

**REPORT TO:** Heritage Kitchener

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

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

**PREPARED BY:** Deeksha Choudhry, Heritage Planner, 519-741-2200 ext. 7291

**WARD(S) INVOLVED:** Ward 6

**DATE OF REPORT:** January 9, 2023

**REPORT NO.:** DSD-2023-050

**SUBJECT:** Draft Heritage Impact Assessment  
1198 Fischer Hallman Road

---

## RECOMMENDATION:

For information.

## REPORT:

The Planning Division is in receipt of a draft Heritage Impact Assessment (HIA) dated December 12, 2022, prepared by MHBC Planning Ltd., regarding a proposal to redevelop the subject property municipally addressed as 1198 Fischer Hallman Road. The subject property is neither listed nor designated under the *Ontario Heritage Act* but is included on the Inventory of Historic Buildings.

The proposed development consists of constructing approximately 411 new residential units with:

- Two 14-storey towers with a 3-storey podium along Fischer Hallman Road;
- 96 stacked townhouse units proposed in 6 buildings, with a central amenity area; and
- 51, 3-storey cluster townhouse dwellings framing Rockwood Road along the eastern side of the property.

The existing house on the subject property is proposed to be demolished. It is a one and a half-storey dwelling which was constructed circa 1855 and is representative of the Ontario Farmhouse (also known as the 'Loyalist Ontario Home') style of architecture.

The existing building was assessed for cultural heritage value, and although the property meets the prescribed criteria under *Ontario Regulation 9/06* for designation, the draft HIA concludes that the building should not be designated as there has been significant loss of

heritage integrity of the property as well as several alterations which have compromised the cultural heritage value of the property.

The applicant's heritage consultant will attend the February 7, 2023, meeting of Heritage Kitchener to answer any questions the Committee may have. Heritage Planning staff are in the process of reviewing the HIA and are seeking the committee's input and comments which will be taken into consideration as part of staff review of the HIA and processing of related Planning Act Applications. A motion or recommendation to Council is not required for the February meeting.

**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.

**PREVIOUS REPORTS/AUTHORITIES:**

- Ontario Heritage Act, 2022

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

**ATTACHMENTS:**

Attachment A – Draft Heritage Impact Assessment (HIA) – 1198 Fischer Hallman Road