



63 Courtland Ave. East, Kitchener

Vanessa Hicks (MHBC)
February 3, 2026

Introduction

- Seek comments from the Heritage Advisory Committee regarding development proposal;
- April 1 2025 - comments from MHAC have been addressed;
- Retain more of the J.M. Schneider factory into the development concept.



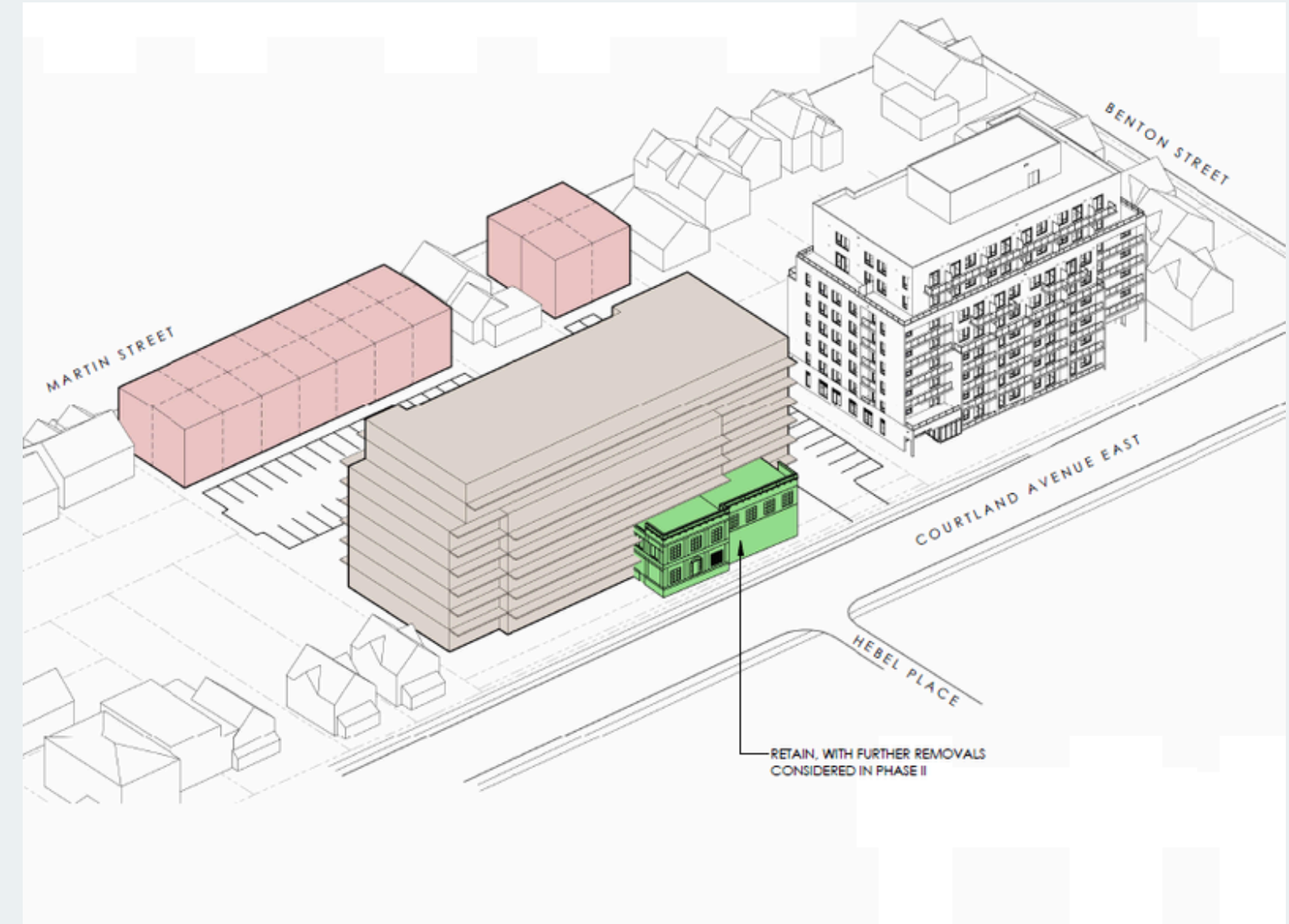
Description of Site

63 Courtland Ave. East



Listed (non-designated)

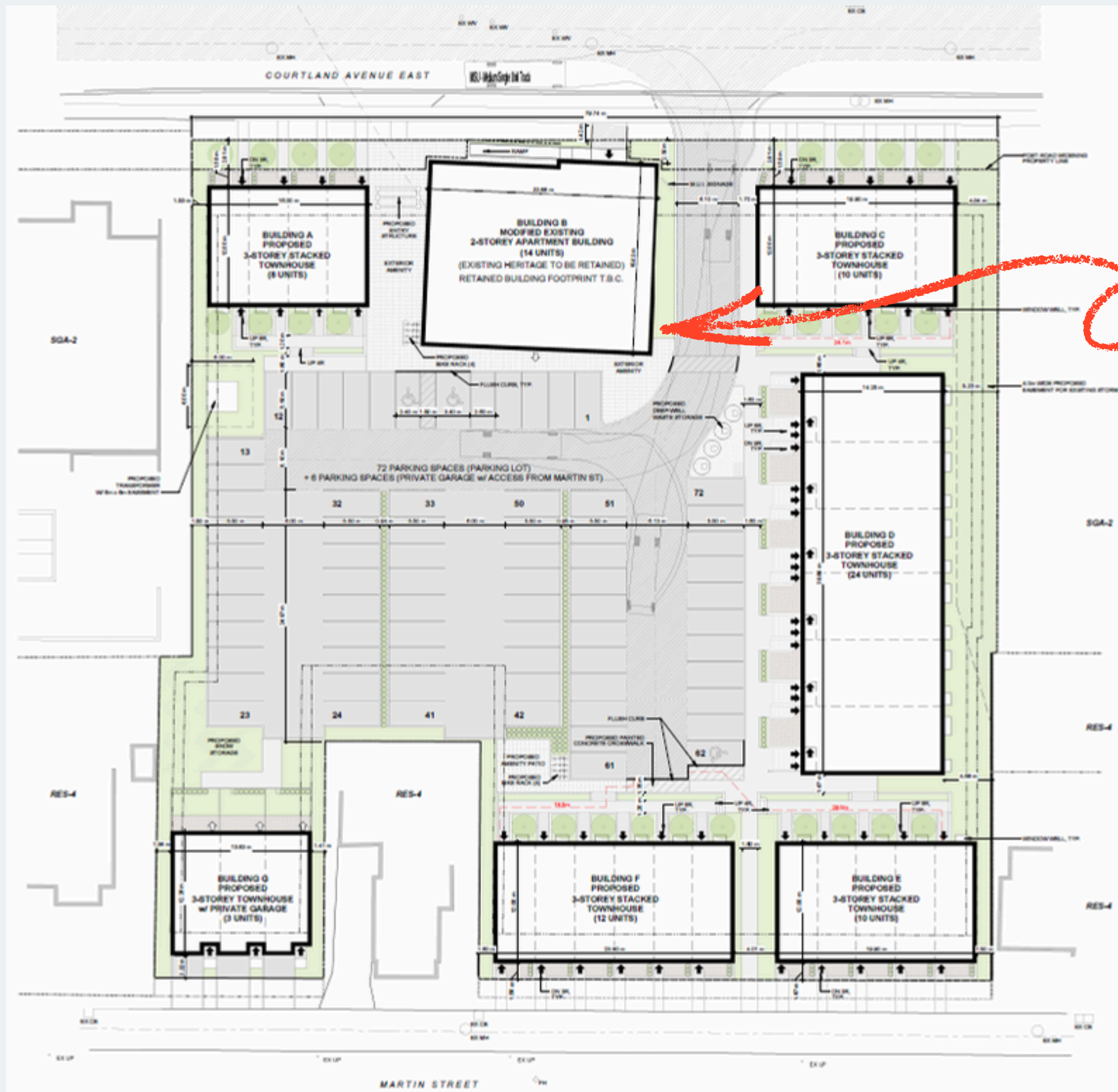
Previous Concepts



Current Proposal



Current Proposal



Retain & Conserve Schneider Factory

Current Proposal



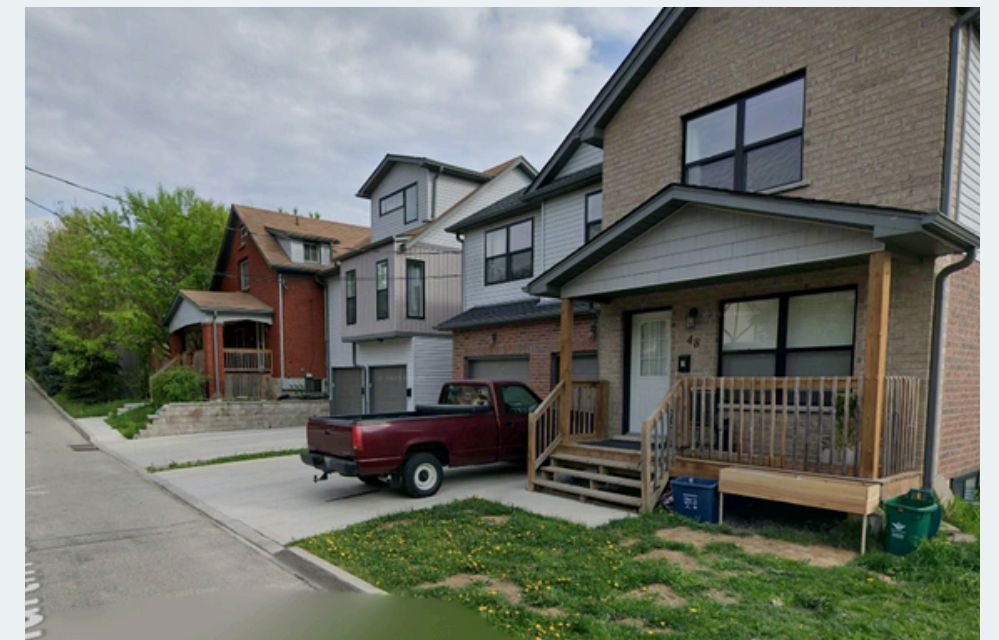
Courtland Ave. Elevation



Courtland Ave E.



Martin St. Elevation



Martin Street

Current Proposal



Front Elevation

North Elevation



Rear Elevation (Reconstructed)

South Elevation

Illustrations & Inspiration



Examples of colour palette (www.deezen.com)

Examples of fibre cement panel materials (architizer.com)

HIA Conclusions

- Addressed comments from City staff and the Committee;
- All identified heritage attributes retained;
- Proposed removals does not result in any adverse impacts;
- No adverse impacts associated with the the construction of the proposed new buildings;
- No adverse impacts to the surrounding context;
- Potential for adverse impacts (vibration, construction activities);
- Recommend submission of a Conservation Plan, Documentation & Salvage Plan, Commemoration;

Conclusions & Next Steps

- March MHAC - Recommendation to Council as per OHA;
- Conditional Site Plan Approval;
- Heritage conditions of Site Plan Approval;
- Future designation.



Questions?

