

Staff Report



Development Services Department

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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 10

DATE OF REPORT: January 10, 2023

REPORT NO.: DSD-2023-048

SUBJECT: Draft Heritage Impact Assessment (HIA)
149-151 Ontario Street North and 21 Weber Street West

RECOMMENDATION:

For Information.

REPORT:

The Planning Division is in receipt of a draft Heritage Impact Assessment (HIA) dated December 6, 2022, prepared by LHC Heritage Planning and Archaeology regarding a proposal to redevelop the subject properties municipally addressed as 149-151 Ontario Street North and 21 Weber Street West (Attachment A) with a new 27-storey mixed use development. The existing building at 21 Weber Street North has no heritage status and is proposed to be demolished. The subject property municipally addressed as 149-151 Ontario Street North is listed as a non-designated property of cultural heritage value or interest on the City's Municipal Heritage Register. The applicant is proposing to retain and integrate the front and side façade (south elevation) of the existing building into the proposed development. The subject properties are also located adjacent to following cultural heritage resources:

- The Civic Centre Neighborhood Heritage Conservation District (CCNHCD);
- The Civic Centre Neighborhood Cultural Heritage Landscape; and
- 30-32 Duke Street West/141 Ontario Street North, which is also listed as a non-designated property of cultural heritage value or interest on the City's Municipal Heritage Register.

The draft HIA was initially submitted in support of a Site Plan Application in January 2022. Staff have been with the applicant to address some heritage planning concerns associated with the original submission. The proposed development assessed within the HIA includes the most current design proposal.

Since 21 Weber Street West does not have any heritage status, only the existing building at 149-151 Ontario Street North was included in the HIA. The draft HIA concludes that the existing building at 149-151 Ontario Street North does meet designation criteria and would be eligible for designation under Part IV of the *Ontario Heritage Act*.

The applicant's heritage consultant and architect 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, 2021*

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Draft Heritage Impact Assessment (HIA) – 149-151 Ontario Street North