



The Boathouse

57 Jubilee Drive, Kitchener, ON N2G 7T6, ON

Heritage Impact Assessment Study

Prepared for: James Barr, Walkinshaw Holdings

September 23, 2022

Revision 1: October 7, 2022

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October 7, 2022

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Re: Heritage Impacts Assessment Study
Building Permit Application
57 Jubilee Drive, Kitchener, ON N2G 7T6, ON

1.0 Purpose

We are pleased to submit the information below to satisfy the requirement for the assessment of any potential impacts due to the proposed development on the Boathouse property located within the Victoria Park Heritage Conservation District within the City of Kitchener, ON, to suggest potential mitigation strategies to sensitively incorporate the proposed development at this historic site. This study will present how the proposed development appropriately conserves, adapts and adds to its existing cultural landscape. Furthermore, this study would be reviewed by Heritage staff, Heritage Kitchener Committee and if required by the Council.

2.0 Background

McCallumSather was retained by Walkinshaw Holdings ('client') in September 2022 to complete a scoped Cultural Heritage Impact Assessment report for a proposed development at the Boathouse property. The subject property is owned by the city who will be signing a lease with the operators (client).

The proposal includes the following renovations to the Boathouse building:

- A new outdoor deck structure in the form of a cantilever addition at the rear of the existing building;
- A new primary accessible entrance and ramp at the front of the existing building to improve accessibility;
- A new bank of exterior washrooms located east of the existing building &
- Enlargement of existing openings and addition of new openings.

The proposed renovations to be completed by the operator are required to be approved by the Kitchener Heritage Committee prior to the City Council signing off on the lease between the city and operator. This CHIA report will evaluate the proposed design to determine any possible impacts to the Victoria Park cultural heritage landscape and will be reviewed by City Heritage Staff and the Heritage Committee for their approval.

3.0 Description of Historic Place

The subject property municipally addressed 57 Jubilee Drive, the 'subject site', in Kitchener, contains the Boathouse building that is a landmark for the community within Victoria Park and Victoria Park Heritage Conservation District. It is a single storey red-brick building that sits along and northeast of the Victoria Park Lake (Figure 2). Queen Victoria Statue and Victoria Park Ice Rink are located north of the subject site, landscaped zones on both east and west with the Victoria Park Lake to its south.

3.1 Victoria Park

Victoria Park is located immediately west of downtown Kitchener and bound by Joseph, David, the Canadian National Rail ROW, Devon and Jubilee Drive. The following description is an excerpt on the History of Victoria Park from the City of Kitchener's Cultural Heritage Landscape Data Sheets¹:

'Victoria Park was developed in 1895-96 as Kitchener's second civic park after Woodside Park. The lands were purchased from Samuel B. Schneider for \$6,000. The Park site is shown in the 1894 insurance map as an elongated natural pond centred on Schneider's Creek. The site was described as wetland and probably required drainage and filling to create the Park landscape. The initial capital investment in the Park was a civic debenture of \$12,000. The Park was originally designed by J.M. Stuebler, a Kitchener Parks Board member, with the assistance of Buffalo, New York engineer, M. A. Richer. The Park was designed in the Romantic Style. Romanticism was an artistic, literary and intellectual movement that originated in Europe toward the end of the 18th century and influenced landscape design well into the 20th century. Romanticism was a rejection of classical design, opting instead for more natural forms with curvilinear lines and natural compositions. It was not a true restoration of nature, but a manicured, idealized natural landscape inspired by romantic landscape paintings. There was a great emphasis on creating specific views with defined focal points at the end of these views. New York's Central Park (1858) was one of the first public parks constructed in North America to adhere to Romantic landscape concepts. There are many similar parks in Ontario inspired by the Romantic movement including Stratford's Queens Park and Lake Victoria (1911), Niagara Fall's Victoria Park (1888) and High Park in Toronto (1876). Victoria Park was opened to the public on August 27th, 1896. Many of the Park's existing features were added by Bernard Koehler after his appointment as Park Superintendent in 1914. The park features include: a naturalistic layout with open swathes of turf; random specimens and groupings of trees focused on the man-made lake and surrounding the Commons; and, meandering paths connecting park features. Over many years it has contained a variety of architectural and landscape features including: a remnant clock tower from Kitchener's 1924 City Hall; a fine example of statuary commemorating Queen Victoria's reign (installed in the Park in 1911 at a cost of \$6,000); Roos Island Bridge (1896); the Courtland Entrance ornamental gates (1930); a 1924 park pavilion (the second, the first was lost to a fire during the First World War); washrooms (1910); a grandstand (demolished); gazebo; boat house and restaurant (1929/1967); peace garden; drinking fountains; and, contemporary features such as bridges, washrooms (2014), parking lots and sculpture. The Park Lake was remediated in 2011 to improve water quality at a cost of \$10.1 million.'

¹ L-OPS-5. Kitchener Cultural Heritage Landscape – Victoria Park - Appendix – 6. December 2014, pp 68. (Retrieved online from: https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_CHL_Study_Appendix_6_CHL_Data_Sheets.pdf)

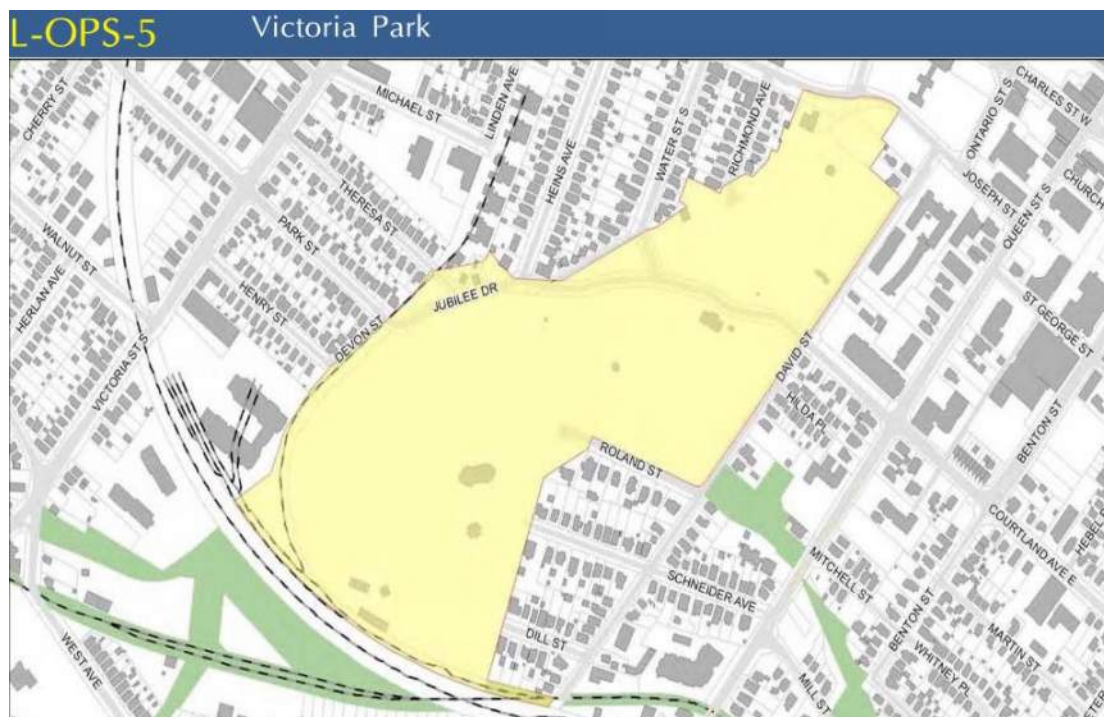


Figure 1: Kitchener Cultural Heritage Landscape – Victoria Park (Open Space and Park) - Appendix – 6.

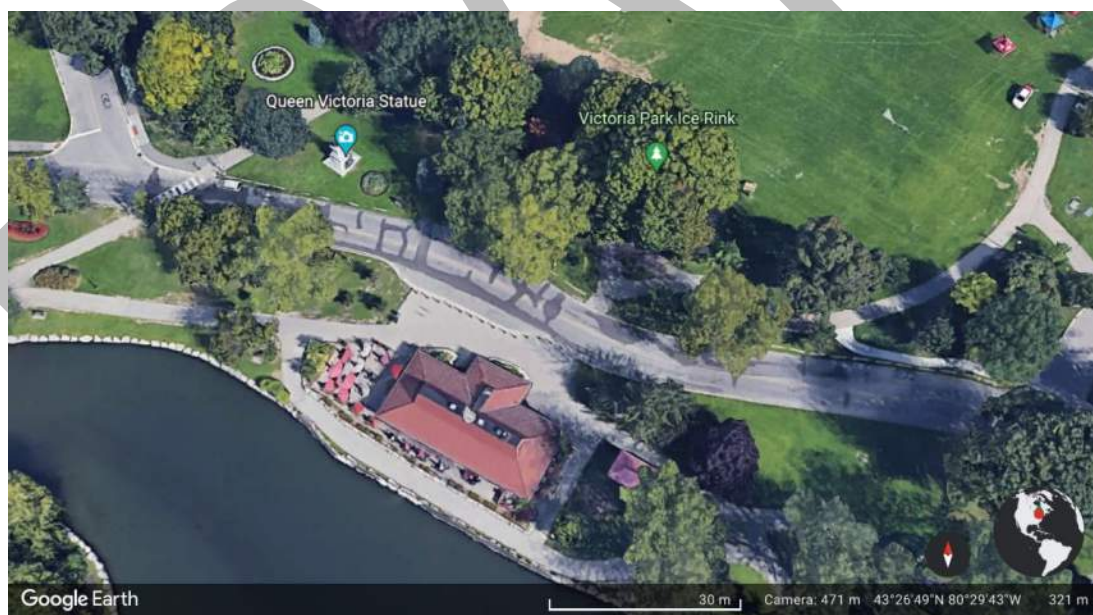


Figure 2: Aerial image showing the location of the subject site and the adjacent context.
Source: Google Earth Imagery



Figure 3: Victoria Park – Buildings, Monuments and structures, Victoria Park Area Heritage Conservation District Plan. Prepared by Nicholas Hill, 1996. Retrieved online from:

https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Heritage_Plan_Victoria_Park.pdf

Annotated by mCs to show the subject site.

3.2 Boathouse Building

The existing Boathouse building was built in 1929 and was originally constructed to store canoes and as a shelter for people putting on their skates. It is a single storey building of brown brick and demonstrates a cottage style roof. It is one of the large buildings along with the Pavilion located within the park. The boathouse building was heavily modified after a fire c.1960s².

Originally when Victoria Park opened in 1896, a boathouse, was built along the David Street shore by Reuben Bowman (Figure 4). It was a 5-bay building in wood construction which deteriorated overtime from continual exposure to the lake water and was eventually demolished and replaced in 1929 with a 2-storey brick building (Figure 5) at the north end of the lake. This two-storey brick structure was designed by architect Charles Knetchel. Canoes and rowboats were stored on racks within each end of the building and were rented from its dock. During winters when the canoes were offsite, the two storage areas were used as skate changing rooms – females at the east end and males at the west end. The second floor included dressing rooms and showers for Kitchener's football club. On the north side, he designed modern washrooms that would serve both the park visitors and the boathouse users.



Figure 4: The original boathouse building built c.1890s.

Source: The Record. Retrieved online from: <https://www.therecord.com/life/local-history/2021/08/06/flash-from-the-past-kitcheners-multi-tasking-victoria-park-boathouse.html>

² Hill, Nicholas. Victoria Park Area Kitchener. May 1996. Retrieved online from: [Heritage plan victoria park \(kitchener.ca\)](https://heritageplan.victoriapark.ca/)



Figure 5: The 2-storey boathouse building built in 1929.

Source: The Record. Retrieved online from: <https://www.therecord.com/life/local-history/2021/08/06/flash-from-the-past-kitcheners-multi-tasking-victoria-park-boathouse.html>



Figure 6: Skating on Victoria Lake in mid 90s. The 2-storey boathouse building can be seen in the background.

Source: The Record. Retrieved online from: <https://www.therecord.com/life/local-history/2021/08/06/flash-from-the-past-kitcheners-multi-tasking-victoria-park-boathouse.html>

A fire in 1967 destroyed the upper storey, the walls and foundations remained firm (Figure 7). It was then the boathouse was redesigned to include a 60's style roof replacing the upper storey. The boathouse building was used for boat rentals, skating (Figure 6) and concession sales until the end of the 20th century. Since its construction, it served as a tea house, a pub and more recently a bar with live music.



Figure 7: 1967 fire that destroyed the second storey of the boathouse building.

Source: The Record. Retrieved online from: <https://www.therecord.com/life/local-history/2021/08/06/flash-from-the-past-kitcheners-multi-tasking-victoria-park-boathouse.html>



Figure 8: The existing boathouse building at the subject site with the lake at the rear and the Queen Victoria statue at the top right and mature trees contributing to the streetscape.

Source: Google Earth imagery, 2021

4.0 Heritage Value

Victoria Park is designated as a public open space through which one can walk and experience both closed and open spaces. Open spaces are defined as comparatively large areas without obstruction across which are views and vistas of distant features³.

Victoria Park – Character Defining Features:

A Victorian era park designed in the Romantic Style with mature trees, original streetscape, a lake, bridges, monuments, and architectural features typical of the periods in which they were constructed⁴.

HISTORICAL INTEGRITY	CULTURAL VALUE	COMMUNITY VALUE
<input checked="" type="checkbox"/> LAND USE - CONTINUITY OF USE <input checked="" type="checkbox"/> OWNERSHIP - CONTINUITY OF OWNERSHIP <input checked="" type="checkbox"/> BUILT ELEMENTS - ORIGINAL GROUPINGS AND ASSOCIATED SITES <input checked="" type="checkbox"/> VEGETATION - ORIGINAL PATTERNS <input checked="" type="checkbox"/> CULTURAL RELATIONSHIPS - SUPPORTING DESIGNED ELEMENTS <input type="checkbox"/> NATURAL FEATURES - PROMINENT NATURAL FEATURES <input checked="" type="checkbox"/> NATURAL RELATIONSHIPS - FEATURES THAT DETERMINE USE <input checked="" type="checkbox"/> VIEW THAT REFLECTS LANDSCAPE CHARACTER FROM HISTORIC PHOTOS <input type="checkbox"/> RUIN - HUMAN MADE REMNANTS <input checked="" type="checkbox"/> DESIGNED LANDSCAPES THAT HAVE RESTORATION POTENTIAL	<input checked="" type="checkbox"/> DESIGN VALUE - RARENESS OR UNIQUENESS <input checked="" type="checkbox"/> DESIGN VALUE - AESTHETIC/SCENIC REASONS <input type="checkbox"/> DESIGN VALUE - HIGH DEGREE TECHNICAL / SCIENTIFIC INTEREST <input checked="" type="checkbox"/> HISTORIC VALUE - HISTORIC UNDERSTANDING OF AREA <input checked="" type="checkbox"/> HISTORIC VALUE - DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON <input checked="" type="checkbox"/> HISTORIC VALUE-WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER <input checked="" type="checkbox"/> CONTEXTUAL VALUE - LANDMARK VALUE <input checked="" type="checkbox"/> CONTEXTUAL VALUE - IMPORTANT IN DEFINING CHARACTER OF AREA <input checked="" type="checkbox"/> CONTEXTUAL VALUE - HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS	<input checked="" type="checkbox"/> COMMUNITY IDENTITY - TELLS STORY OF AREA <input checked="" type="checkbox"/> PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM <input checked="" type="checkbox"/> COMMUNITY IMAGE IDENTIFIED WITH KITCHENER'S PROVINCIAL/NATIONAL REPUTATION <input checked="" type="checkbox"/> TOURISM - PROMOTED AS TOURIST DESTINATION <input checked="" type="checkbox"/> LANDMARK - RECOGNIZED BY COMMUNITY <input checked="" type="checkbox"/> COMMEMORATION - SITE USED FOR CELEBRATIONS <input checked="" type="checkbox"/> PUBLIC SPACE - USED FOR FREQUENT PUBLIC EVENTS <input checked="" type="checkbox"/> CULTURAL TRADITIONS - USED TO EXPRESS CULTURAL TRADITIONS <input checked="" type="checkbox"/> QUALITY OF LIFE - VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE <input checked="" type="checkbox"/> LOCAL HISTORY - CONTRIBUTING TO LOCAL LORE <input checked="" type="checkbox"/> VISUALLY SIGNIFICANT PHOTOGRAPHED OFTEN <input checked="" type="checkbox"/> GENUS LOCI - SENSE OF PLACE <input checked="" type="checkbox"/> PLANNING - IDENTIFIED THROUGH OTHER PLANNING INITIATIVES
Continuous use since the late 1800s as a public open space; original landscape and architectural features; mature urban forest; prominent water body.	Excellent example of Victorian era park designed in the Romantic Style. Has direct associations with historically significant people and events.	Park and adjoining neighbourhoods contribute significantly to Kitchener's civic identity; residents have strong emotional ties to the park and the programmes it offers.

Figure 9: Kitchener Cultural Heritage Landscape – Victoria Park (Open Space and Park) – Heritage Value and Character Defining Elements - Appendix – 6.

³ Hill, Nicholas. Distinctive Spaces, Victoria Park Heritage Conservation District Study. 1995.

⁴ Ibid

The façade is largely symmetrical and contained a variety of fenestration, including flat arched windows. The front of the building connected directly to the street. The location of the building, its scale on the lakeshore and how it was imbedded into the landscape made this building a landmark of Victoria Park.



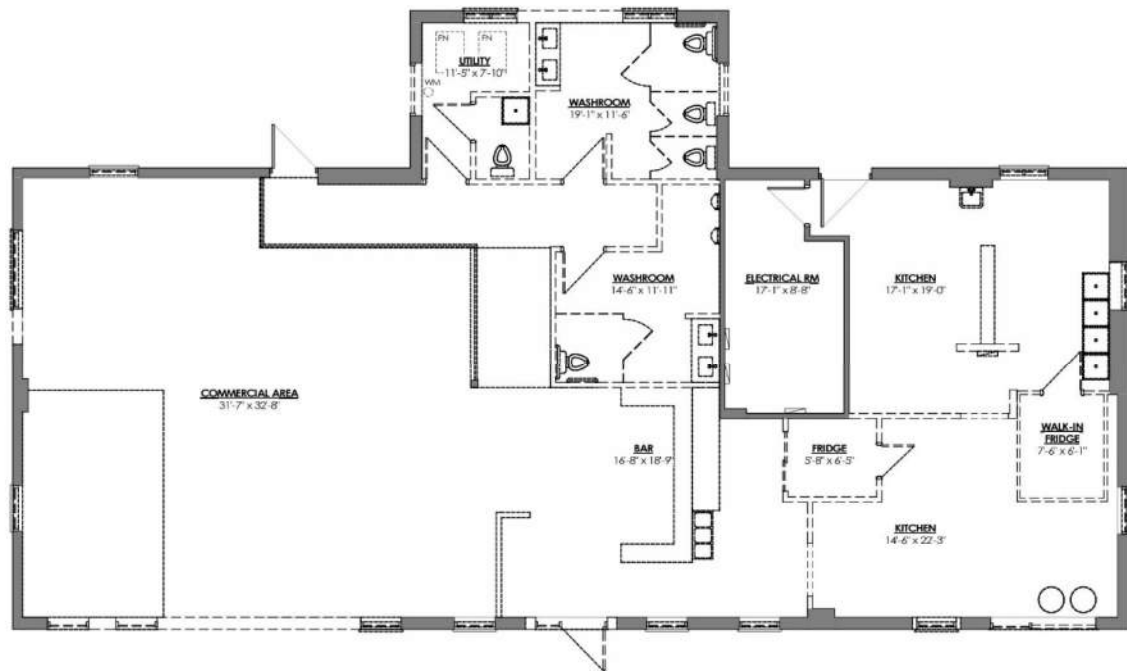
Figure 10: The existing boathouse building at the subject site.

Source: Google Earth imagery, 2021

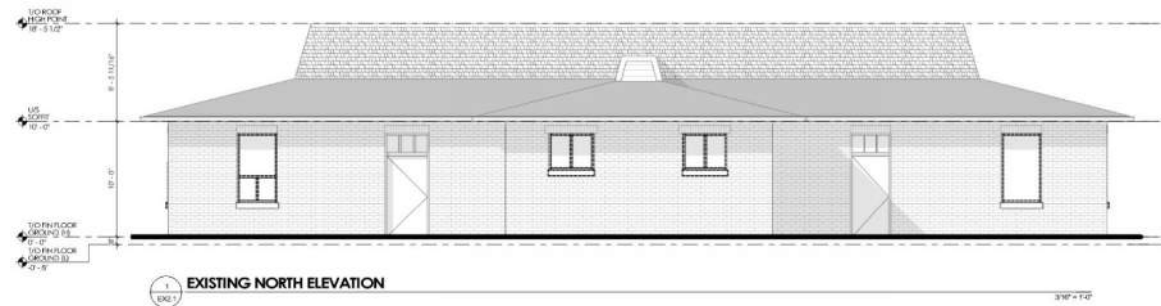


Figure 11: The existing boathouse building at the subject site.

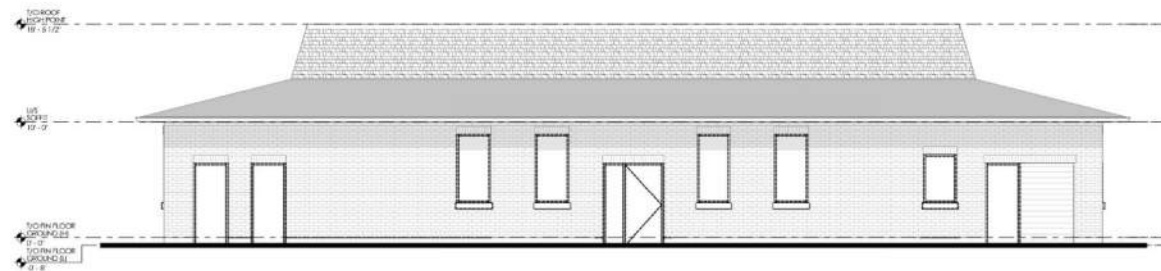
Source: Google Earth imagery, 2020



8
EXG.1
EXISTING GROUND FLOOR
3/16" = 1'-0"



1
EXG.1
EXISTING NORTH ELEVATION
3/16" = 1'-0"



2
EXG.1
EXISTING SOUTH ELEVATION
3/16" = 1'-0"

Figure 12: As-existing drawings for boathouse building at the subject site.
Source: EDGE Architects, 2022

5.0 Description of Proposed Development

The proposal includes the following renovations to the Boathouse building:

- A new outdoor deck structure in the form of a cantilever addition at the rear of the existing building;
- A new entrance ramp at the front of the existing building to improve accessibility;
- A new bank of exterior washrooms located east of the existing building &
- Enlargement of existing openings and addition of new openings along with a new accessible entrance door.

City Staff Deeksha Choudhry, Heritage Planner, City of Kitchener was consulted for their initial comments and feedback during the design development process. As part of the comments provided, it was requested that the following items be considered during the design decision making process for the proposed works:

- Provide renderings/visuals for the proposed cantilevered dock not obstructing the lake
- Provide a review of the proposed development with the policies and guidelines that have been included in the Plan and make recommendations accordingly
- A brief write-up on how the dock will function
- Allowing for alternations that are reversible in nature per best Conservation Practices
- Materiality for the proposed development

The above considerations have been addressed and incorporated into this report – described in the following sub-sections.

The following specifications provide a detailed architectural description of the proposed materials and construction details for the following:

5.1 Washroom Addition

- Mitrex cladding (with potential for solar integration) - the face of this integrated cladding system is recommended to be a traditional look ie. stone or wood.
- Flat roof with single ply membrane and parapet cap
- Matching hollow metals doors for washrooms and storage areas
- Wood cedar t&g soffit and washroom interiors (to match cedar shake roof of existing)
- Durable epoxy coating with grit in washrooms and storage areas for ease of cleaning and safety

5.2 Cantilevered Deck

- Steel frame cantilevered structure (over entirety of existing patio space) with max dimensions of 18" above high water level
- Composite decking system
- 1.07m high surface mounted Glass guards throughout to create maximum visibility of pond and existing structure

5.3 New Double Door at the front and rear facade

- A new double door accessible entrance is proposed at the front facade of the boathouse building.
- The design of the doors includes a transom on top to emulate the design of the existing doors on the front facade. The door of the new washroom addition will be contemporary in design and distinguishable from the existing fabric. Existing doors at the front along the east and west facades are recommended to be brick infilled. The infill brick is recommended to be set slightly back from the face of the existing brick, to show that doors previously existed, and could be re-installed in the future if desired. This follows the conservation practices of reversibility and is recommended.

5.4 New Replacement Windows

- The existing windows are not original to the boathouse building. These will be replaced with better performing aluminum double hung windows emulating the design of the original windows.

5.5 New Glazing in Existing Building

- A folding partition is proposed as part of the rear elevation to enhance 4 season uses and greater accessibility between interior and exterior spaces. The design includes a transom window on top with glazing panels below to maintain and enhance views of the lake from the Boathouse building.

5.6 Exterior Lighting

- Replace existing bulb lighting sconces and poles with new efficient led lighting with minimized architectural profile (complimentary with the park) which minimizes light pollution on the neighbourhood while maximizing safety and utility for building uses.

5.7 New Ramp & Signage

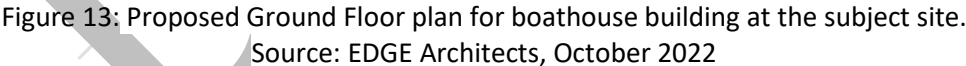
- A new concrete ramp (maximum 5% slope) with 6" high curbs at grade will be provided for improved accessibility.
- A new ground mounted LED Backlit signage 'The Boathouse' letters is proposed in front of the building as part of the landscaping and the new planter bed.

5.8 New Planter Bed

- New planter bed acting as a landscape buffer between the walkways and the proposed outdoor terrace.

5.9 Commemorative Plaque

- A commemorative installation is proposed in the entrance lobby of the Boathouse building. This education intervention will describe the history of the site to the park visitors and future users at the subject site.



Source: EDGE Architects, October 2022

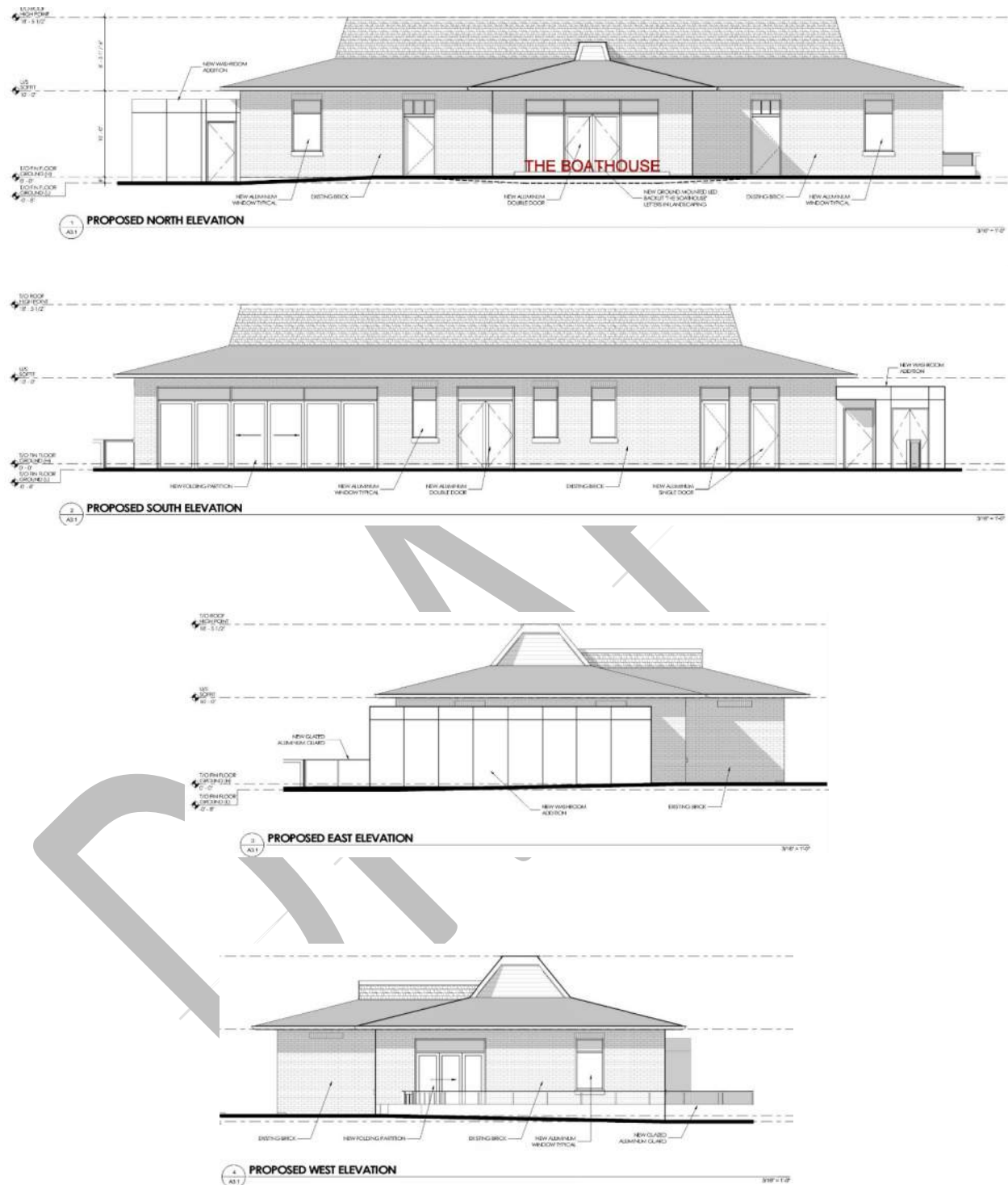


Figure 14: Proposed Elevations for boathouse building at the subject site.

Source: EDGE Architects, October 2022

6.0 Applicable Heritage Planning policies and Conservation guidelines

The Boathouse building is subject to several policies and guidelines. The following section outlines the relevant sections of those policies and guidelines and provides responses with regards to the heritage resource and proposed development.

6.1 Standards and Guidelines for the Conservation of Historic Places in Canada

Section 3: General Standards for Preservation, Rehabilitation and Restoration⁵

1	Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.	The proposal maintains the existing footprint of the building. The latter is not proposed to be moved or relocated.
2	Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	The existing views from Park Street (Jubilee Drive), Roland Street and David Street will be preserved.
3	Conserve heritage value by adopting an approach calling for minimal intervention.	The proposal calls for minimum interventions that are required to make the red-brick building code compliant ensuring health and safety of its occupants and add support services which would help engage with the community more fully.
4	Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	The proposed alterations and additions are contemporary in design and distinguishable from the existing building and adjacent fabric.
5	Find a use for an historic place that requires minimal or no change to its character-defining elements	The former use of the Boathouse building is maintained. It will continue to be used as a restaurant/ event space that will bring in more people from the community and promote economic vitalization of the Victoria Park which aligns with the HCD goals for this cultural landscape.
6	Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take	With proper stabilization and monitoring throughout all phases of the project, there should be no impact on the integrity of the existing building. As a precaution, vibration monitoring and regular inspections should take place prior to,

⁵ Standards and Guidelines for the Conservation of Historic Places in Canada, pp 21-23. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

	mitigation measures to limit damage and loss of information.	during and post construction. If any unexpected situation or damage does occur, a discussion with a qualified professional should occur prior to any decisions being made. The design of the cantilevered patio is intended to have no impact to the water and waters edge.
7	Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	No character-defining elements are negatively affected as no existing views are impacted and connected pathways around the facility remain.
8	Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes	The Victoria Park is an excellent example of a Victorian era park designed in the Romantic style. Per the guidelines provided within the Victoria Park HCD Plan, the sequence along Park Road in both directions including views to the Commons and lake and views from David, Roland should be considered to be the Park's visual edge. The proposed alterations do not affect the visual aesthetics negatively.
9	Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	Please refer to comment above. Detailed drawings have been prepared which will serve as documentary evidence (Appendix A).

Additional Standards Relating to Rehabilitation

10	Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	<p>The new addition will be non-imposing in scale. The ramp design will be simple with a low height curb with a maximum slope of 5%. The terrace railing will be glass to ensure transparency and minimal impact on exiting views.</p> <p>The new windows and doors will emulate the design and proportions of the existing openings.</p>
11	Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and	The proposed alterations and the washroom addition will alter the historic facade of the existing red-brick building however no heritage attributes will be impacted adversely as the new addition will

	visually compatible with, subordinate to and distinguishable from the historic place.	not be imposing in scale, will employ contemporary materials and the new ramp will provide accessibility which is a positive impact. The proposed works will be distinguishable from the old fabric and are reversible in nature.
12	Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.	The proposed works will be distinguishable from the old fabric and are reversible in nature.

Section 4.3 Guidelines for Buildings

Section 4.3.1 Exterior Form⁶

Accessibility Considerations

18	Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.	Understanding and considering the existing site constraints, a new ramp is proposed that will lead to the new primary entrance. The proposal does not alter the building's exterior radically. The new ramp curb is proposed to be 6" high with a 5% slope on making it non-imposing and with minimal visual impacts.
19	Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.	The proposed ramp addition does not alter the existing visual relationships that are critical to this cultural landscape. The proposed elements will not visually compete with the existing overall aesthetic.

⁶ Standards and Guidelines for the Conservation of Historic Places in Canada, pp 132. Retrieved online from: [81468-parks-s+g-eng-web2.pdf \(historicplaces.ca\)](#)

The subject site is within a cultural landscape. The following guidelines from Section 4.1 Guidelines for Cultural Landscapes, including heritage districts apply:

Section 4.1 General Guidelines for Preservation, Rehabilitation and Restoration⁷

1	Understanding land use and how it contributes to the heritage value of the cultural landscape.	The proposal maintains the former use of the property. The boathouse will be used as an event and restaurant space.
5	Protecting and maintaining past links connecting archaeological sites, such as roads, trails, paths and visual relationships.	The proposed alterations do not alter the existing visual relationships. The proposed elements will not visually compete with the existing overall aesthetic.
7	Replacing in kind extensively deteriorated or missing parts of a feature that support a land use where there are surviving prototypes.	The proposed alterations and the washroom addition will alter the historic facade of the existing red-brick building however no heritage attributes will be impacted adversely as the new addition will not be imposing in scale, will employ contemporary materials and the new ramp will provide accessibility which is a positive impact. The proposed works will be distinguishable from the old fabric and are reversible in nature.
8	Documenting all interventions that affect the land use and ensuring that this documentation will be available to those responsible for future interventions	Detailed drawings have been prepared which will serve as documentary evidence (Appendix A).

Additions or Alterations to a Cultural landscape

12	Designing a new feature when required by a new use that is compatible with the past or continuing land use. For example, building a visitor access road along the margin of a field and woodlot in an historic farm site, so that both can continue to function.	<p>The new washroom addition will not be imposing in scale, will employ contemporary materials and the new ramp at the front of the building will improve accessibility which is a positive impact. A waterfront terrace will help maintain continuous use of the property. This is recommended by the HCD Plan. The proposed works will be distinguishable from the old fabric and are reversible in nature.</p> <p>The view to the Victoria Park Lake will be maintained as view from Jubilee Drive, Roland Street and Park Street.</p>
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⁷ Standards and Guidelines for the Conservation of Historic Places in Canada, pp 52. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

		The proposed development will help revitalize the Victoria Park by acknowledging the strengths of the existing building. By continuing its use as a contemporary commercial space, it guarantees the building will continue to contribute to the cultural heritage landscape and thrive as an active, prominent building for the community.
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Given that the Heritage Conservation District Plan is focussed on Building Conservation and maintenance while we are looking at rehabilitation, guidelines for Doors and Windows have been referenced from the Standards and Guidelines for the Conservation of Historic Places in Canada for the proposed development.

Section 4.3.5: Windows, Doors and Storefronts⁸

20	Designing and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character	The existing windows and doors are not original historic. The proposed new windows and doors will be compatible with the building's style and character.
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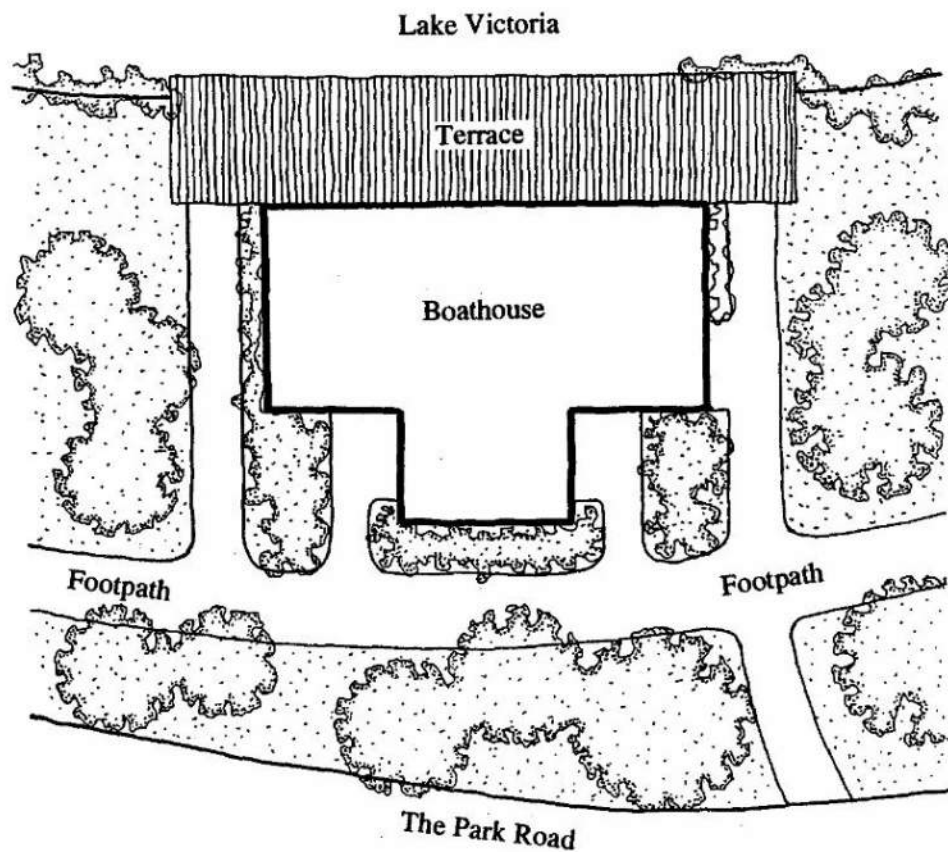
6.2 Victoria Park Heritage Conservation District Plan

2.3 Victoria Park

Policies and Guidelines applicable to the proposed development are as follows:

Buildings, Monuments and Structures	<p>New buildings and monuments shall build on the tradition of hand craftsmanship, natural materials and a visual blend with the landscape.</p> <p>Artificial materials and treatments such as pressure-treated lumber, plastic and pre-cast concrete shall be strongly discouraged.</p>	<p>It is recommended that natural materials that visually blend in the landscape in the terrace be used for the proposed development.</p> <p>The proposed composite decking should visual reference wood.</p>
Boathouse Landscape Guidelines	<p>The following intermittent vistas in the Park should be conserved and enhanced:</p> <ul style="list-style-type: none"> • The sequence along the Park Road in both directions, including views to the Commons and lake. • Views from David Street and Roland Street to the Commons and Victoria Park lake 	The existing views to and from Park Street (Jubilee Drive), Roland Street and David Street will be preserved.

⁸ Standards and Guidelines for the Conservation of Historic Places in Canada, pp 157. Retrieved online from: 81468-parks-s-g-eng-web2.pdf (historicplaces.ca)



Suggested improvements to the Boathouse include the removal of all the timber retaining walls and paving to be replaced by a far simpler landscape that blends into the broader park character. This landscape would include a new waterfront terrace and grass with low-storey plantings around the Boathouse and up to the edge of the Park Road.

Figure 15: The Boathouse building – Landscape Guidelines
Source: Victoria Park Heritage Conservation Plan prepared by Nicholas Hill, 1996

7.0 Conclusion

The proposed development takes cues from the historic cultural landscape and is expressed through the following interventions:

- The proposed development preserves the original historic use of the Boathouse building;
- The proposal maintains the existing building footprint which is a positive ecological impact;
- The proposed accessible outdoor terrace would enhance community engagement and promote health and well being for residents and potentially act as a destination for the community.
- Addition of a new washroom will act as an added amenity for the visitors will be a positive impact. The washroom addition is proposed to step back from the front façade of the existing boathouse which will ensure minimal visual impacts;
- The east façade of the proposed washroom block will incorporate blank panels that would act as a 'Blank canvas' for community engagement and public art;
- The proposed front entrance ramp improves accessibility;
- The proposal creates a more natural and prominent front entrance point that works well with the symmetrical balanced façade;
- Proposed enlargement of the existing rear facade openings will offer a new view from the Boathouse, this creates a middle ground to the existing foreground and the lake in the background. This is a positive impact.
- Use of natural materials like wood in the proposed washroom addition for the soffit and interior cladding;
- Replacing concrete paving with grass (low-mid height planting up to the edge of Jubilee Road) to provide a buffer between the walkways and the proposed deck railing;
- The proposed washroom additions and alterations do not negatively impact existing views to the Lake and the commons from David Street, Roland Street and Park Street (Jubilee Drive);
- Re-introduction of commercial and retail functions have been made that were vital to the historic success of the area.
- A commemorative installation is recommended to be proposed. This education intervention will describe the history of the site to the park visitors and future users at the subject site.

The proposed development supports economic revitalization of the district and creates opportunities for more people to enjoy this beautiful historic site and is thus supported by this study.

Sincerely,

Drew Hauser
Director of Design & Business Development
Hons. Vis. Arts, B.Arch., OAA, FRAIC, AIA, CAHP

Kanika Kaushal
Heritage Specialist
B. Arch., M. Arch, Intern Architect, CAHP Intern, APT, MRAIC

8.0 Appendices

Appendix A:

Canada's Historic Places

2010 Standards and Guidelines for the Conservation of Historic Places in Canada. Second Addition. Canada's Historic Places, Ottawa. Electronic Document: <https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

City of Kitchener:

2014 Kitchener Cultural Heritage Landscape – Victoria Park - Appendix – 6. December 2014, pp 68. (Retrieved online from: https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_CHL_Study_Appendix_6_CHL_Data_Sheets.pdf)

1996 Hill, Nicholas. Victoria Park Area Heritage Conservation District Plan. Retrieved online from: https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Heritage_Plan_Victoria_Park.pdf

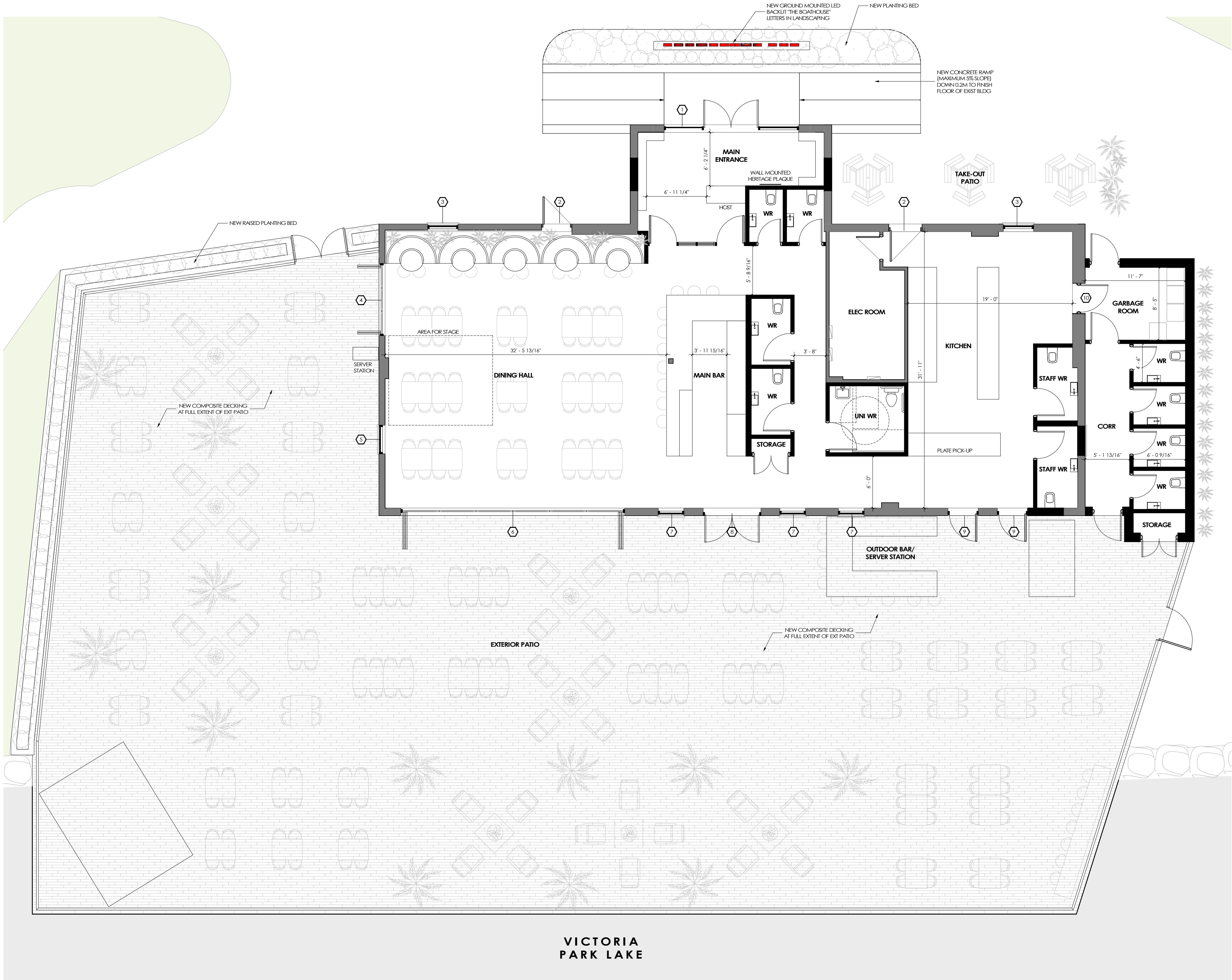
1995 Hill, Nicholas. Distinctive Spaces, Victoria Park Heritage Conservation District Study.

Appendix B: Design Package for the Proposed Development, October 2022, EDGE Architects & DFy

Appendix C: Existing Site Photos and Drawings, Building Measurement Company Mapply

The site plan illustrates the proposed development at Victoria Park Lake. The central feature is the **EXISTING 1 STOREY BLDG** with a building area of 279.66m² (3,010sf). To its right is a **NEW ADDITION** with a building area of 36.79m² (396sf), labeled **EX BLDG**. The plan includes various landscaping elements such as **EXISTING GRASS**, **EXISTING CONC TRAIL**, **NEW RAISED PLANTED BED**, **NEW CONCRETE RAMP** (maximum 5% slope), **NEW GROUND MOUNTED LED BACKLIT THE BOATHOUSE LETTERS IN LANDSCAPING**, and **NEW LANDSCAPING BED**. Infrastructure elements include **EXISTING BOLLARDS**, **NEW GATE ACCESS**, and **EXISTING ARMOUR STONE**. The plan also shows the **LINE OF EXISTING LAKE SHORE BELOW PATIO** and **EXISTING CONC TRAIL** areas. The overall site is bounded by **JUBILEE DRIVE** to the north and **VICTORIA PARK LAKE** to the south.

A1.1



VICTORIA
PARK LAKE

**PROPOSED
OPENING SIZES**

- 1 15'-6"W x 9'-8"H
- 2 3'-6"W x 9'-0"H
- 3 3'-6"W x 6'-0"H
- 4 8'-4"W x 9'-8"H
- 5 3'-4"W x 6'-0"H
- 6 25'-10"W x 9'-8"H
- 7 3'-0"W x 6'-0"H
- 8 6'-8"W x 9'-8"H
- 9 3'-6"W x 9'-8"H
- 10 3'-6"W x 7'-2"H

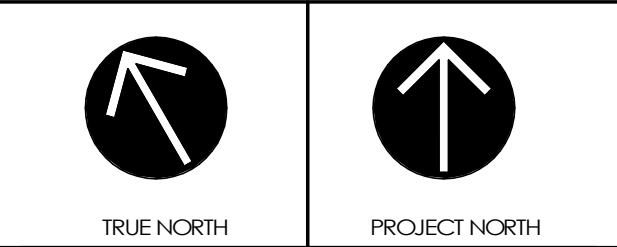
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THIS DRAWING SHALL NOT BE SCALED.



ISSUED FOR:	2022.09.23
SCHEMATIC DESIGN	
DEVELOPED DESIGN	
SITE PLAN APPROVAL	
BUILDING PERMIT	
BIDDING/TENDER	

NO.	REVISION DESCRIPTION	DATE
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EDGE
ARCHITECTS LTD
www.edgetd.ca

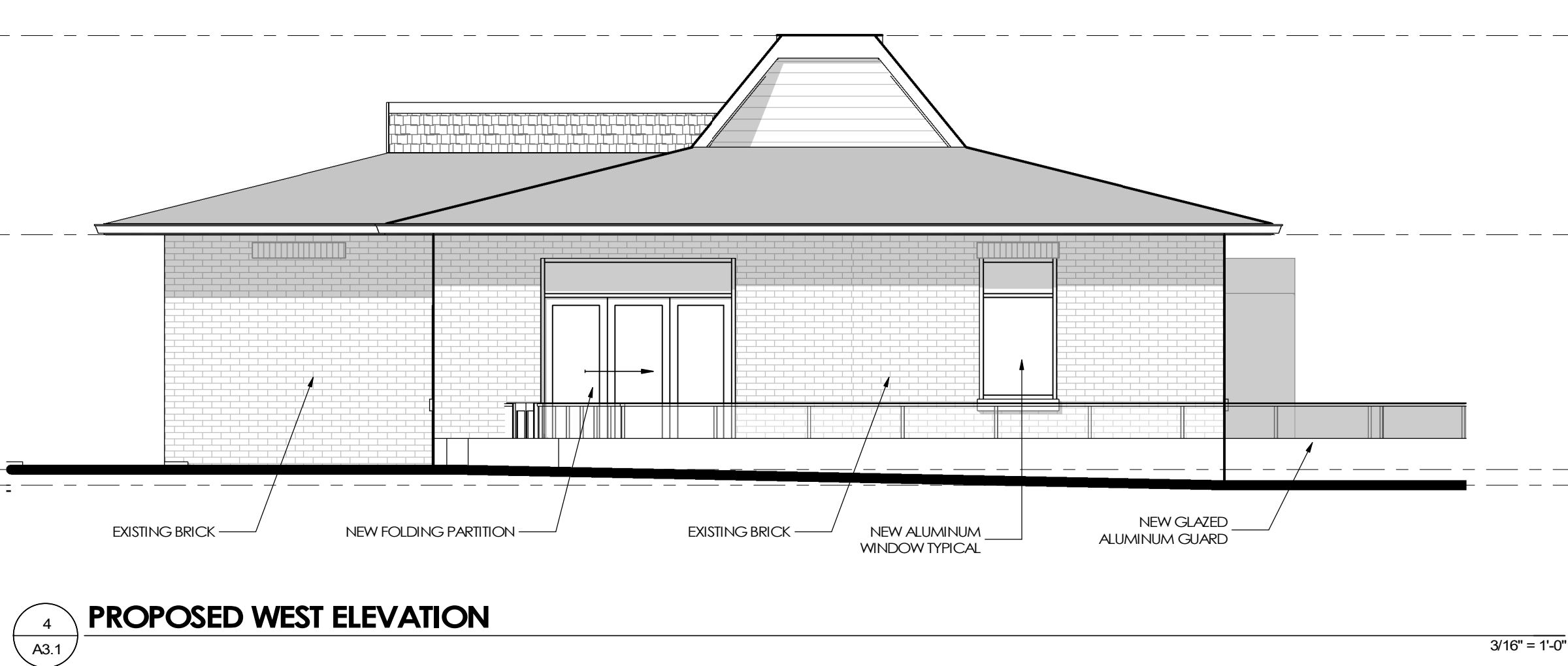
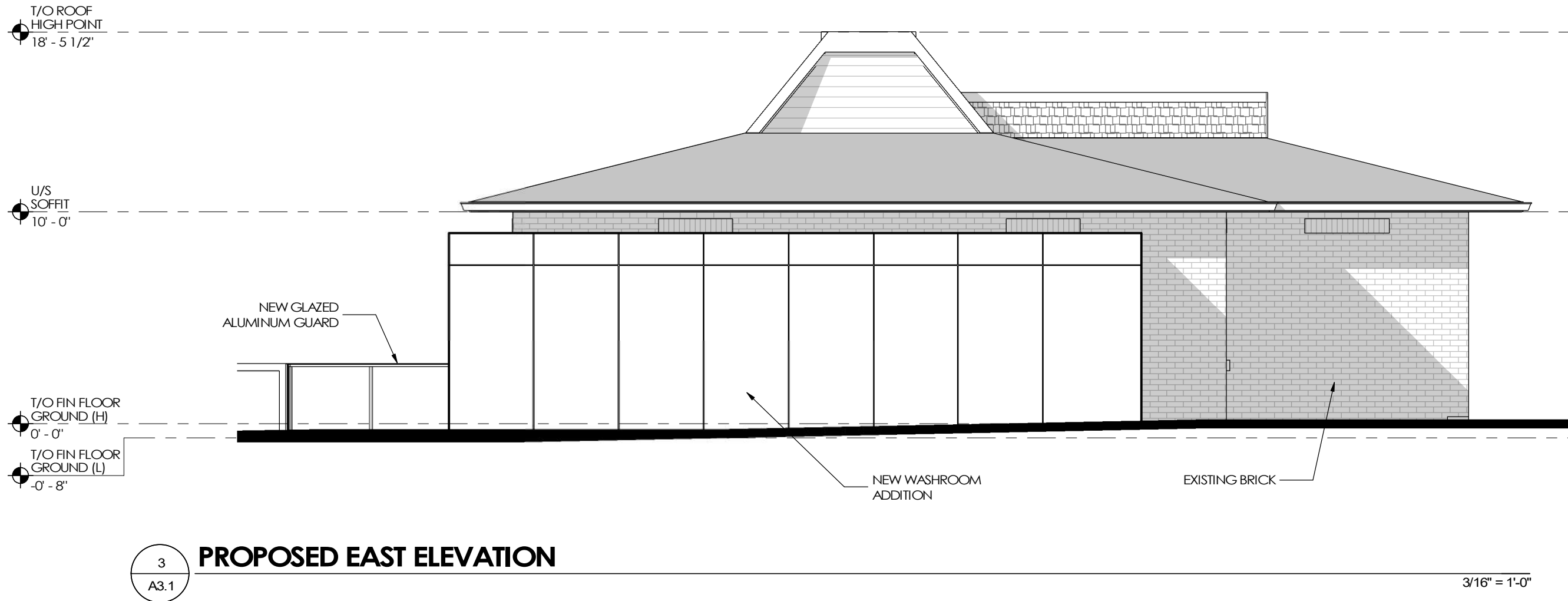
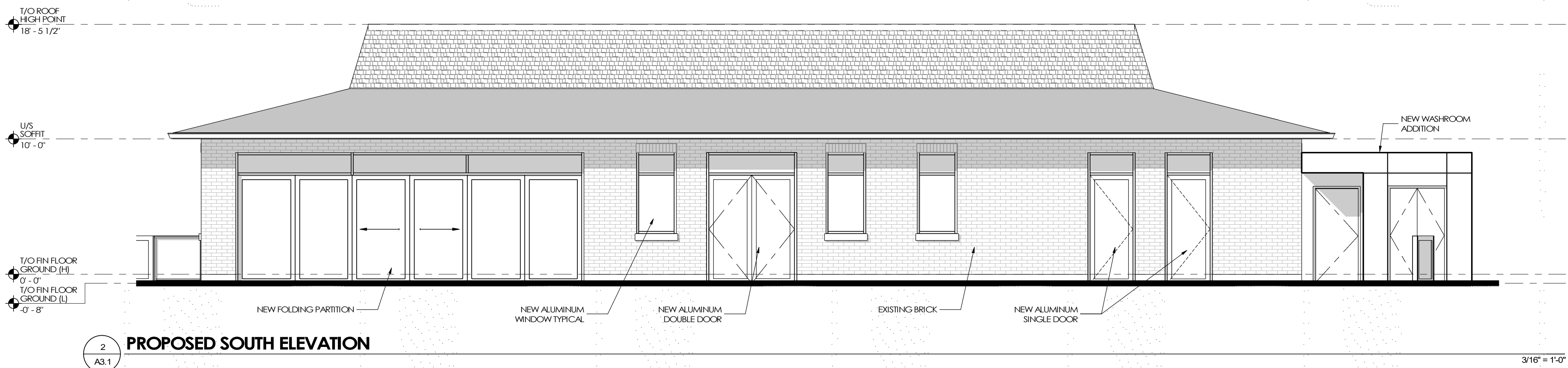
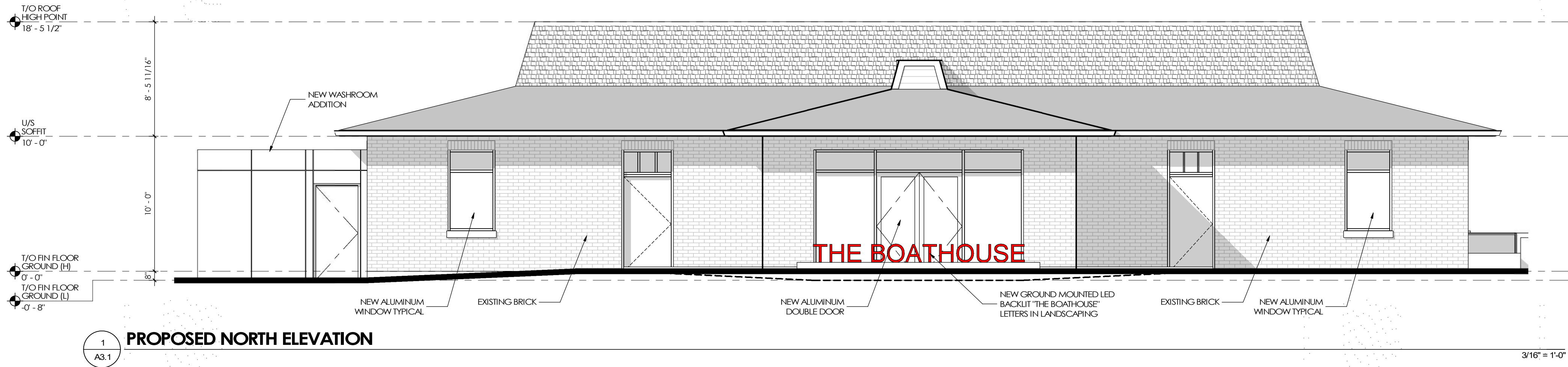
ARCHITECT'S SEAL

PROJECT NAME
**THE BOATHOUSE
RENOVATION**
57 JUBILEE DRIVE, KITCHENER ON

CLIENT

DRAWING TITLE
PROPOSED FLOOR PLAN

PROJECT NUMBER 22049	DRAWING NUMBER A2.1
SCALE 3/16"= 1'-0"	
SHEET SIZE 24x36	



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ISSUED FOR:

SCHEMATIC DESIGN 2022.09.23

DEVELOPED DESIGN

SITE PLAN APPROVAL

BUILDING PERMIT

BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE
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ARCHITECT'S SEAL

PROJECT NAME

THE BOATHOUSE
RENOVAITON

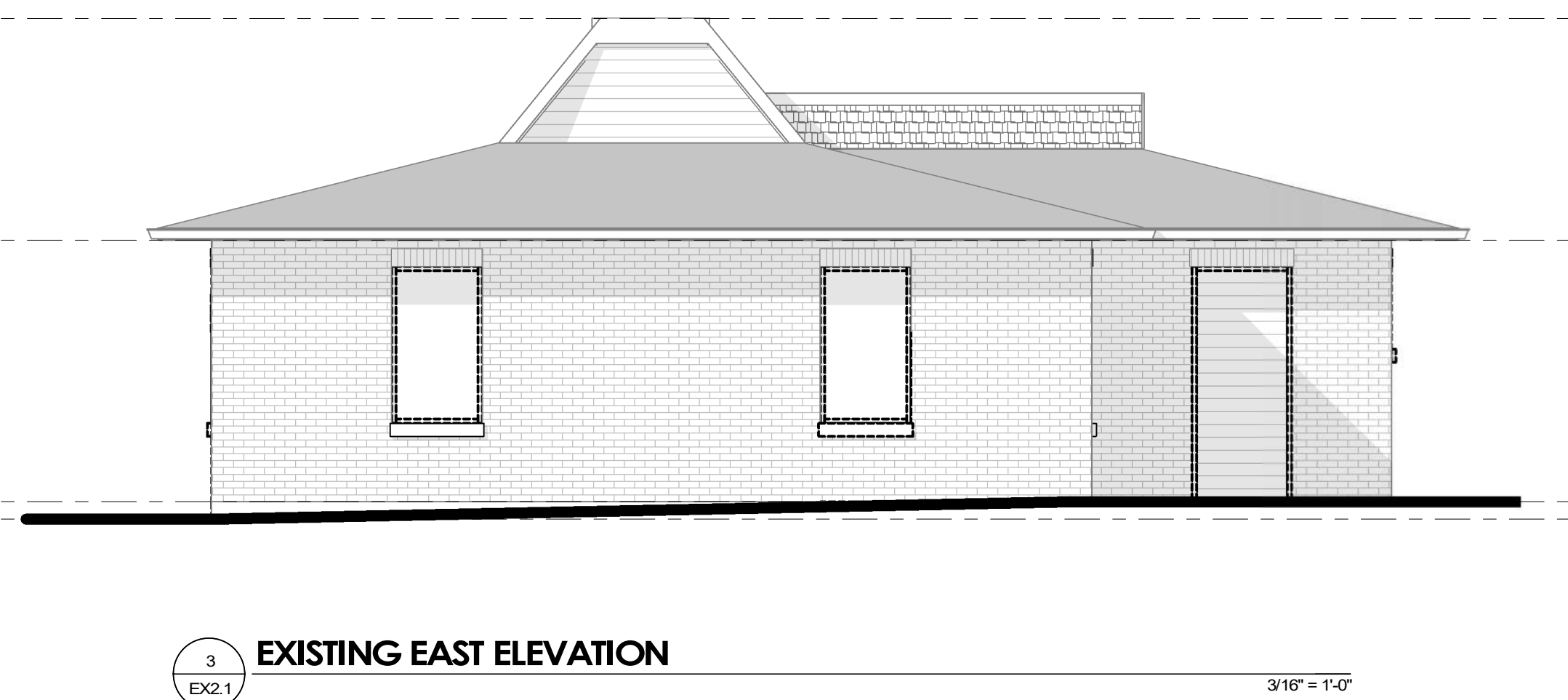
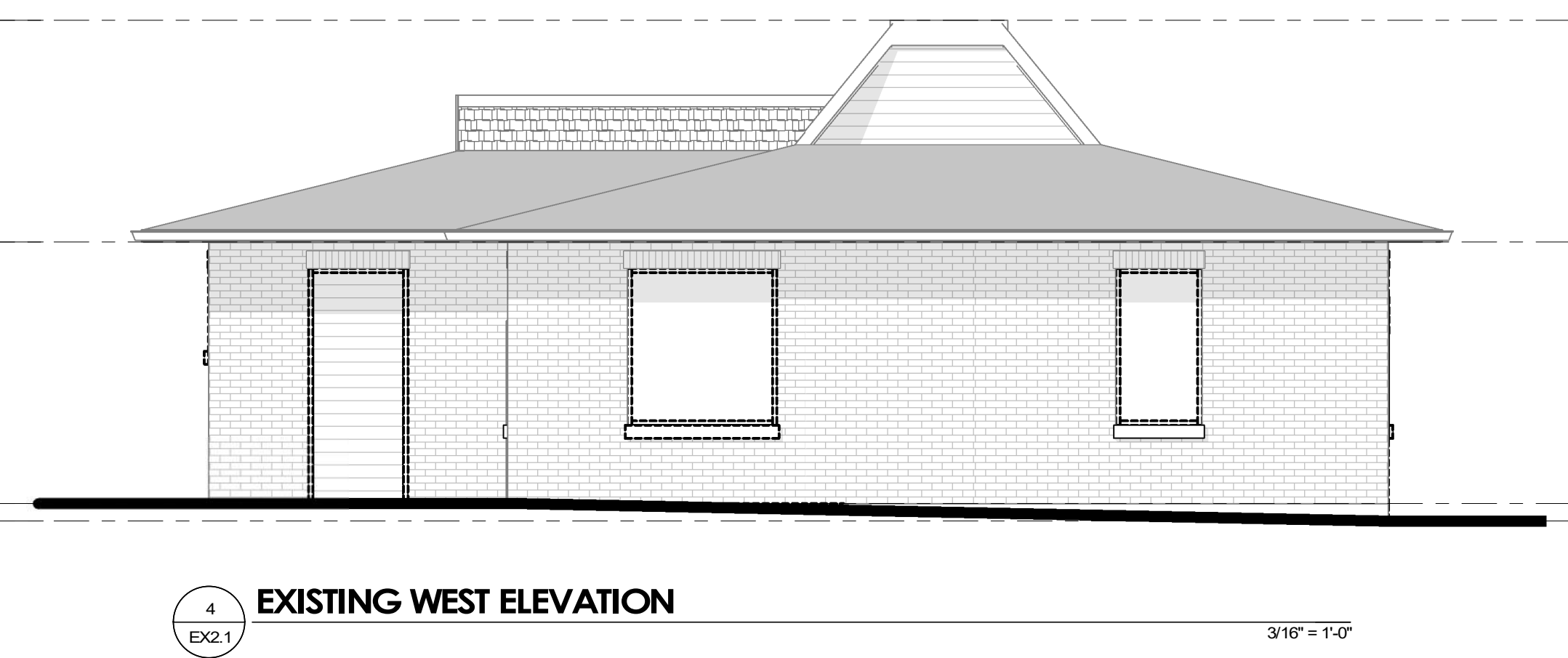
57 JUBILEE DRIVE, KITCHENER ON

CLIENT

DRAWING TITLE

PROPOSED ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER
22049	
SCALE	A3.1
SHEET SIZE	
24x36	



EX2.1



View of the proposed ramp, new washroom addition and new prime entrance. (Source: DFy, October 2022)



View of the proposed accessible terrace with proposed planter bed along the railing. (Source: DFy, October 2022)

Appendix C: Existing Site Conditions: Photos and Drawings



Photo #1: View of the existing building on site from Jubilee Drive looking southeast



Photo #2: View of the existing building on site from the walkway along the lake looking northeast



Photo #3: View of the existing building on site from the park walkway along the lake looking southeast



Photo #4: View of the Victoria Park Lake standing rear of the existing building looking southwest



Photo #5: View of the Victoria Park Lake standing rear of the existing building looking south

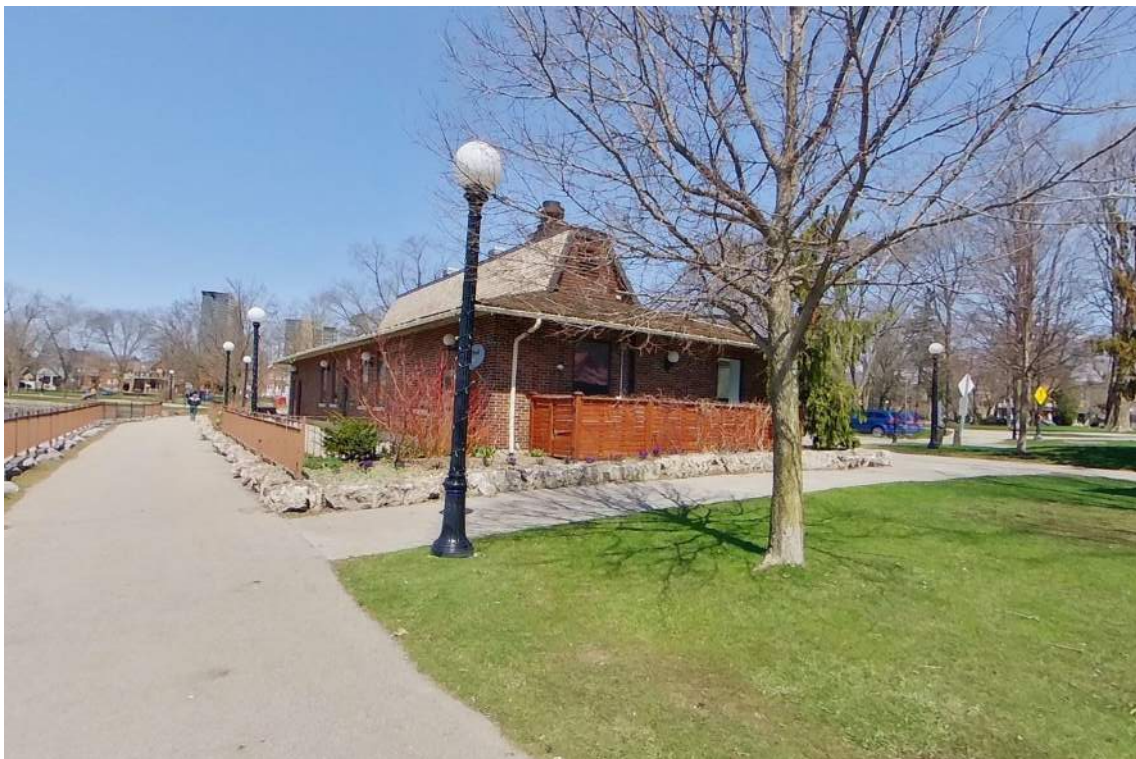


Photo #6: View of the existing building on site from the park walkway along the lake looking northwest



Photo #7: View of the existing building on site from Jubilee Drive looking southwest



Photo #8: View of the east facade of the existing building on site



Photo #9: View of the existing building on site looking northwest



Photo #10: View of the existing windows and doors on the rear facade of the existing building



Photo #11: View of the existing rear entrance/exit doors from the commercial area

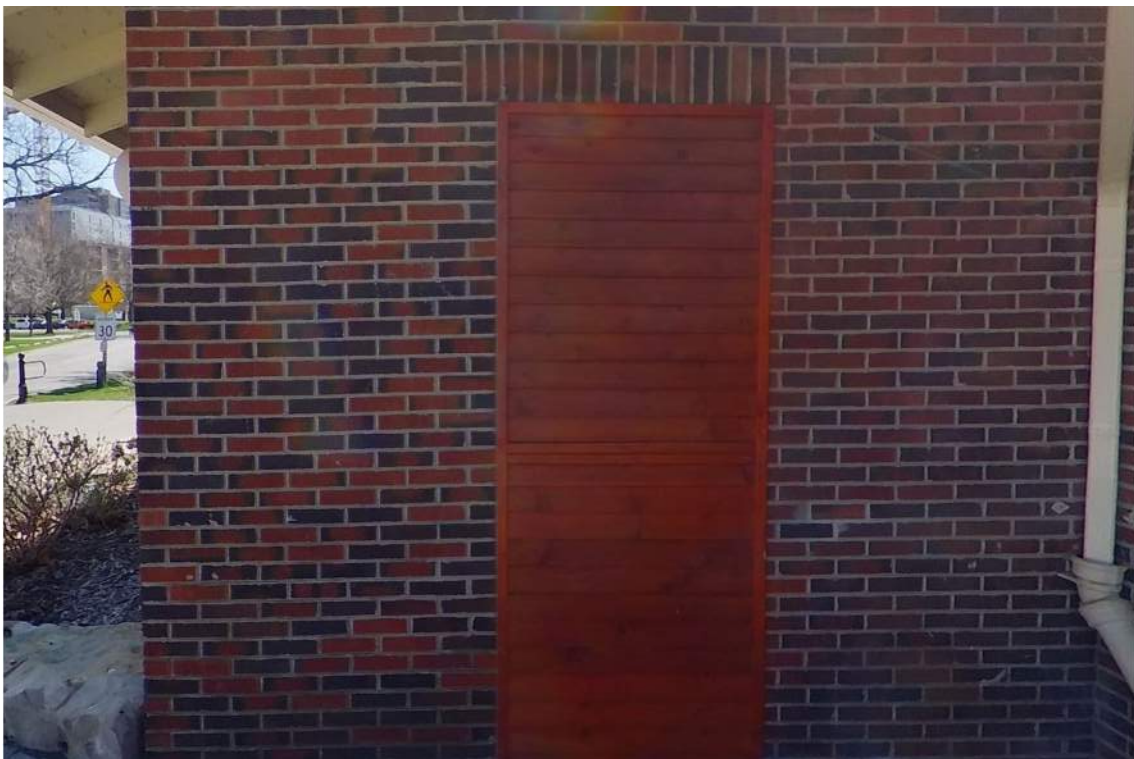


Photo #12: View of the existing blocked opening along the west facade.



Photo #13: Existing washroom (Men)



Photo #14: Existing commercial area



Photo #15: Existing entrance corridor looking east



Photo #16: Existing entrance corridor looking west



Photo #17: Existing kitchen (rear portion)



Photo #18: Existing kitchen (front portion)



Photo #19: Existing electrical room

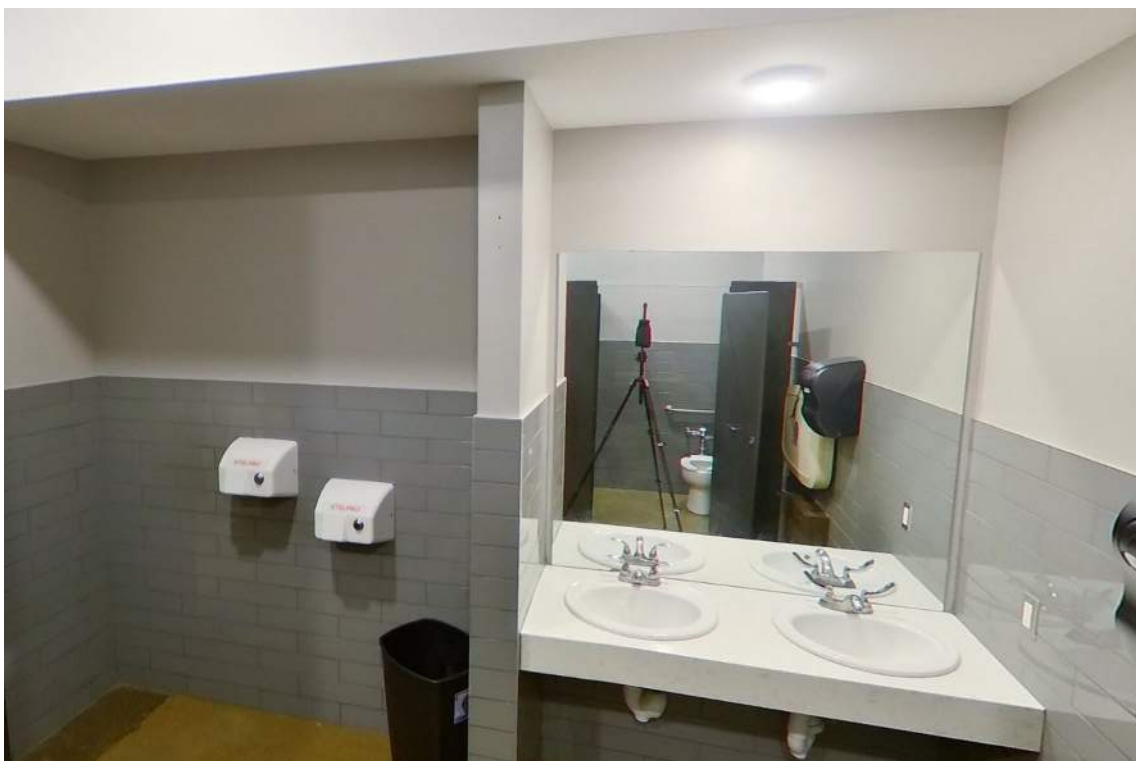
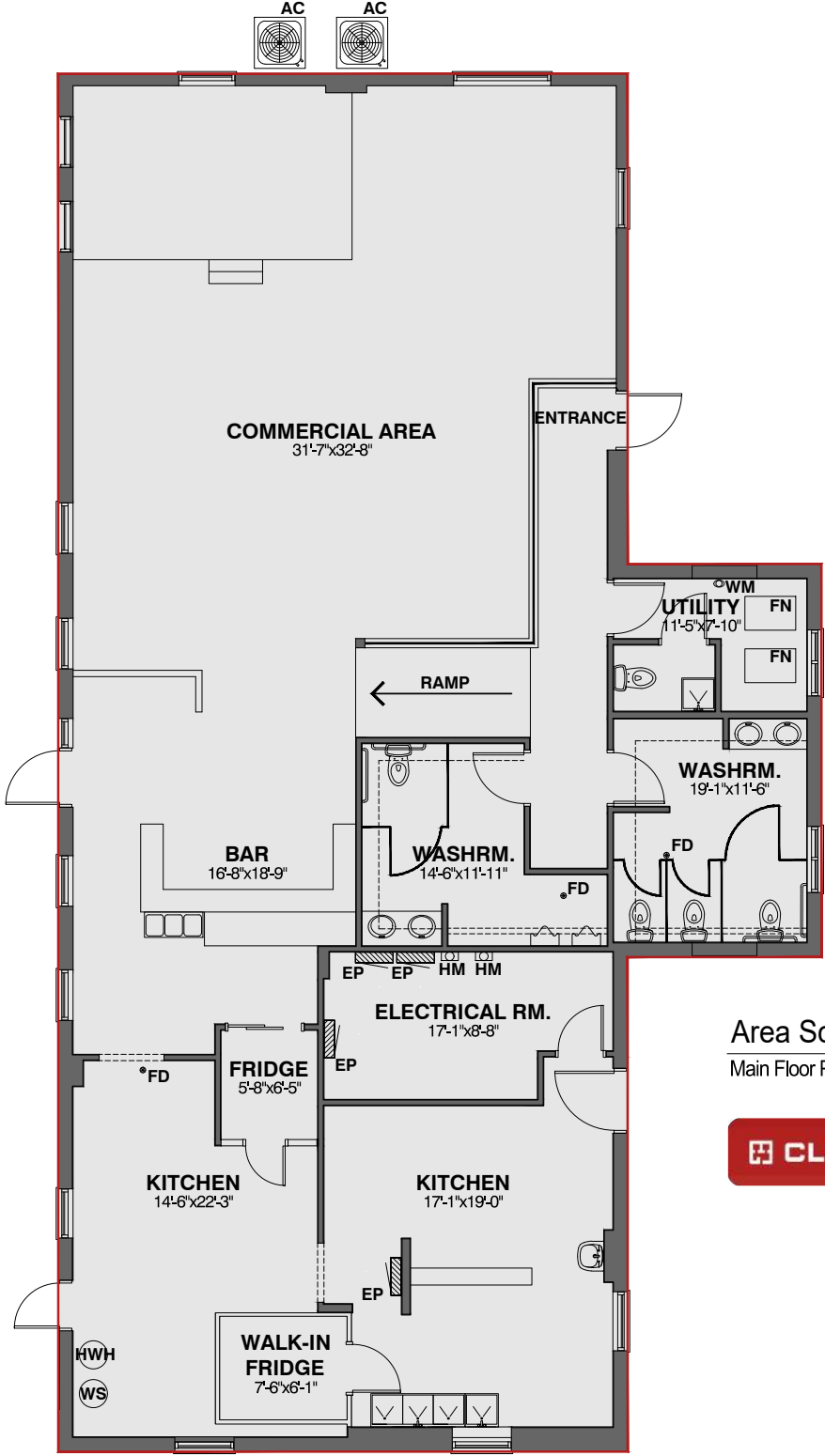


Photo #20: Existing washroom (women)

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Area Schedule (sq.ft.)	
Main Floor Plan	3010

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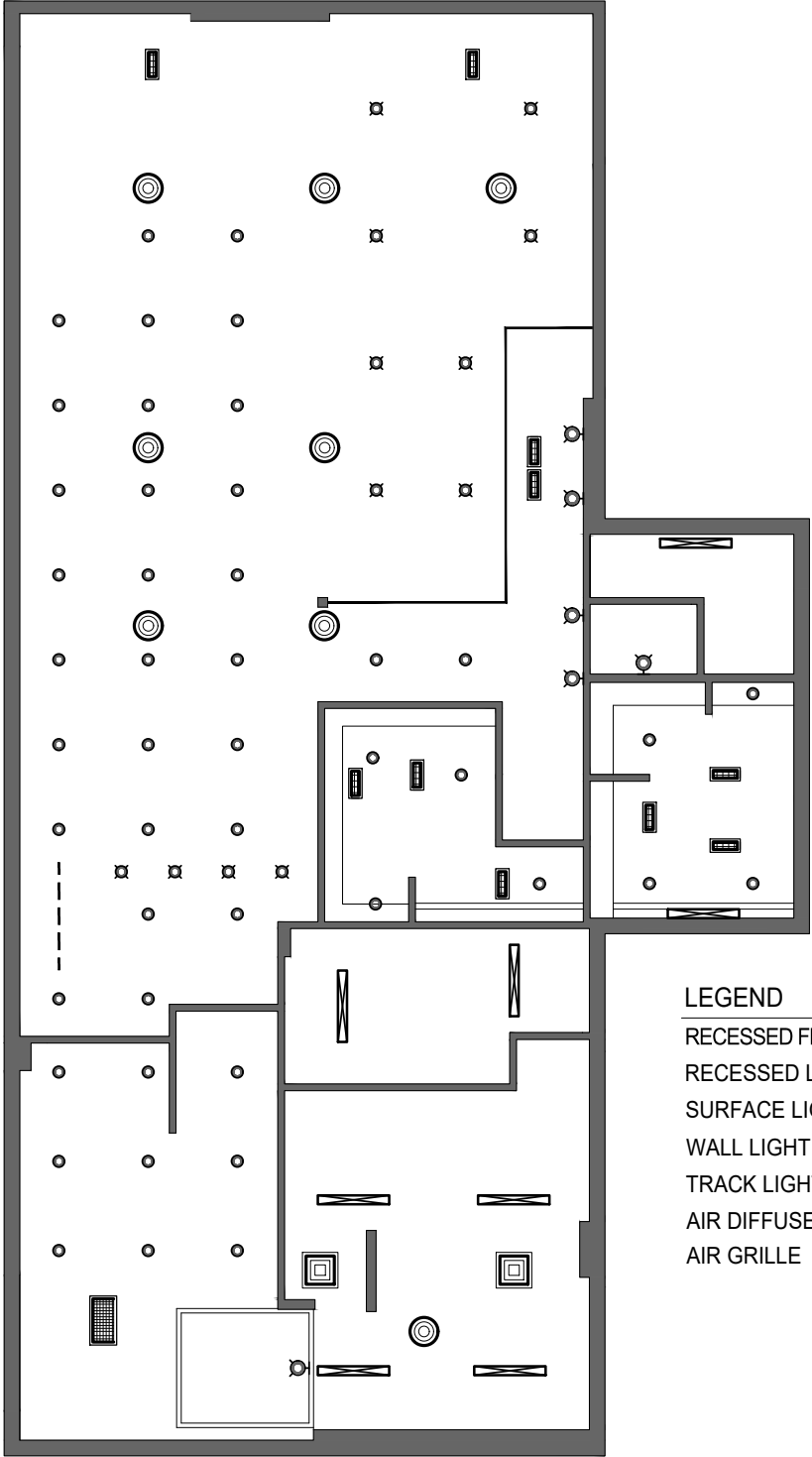


Project No.: 213.22.4
EXISTING CONDITIONS

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57 JUBILEE DR, KITCHENER, ON

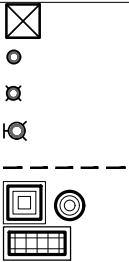
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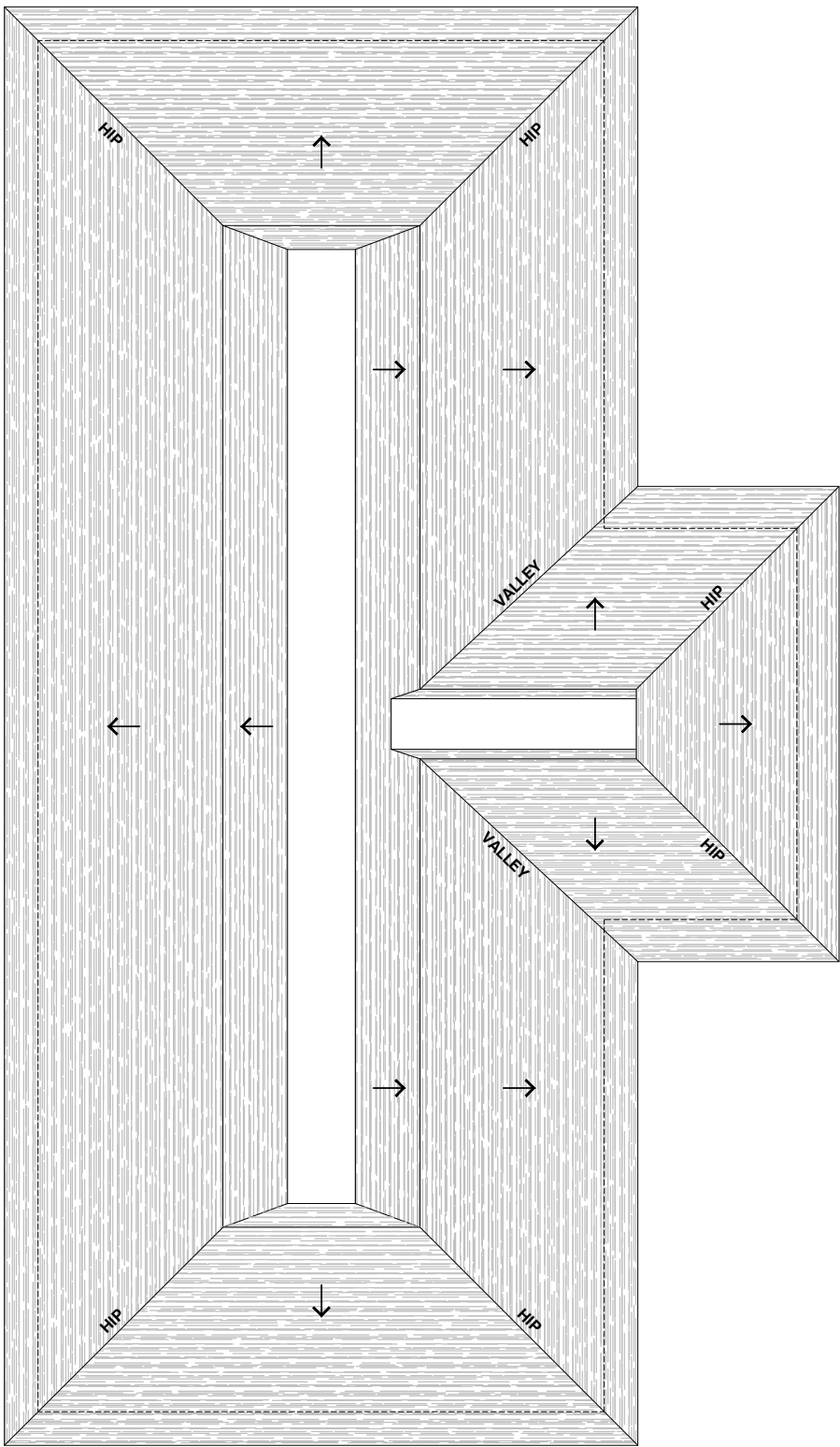
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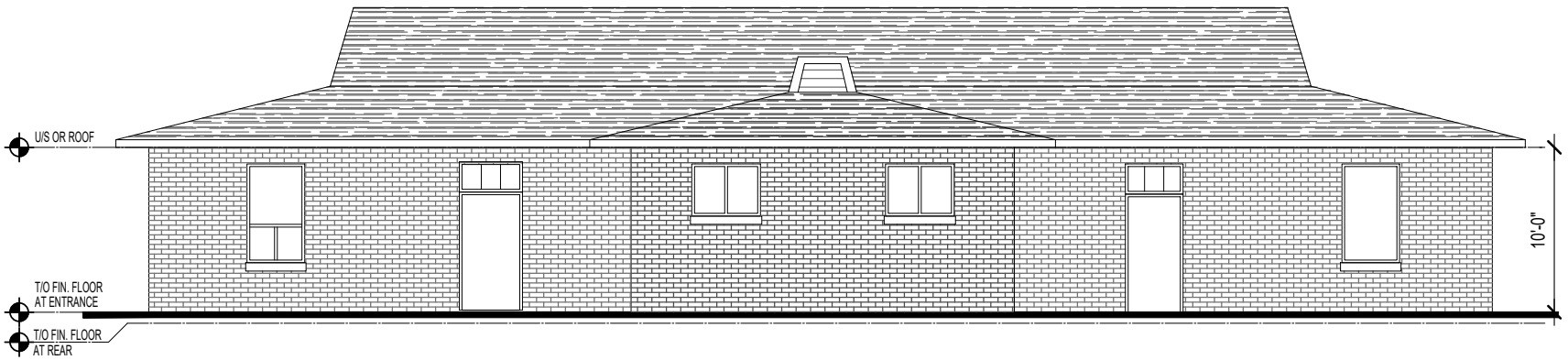
LEGEND

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- RECESSED LIGHT
- SURFACE LIGHT FIXTURE
- WALL LIGHT FIXTURES
- TRACK LIGHTING
- AIR DIFFUSER
- AIR GRILLE

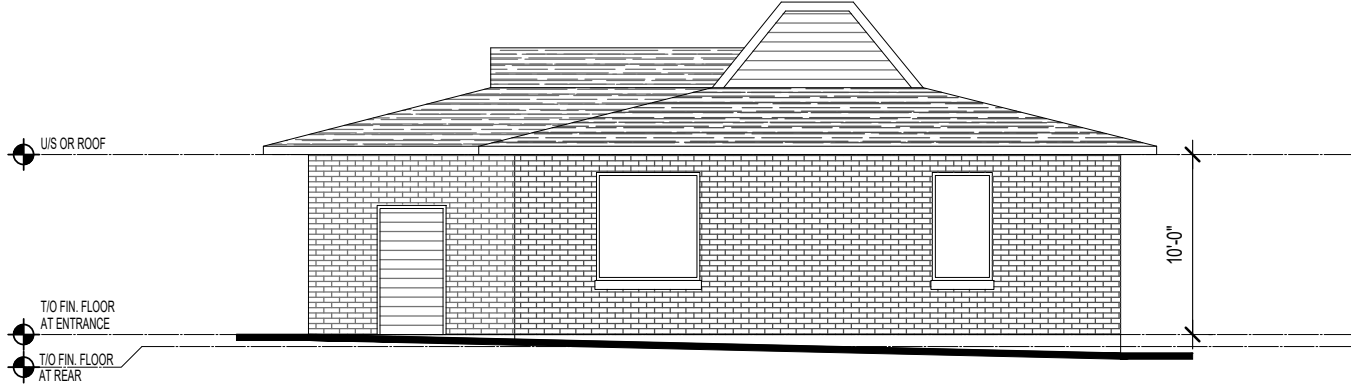




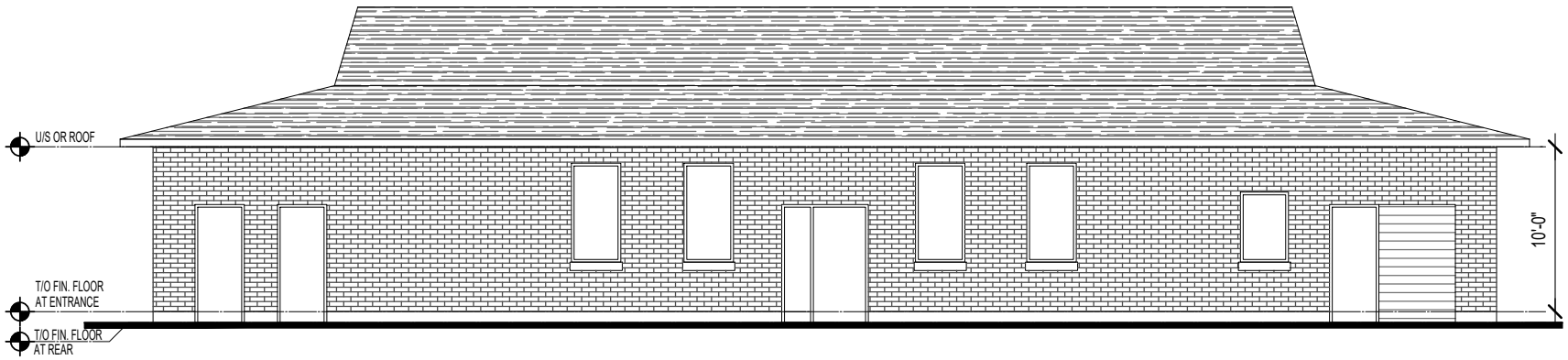
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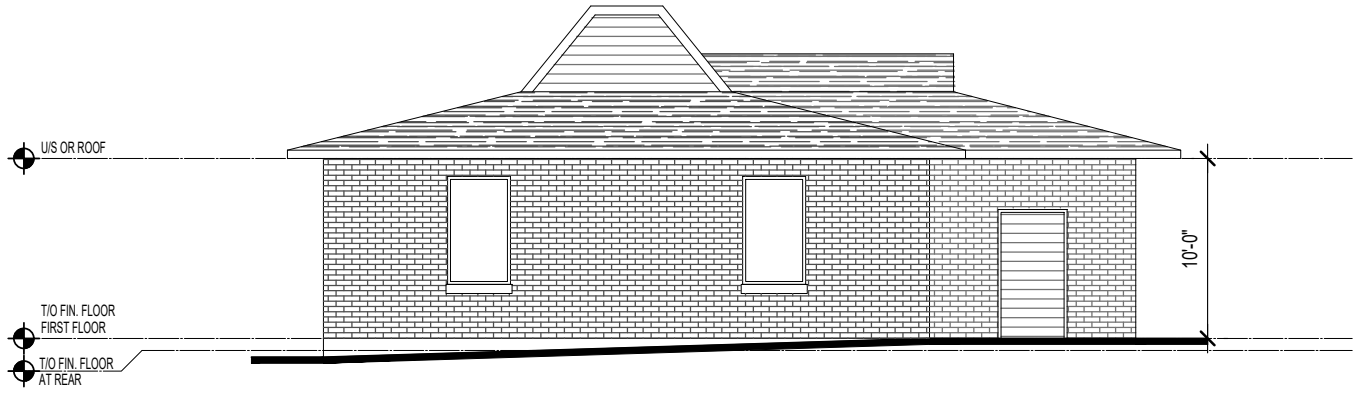
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SITE EQUIPMENT CHECKLIST

 [CLICK TO TOUR](#)

BUILDING EQUIPMENT	FLOOR PLAN	VIRTUAL TOUR	PHOTOGRAPHS
PLUMBING	INCLUDED	INCLUDED	INCLUDED
FLOOR DRAINS (FD)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HOT WATER HEATER (HWH):	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
WATER METER (WM)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
WATER SOFTENER (WS)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PLUMBING FIXTURES	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEATING VENTILATION AND AIR CONDITIONING			
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FURNACE (FN):	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
GAS METER (GM)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
THERMOSTAT (T)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
AIR REGISTERS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
DUCT WORK	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL			
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ELECTRICAL PANEL (EP):	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
EMERGENCY EXIT LIGHTS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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EXTERIOR:			
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BALCONIES/PATIOS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
INTERIOR:			
STRUCTURAL ELEMENTS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
OPENINGS (WINDOWS AND DOORS)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CEILING ELEMENTS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MILLWORK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Project No.: 213.22.4
EXISTING CONDITIONS

NTS
2022.05.04
SITE INFORMATION
57 JUBILEE DR, KITCHENER, ON