

**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** February 7, 2023

**SUBMITTED BY:** Garrett Stevenson, Interim Planning Director, 519-741-2200 ext. 7070

**PREPARED BY:** Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041

**WARD(S) INVOLVED:** Ward 10

**DATE OF REPORT:** January 19, 2023

**REPORT NO.:** DSD-2023-057

**SUBJECT:** Draft Heritage Impact Assessment (HIA)  
30-40 Margaret Avenue

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## RECOMMENDATION:

For information.

## REPORT:

The Planning Division is in receipt of a draft Heritage Impact Assessment (HIA) dated December 7, 2022 and prepared by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) on behalf of Activa. The HIA is for a proposal to develop the subject property municipally addressed as 30-40 Margaret Street, which is designated under Part V of the Ontario Heritage Act and is in the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) as well as the Civic Centre Cultural Heritage Landscape (CHL). It is part of the requirements for a submitted Site Plan Application (SP22/187/M/AP).

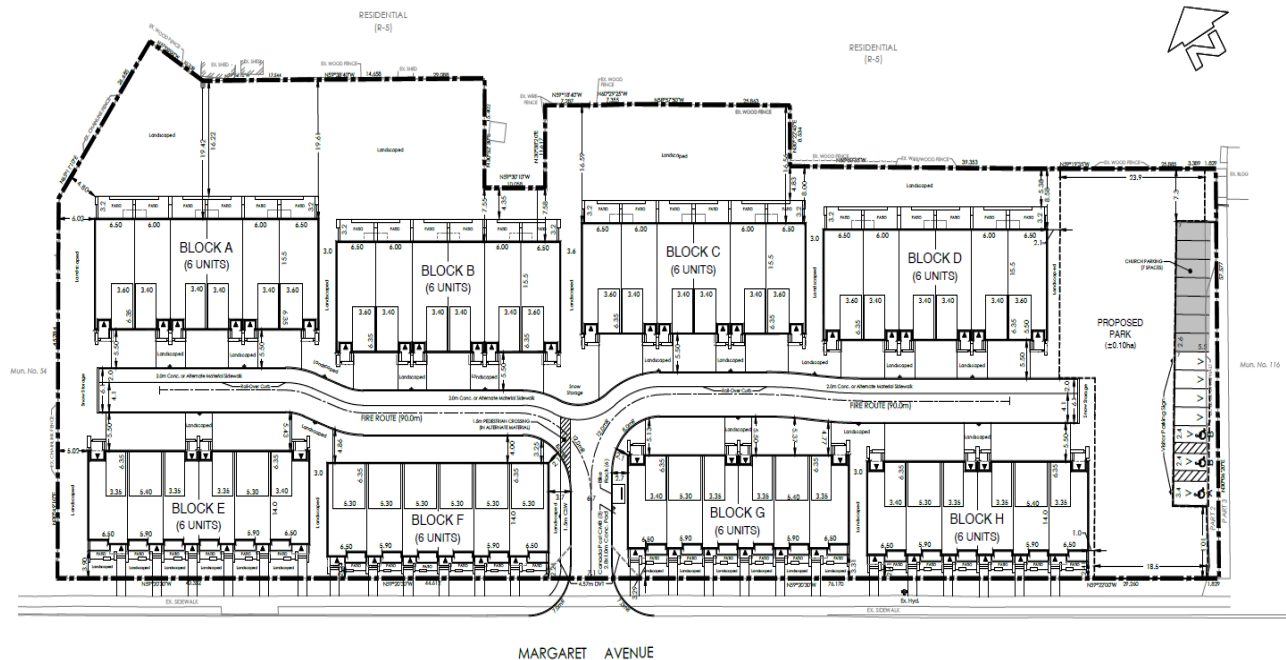
At present the subject property is vacant except for mature trees. It was formerly the site of several significant mansions, which fell into a state of disrepair and were demolished in the 1980's and 1990's. The subject property represents the single largest vacant lot in the HCD, and its size and location on a highly travelled road means any development that occurs will be distinctly visible and has the potential to significantly enhance or detract from the overall character of the neighbourhood. As such there is area specific design guidelines in Section 6.9.1 of the CCNHCD Plan that applies to the subject property, and Policy 3.3.5 (h) of the Plan requires that these guidelines be used in the review and evaluation of proposals for 30-40 Margaret Avenue, to ensure that new development is compatible with the adjacent context. The subject property is adjacent to 54 Margaret Avenue, which is identified as a District Significance A Building, and 12 Margaret Avenue / 116 Queen Street North (The Church of the Good Shepherd) which is also a District Significance A Building and designated under Part IV and V of the Ontario Heritage Act.

The proposal includes the development of eight blocks of townhomes for a total of 48 dwelling units and 52 parking spaces. Access is provided via Margaret Avenue in the form

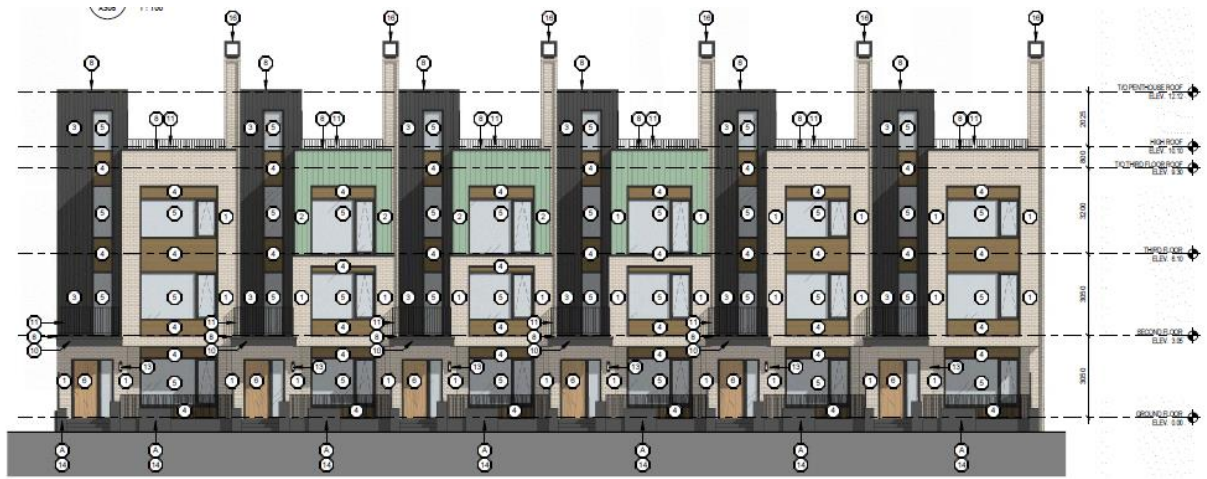
of a private internal drive aisle, and most of the parking spaces are located within individual garages and not visible from the street. There is a public park proposed on the east side of the subject lands as well as surface visitor and accessibility parking spaces, and on the west side and rear of the subject lands there is proposed landscaped areas. It is also proposed that landscaping be provided at the front of the site through a planted median located within the City right-of-way, which would require an encroachment agreement. The townhomes are contemporary in design and do not include any traditional architectural features.

The applicants and architects will be attending the February 7, 2023 meeting of the Heritage Kitchener Committee to answer any questions or concerns. Heritage Planning Staff are currently in the process of reviewing the HIA and will be providing detailed comments to the applicant to address any areas that require further assessment or discussion. At this time, Heritage Planning Staff are also seeking the Committee's input and comments, which will be taken into consideration as part of the complete staff review and processing related to the associated Planning Act Application.

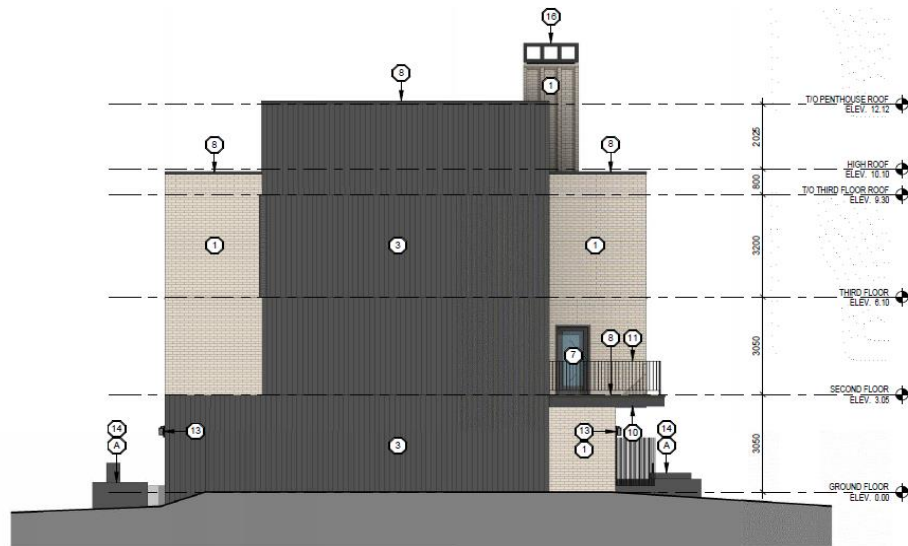
A copy of the HIA has been included as **Attachment A** in this report.



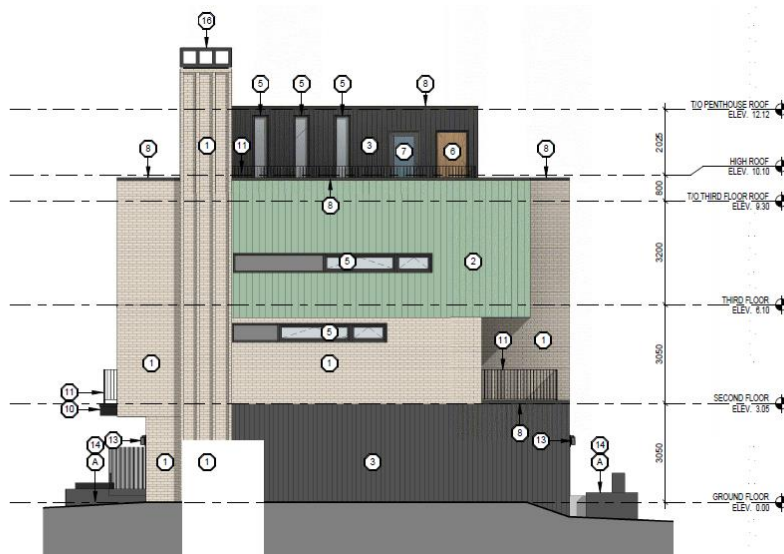
*Figure 1: Proposed Site Plan*



**Figure 2: Front Elevation of Townhomes**



**Figure 3: West Side Elevation of Townhomes**



**Figure 4: East Side Elevation of Townhomes**





*Figure 5: Rendering of Front of Townhomes*



*Figure 6: Rendering of Proposed Interface Between Site Frontage and Streetscape with Planted Median*

**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 council / committee meeting.

**PREVIOUS REPORTS/AUTHORITIES:**

- Ontario Heritage Act, R.S.O 1990

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

**ATTACHMENTS:**

Attachment A – Draft Heritage Impact Assessment (HIA) – 30-40 Margaret Avenue