

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: April 7, 2026

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

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

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: March 6, 2026

REPORT NO.: DSD-2026-122

SUBJECT: Heritage Permit Application HPA-2026-V-006
Demolition and Reconstruction of a Detached Accessory Building
11 Maynard Avenue

RECOMMENDATION:

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2026-V-006 to permit the demolition and reconstruction of a detached accessory building located at the property municipally addressed as 11 Maynard Avenue be approved in accordance with the supplementary information submitted with this application and subject to the following condition:

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

REPORT HIGHLIGHTS:

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

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2026-V-006 for the property municipally addressed as 11 Maynard Avenue. The application is seeking permission to demolish a non-original detached accessory building and construct a new detached accessory building in its place.

The subject property is located on the south side of Maynard Avenue between Young Street and Margaret Avenue. It is located within the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) and therefore designated under part V of the *Ontario Heritage Act* and subject to the policies and guidelines contained within the CCNHCD Plan. The property is identified as a Group 'B' building.



Figure 1: Location Map

REPORT:

The subject property contains a c. 1895, two-storey dwelling constructed in what the CCNHCD Plan classifies as the Attic Gable architectural style.



Figure 2: Subject Property (11 Maynard Avenue)

Proposal

Heritage Permit Application HPA-2026-V-006 is a proposal to demolish an existing one-storey detached accessory building and construct a new one-storey detached accessory building in its place.

Demolition of Existing Detached Accessory Building

The existing detached accessory building is located towards the rear of the property and is not visible from the Maynard Avenue public right-of-way, given that an existing fence across the driveway on the property obstructs the view. Heritage Planning staff are unable to confirm the date of construction of the detached building as this information is not available in the City's building permit records. However, an accessory building is not shown on the 1904 or the 1917 Fire Insurance Plans (FIPs) but is shown on the 1925 FIP and labelled as an "auto garage". As such, it can be reasonably concluded that a detached garage was constructed on the property sometime between 1917 and 1925. It is not conclusive whether the existing detached building is this auto garage or is a structure that replaced the auto garage at a later date.



Figure 3: View of detached building from public right-of-way





Figures 4-7: Images of Existing Detached Accessory Building

As shown in the figures above, particularly Figure 4, the existing detached building is in questionable condition and is at risk of collapse.

The removal of the existing detached accessory structure will not result in the loss of original building fabric. The demolition policies within the CCNHCD presume against the demolition of heritage buildings within the district. Given that the proposed demolition is for a non-original detached accessory building, the demolition policies were not used to evaluate the merits of the application.

Construction of a New Detached Accessory Building

The application proposes the construction of a new 20.1 sq. m. (216 sq. ft.) detached accessory structure to replace the approximately 17.6 sq. m. (189.1 sq. ft) existing detached accessory structure. The existing detached structure appears to be used for storage, and the replacement detached building is proposed for use as a three-season art studio.



Figure 8: Elevation Drawings

The proposed detached accessory structure will be constructed of a charred cedar wood siding in a Sansin stain finish and Hardie Board siding stained to match the cedar wood

portions. Product specifications are attached to this report as Appendix C. A black standing seam metal roof is proposed as well as wooden windows and doors.

The CCNHCD Plan contains policies for new construction within the district but does not contain specific policies for the construction of new accessory structures. However, the CCNHCD Plan does note that garages should be located in the rear yard whenever possible and will be subject to the design guidelines of the CCNHCD Plan. In this regard, the relevant design guidelines applicable to this heritage permit application include:

- Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.
- Size, shape, proportion, number, and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area.
- Use materials and colours that represent the texture and palette of the CCNHCD.

Heritage Planning Comments

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

- The subject property municipally addressed as 11 Maynard Avenue is designated under Part V of the *Ontario Heritage Act* and located within the CCNHCD.
- The proposal is for the demolition of an existing one-storey detached accessory building and the construction of a new one-storey detached accessory building.
- The existing detached accessory building does not contribute to the heritage value of the property.
- The demolition of the detached accessory building will not detract from the heritage value of the property, the character of the CCNHCD, or the integrity of the Maynard Avenue streetscape.
- The design of the proposed detached accessory building is compatible with the existing dwelling and complies with the design guidelines of the CCNHCD Plan.
- The proposed building may be partially visible from the Maynard Avenue right-of-way given the incorporation of a gabled roof as opposed to the flat roof on the existing detached building, however it will not detract from the heritage value of the property, the Maynard Avenue streetscape, or the CCNHCD as a whole.

In accordance with the Heritage Permit Application form, the approval of any application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation, including but not limited to, the requirements of the *Ontario Building Code* and City of Kitchener Zoning By-law. In this regard, staff confirm that a Building Permit is required to demolish the existing detached accessory building and to construct a new detached accessory building at the property municipally addressed as 11 Maynard Avenue.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City’s website with the agenda in advance of the Heritage Kitchener committee meeting.

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

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act*
- *Civic Centre Neighbourhood Heritage Conservation District Plan*

REVIEWED BY: Sandro Bassanese, Manager of Site Plan

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

ATTACHMENTS:

- Attachment A – Heritage Permit Application HPA-2026-V-006
- Attachment B – Site Plan and Permit Drawings
- Attachment C – Kindl Charred Wood Product Specifications