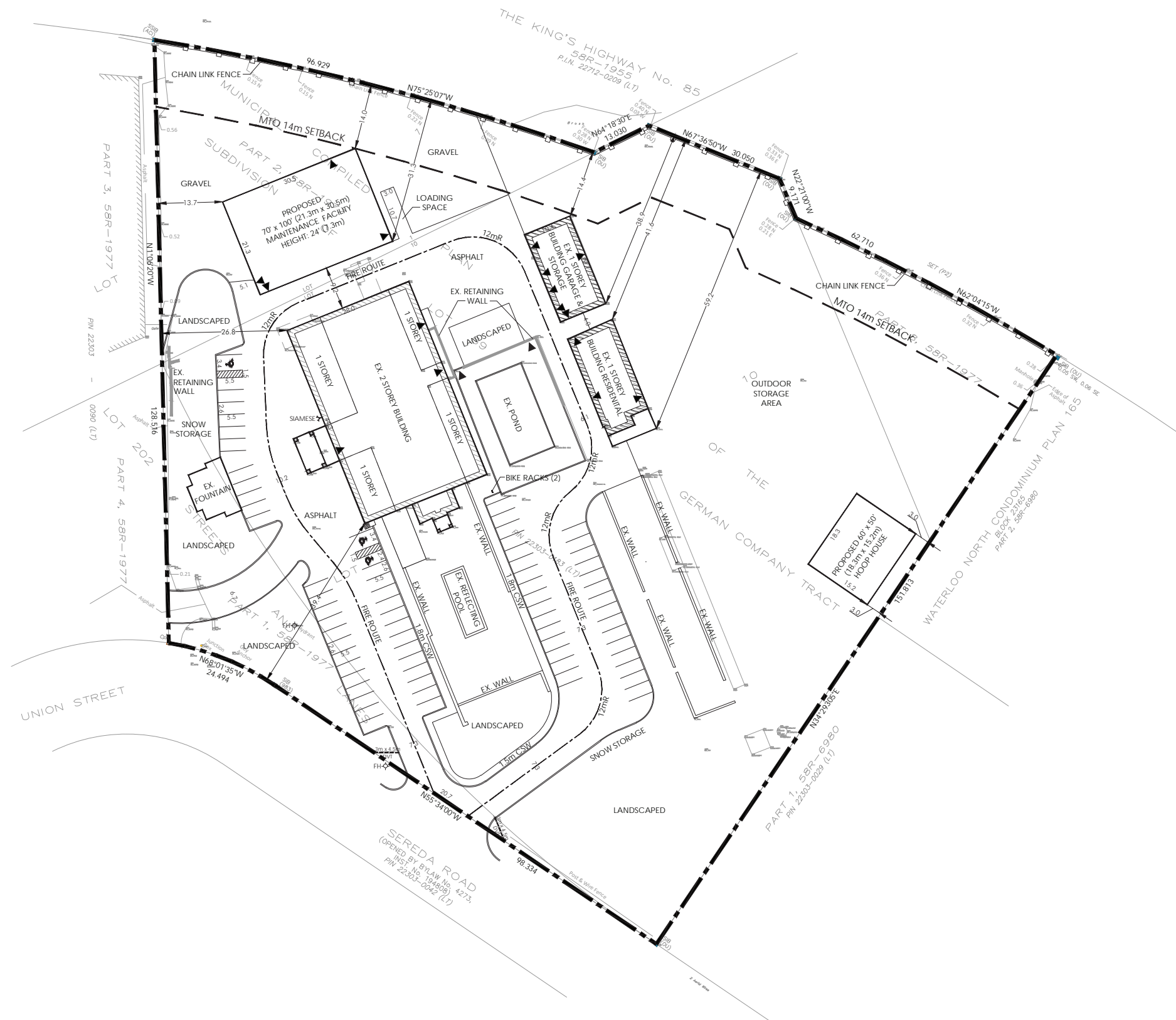
1. ~~Do the properties meet the criteria for listing on the Municipal Heritage Register as a Non-Designated Property of Cultural Heritage Value or Interest?~~
2. Do the properties meet the criteria for heritage designation under Ontario Regulation 569/22 of the Ontario Heritage Act? Why or why not?
3. If the subject properties do not meet the criteria for heritage listing or designation then it must be clearly stated as to why they do not.
4. Regardless of the failure to meet criteria for heritage listing or designation, do the properties warrant conservation as per the definition in the Provincial Policy Statement? Why or why not?

### **5.0 Approval Process**

One digital pdf copy shall be provided to Heritage Planning staff. The digital copy shall be marked with a “DRAFT” watermark background. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and to review the preferred option(s). Following the review and approval of the Heritage Impact Assessment by City staff, one digital copy of the final Heritage Impact Assessment (“DRAFT” watermark removed) will be required. The copy of the final Heritage Impact Assessment will be considered by the Director of Planning. Note that Heritage Impact Assessments may be circulated to the City’s Heritage Kitchener Committee for information and discussion. A Site Plan Review Committee meeting may not be scheduled until the City’s Heritage Kitchener Committee has been provided an opportunity to review and provide feedback to City staff.

Heritage Impact Assessments may be subject to a peer review to be conducted by a qualified heritage consultant at the expense of the City of Kitchener. The applicant will be notified of Staff's comments and acceptance, or rejection of the report. An accepted Heritage Impact Assessment will become part of the further processing of a development application under the direction of the Planning Division. The recommendations within the final approved version of the Heritage Impact Assessment may be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

## Appendix G – Site Plan



**SITE STATISTICS**

Zoning- M-2  
 C of A Application-  
 Lot Area- 22,809m<sup>2</sup>  
 Building Coverage- 2,646m<sup>2</sup> (11.6%)  
 Landscaped Area- 13,513m<sup>2</sup> (59.2%)  
 Asphalt / Hard Surface Area- 6,650m<sup>2</sup> (29.2%)

Parking Required- 79 spaces  
 Private Club (1/23m<sup>2</sup>) 1,283m<sup>2</sup>/23 = 56 spaces  
 Dwelling Unit = 1 space  
 Contractor's Establishment (1/40m<sup>2</sup>) 860m<sup>2</sup>/40 = 22 spaces

Parking Provided- 71 spaces  
 Parking Space Minimum Dimensions- 2.6m x 5.5m  
 Barrier Free Parking = 3 spaces  
 Class A Bicycle Parking - (1/1,500m<sup>2</sup>) = 2 spaces  
 Class B Bicycle Parking - (1/3,000m<sup>2</sup>) = 2 spaces  
 Loading Space = 1 space

**INDUSTRIAL**

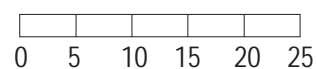
Proposed Maintenance Facility Area- 650m<sup>2</sup>  
 Proposed Hoop House Area- 278m<sup>2</sup>

Total Gross Floor Area- 3,505m<sup>2</sup>

NOTE: ALL ASPHALT AREAS TO BE DEFINED WITH 0.15M HIGH POURED CONCRETE CURBING

**SITE PLAN**

MOSER LANDSCAPE GROUP INC.  
 1254 UNION STREET, KITCHENER ON



SCALE 1: 1,500

DATE: May 17, 2023

REVISED:

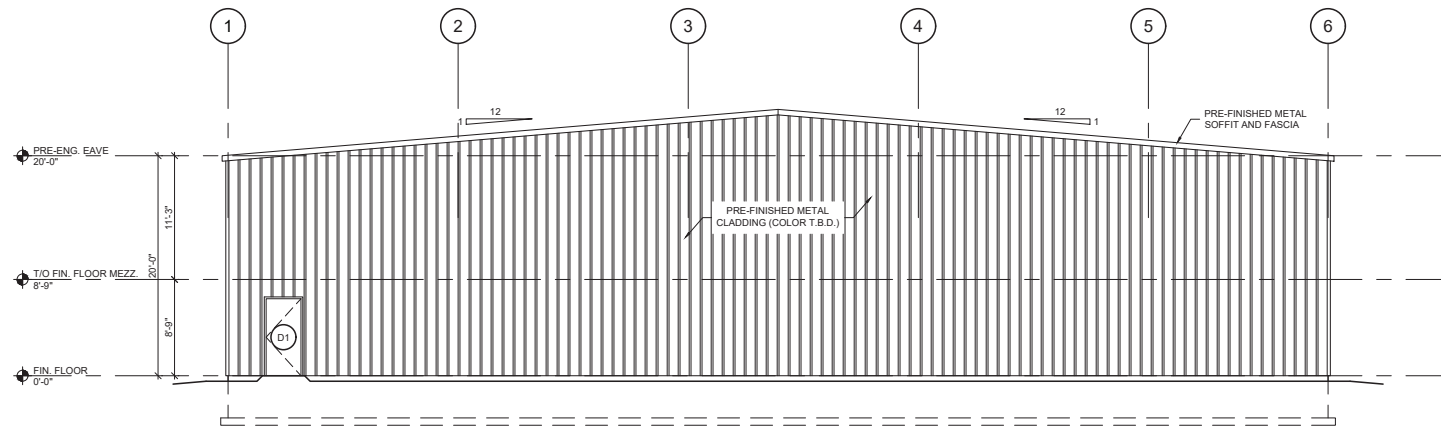
SITE PLAN APPLICATION No.

GCT LOT 59 PART LOT 1 & 10; 58R-19770 PART LOT 1, 2 & 8

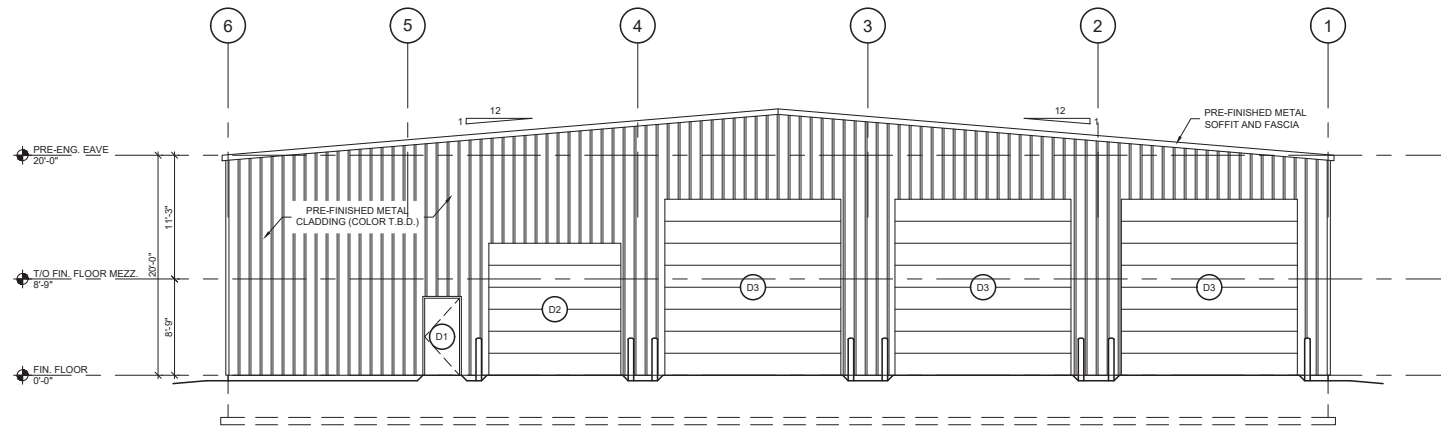
**City of Kitchener**  
 DEVELOPMENT SERVICES DEPARTMENT

CAD FILE:  
 SP.DWG

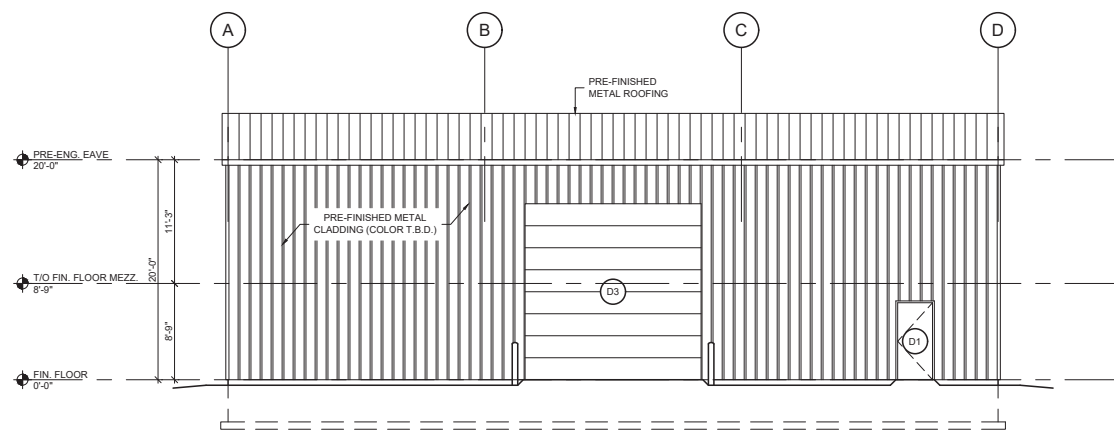
## Appendix H – Elevations



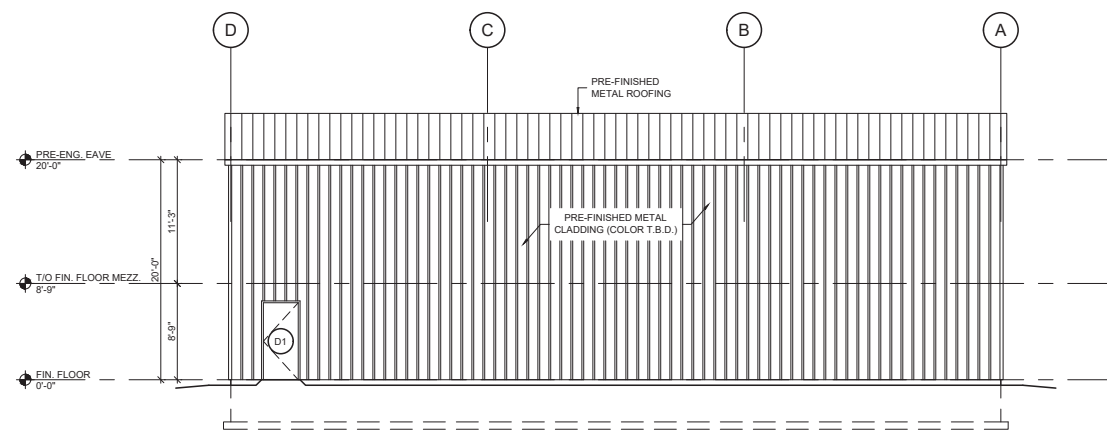
**SOUTH ELEVATION** 1/8" = 1'-0"



**NORTH ELEVATION** 1/8" = 1'-0"



**WEST ELEVATION** 1/8" = 1'-0"



**EAST ELEVATION** 1/8" = 1'-0"

| NO. | DATE       | REVISION                    |
|-----|------------|-----------------------------|
| 1   | 2023.04.27 | ISSUED FOR PRE-CONSULTATION |

**WitzelDyce**  
ENGINEERING INC.  
826 King Street North, Unit 20  
Waterloo, Ontario, N2J 4G8  
www.witzeldyce.com

PROJECT  
**MOSER LANDSCAPING**  
1254 UNION STREET KITCHENER, ON.

**ELEVATIONS**

|                    |                          |
|--------------------|--------------------------|
| DESIGNER<br>XXX    | PROJECT NO.<br>15385-101 |
| DRAWN<br>RAM       | DRAWING NO.              |
| DATE<br>APRIL 2023 | <b>A3.0</b>              |
| SCALE<br>AS NOTED  |                          |

## Appendix I – Curriculum Vitae



# CURRICULUM VITAE

## EDUCATION

- 2006  
Masters of Arts (Planning)  
University of Waterloo
- 1998  
Bachelor of Environmental  
Studies  
University of Waterloo
- 1998  
Bachelor of Arts (Art History)  
University of Saskatchewan

## Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

## PROFESSIONAL ASSOCIATIONS

- Full Member, Canadian Institute of Planners
- Full Member, Ontario Professional Planners Institute
- Professional Member, Canadian Association of Heritage Professionals

## SELECTED PROJECT EXPERIENCE

### Heritage Conservation District Studies and Plans

- Stouffville Heritage Conservation District Study (2022)
- Alton Heritage Conservation District Study, Caledon (underway)
- Port Stanley Heritage Conservation District Plan (2021)
- Port Credit Heritage Conservation District Plan, Mississauga (2018)
- Town of Cobourg Heritage Conservation District Plan updates (2016)
- Rondeau Heritage Conservation District Study and Plan, Chatham Kent (2016)
- Barriefield Heritage Conservation District Plan Update, Kingston (2015)
- Victoria Square Heritage Conservation District Study, Markham (2015)
- Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes (2015)
- Downtown Meaford Heritage Conservation District Study and Plan (2013)
- Brooklyn and College Hill Heritage Conservation District Plan, Guelph (2014)
- Garden District Heritage Conservation District Study and Plan, Toronto (2014)

### Heritage Master Plans and Management Plans

- City of Guelph Cultural Heritage Action Plan (2020)
- Town of Cobourg Heritage Master Plan (2016)
- Burlington Heights Heritage Lands Management Plan (2016)
- City of London Western Counties Cultural Heritage Plan (2014)

## CONTACT

540 Bingemans Centre  
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Kitchener, ON N2B 3X9  
T 519 576 3650 x 744  
F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com

# CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

## Cultural Heritage Evaluations

MacDonald Mowatt House, University of Toronto (2020)  
City of Kitchener Heritage Property Inventory Update (2016)  
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation (2016)  
Designation of Main Street Presbyterian Church, Town of Erin (2019)  
Designation of St. Johns Anglican Church, Norwich (2019)  
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County (2018)

## Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton (2015)  
Homer Watson House Heritage Impact Assessment, Kitchener (2016)  
Expansion of Schneider Haus National Historic Site, Kitchener (2016)  
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie (2018)  
Redevelopment of former amusement park, Boblo Island (ongoing)  
Redevelopment of historic Waterloo Post Office (2019)  
Redevelopment of former Brick Brewery, Waterloo (2016)  
Redevelopment of former American Standard factory, Cambridge (2014)  
Redevelopment of former Goldie and McCullough factory, Cambridge (2019)  
Mount Pleasant Islamic Centre, Brampton (2020)  
Demolition of former farmhouse at 10536 McCowan Road, Markham (2020)

## Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto (2019)  
Blenheim Road Realignment Collector Road EA, Cambridge (2014)  
Badley Bridge EA, Elora (2014)  
Black Bridge Road EA, Cambridge (2013)  
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln (2021)  
Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County (2021)

## Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge (2013)  
Conservation Plan for Log house, Burgetz Ave., Kitchener (2020)  
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener (2019)

## CONTACT

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F 519 576 0121  
dcurrie@mhbcplan.com  
www.mhbcplan.com

# CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

## Tribunal Hearings:

Redevelopment 217 King Street S, Waterloo (OLT)(2022)  
 Redevelopment 147 Main Street, Grimsby (OLT) (2022)  
 Redevelopment of 12 Pearl Street, Burlington (OLT) (2021)  
 Designation of 30 Ontario Street, St. Catharines (CRB) (2021)  
 Designation of 27 Prideaux Street, Niagara on the Lake (CRB) (2021)  
 Redevelopment of Langmaids Island, Lake of Bays (LPAT) (2021)  
 Port Credit Heritage Conservation District (LPAT) (2018)  
 Demolition 174 St. Paul Street (Collingwood Heritage District) (LPAT) (2019)  
 Brooklyn and College Hill HCD Plan (OMB) (2015)  
 Rondeau HCD Plan (LPAT) (2015)  
 Designation of 108 Moore Street, Bradford (CRB) (2015)  
 Redevelopment of property at 64 Grand Ave., Cambridge (LPAT) (2019)  
 Youngblood subdivision, Elora (LPAT) (2019)  
 Downtown Meaford HCD Plan (OMB) (2014)  
 Designation of St. Johns Church, Norwich (CRB - underway)

## Master Plans, Growth Management Strategies and Policy Studies

Township of West Lincoln East Smithville Secondary Plan (2022)  
 Town of Frontenac Islands Maryville Secondary Plan (2021)  
 Niagara-on-the-Lake Corridor Design Guidelines (2016)  
 Cambridge West Master Environmental Servicing Plan (2013)  
 Ministry of Infrastructure Review of Performance Indicators for the Growth Plan (2011)  
 Township of Tiny Residential Land Use Study (2012)  
 Port Severn Settlement Area Boundary Review (2012)  
 Township of West Lincoln Intensification Study and Employment Land Strategy (2011)  
 Ministry of the Environment Review of the D-Series Land Use Guidelines (2012)  
 Meadowlands Conservation Area Management Plan (2013)  
 City of Kawartha Lakes Growth Management Strategy (2010)

## Development Planning

Provide consulting services for municipal and private sector clients for:

- Secondary Plans
- Draft plans of subdivision
- Consent

## CONTACT

540 Bingemans Centre  
 Drive,  
 Suite 200  
 Kitchener, ON N2B 3X9  
 T 519 576 3650 x 744  
 F 519 576 0121  
 dcurrie@mhbcplan.com  
 www.mhbcplan.com



## CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

### CONTACT

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**EDUCATION**

2022  
Certificate of Completion: Heritage Planning for Practitioners  
Algonquin College

2021  
Master of Science in Rural Planning and Development, specializing in Indigenous Community Planning  
University of Guelph,  
School of Environmental Design and Rural Development

2019  
Bachelor of Arts (Honours Double Major) in Sociology and Geography  
McMaster University

**CONTACT**

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# CURRICULUM VITAE

## Rachel Neiser, M.Sc.

Rachel Neiser is a Planner with MHBC. Rachel joined the firm after having gained experience as a researcher in the public realm where she was responsible for working with various non-profit organizations and community groups to produce policy reports and social studies. Rachel graduated from the University of Guelph with a Master of Science in Planning degree, specializing in Indigenous Community Planning. Rachel provides a variety of development and heritage planning application, research, and report writing services for public and private sector clients.

**PROFESSIONAL ASSOCIATIONS**

Candidate Member, Canadian Institute of Planners (CIP)  
Candidate Member, Ontario Professional Planners Institute (OPPI)

**PROFESSIONAL HISTORY**

- 2021 - Present    Planner,  
MacNaughton Hermsen Britton Clarkson Planning Limited
- 2019 - 2021    Research Assistant,  
University of Guelph
- 2019            Employment Surveyor, Planning Student  
City of Hamilton

**SELECTED PROJECT EXPERIENCE**

**RESIDENTIAL / MIXED USE**

Bronte Village Mall Redevelopment, Oakville  
Mixed Use Redevelopment, 477 Queen Street West, Toronto  
Villages of Clair Hills Community, Waterloo

**HERITAGE IMPACT ASSESSMENTS (HIAs)**

1020-1042 Sixth Line, Oakville, impacts to cultural heritage landscape  
4452 Wellington Road South, London, impacts to adjacent cemetery  
18 Portland Street, Toronto, potential CHVI of Toronto Hydro-Electric Substation, impacts to adjacent properties and proposed HCD



# CURRICULUM VITAE

Rachel Neiser, M.Sc.

## CONSERVATION PLANS

Partial Demolition – Westclox, Peterborough  
Relocation – 18 Portland Street, Toronto

## PLANNING JUSTIFICATION REPORTS

Special Policy Area (Floodplain), Official Plan and Zoning By-law Amendment – 85 Bridgeport Avenue, Waterloo  
Official Plan and Zoning By-law Amendment – 95-101 Cedar Street, Kitchener  
Official Plan and Zoning By-law Amendment - 81323 Westmount Line, Huron

## URBAN DESIGN REPORTS

High-Rise Mixed-Use (52 Storeys) – 50 King Street, London  
High-Rise Mixed-Use – 85 Bridgeport Avenue, Waterloo  
Industrial Complex – 250 Allendale Road, Cambridge

## FINAL PROPOSAL REPORTS

Draft Plan of Subdivision – 1160 Wharncliffe Road, London

## DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Heritage Permits
- Draft Plans of Subdivision/Condominium
- Site Plans
- Consents
- Minor Variances
- Official Plan Amendments
- Zoning By-law Amendments

## RESEARCH ASSISTANTSHIPS (UNIVERSITY OF GUELPH)

Canadian Urban Indigenous Planning Involvement – Jurisdictional Scan  
Rural Response to COVID-19 – First-Hand Data, Policy Report for United Way  
Multi-Level Governance Responses to COVID-19 – United Nations Database  
Urban Indigenous Engagement in Wellington County – Practical Framework

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