

REPORT TO: Heritage Kitchener

DATE OF MEETING: January 3, 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: November 22, 2022

REPORT NO.: DSD-2023-002

SUBJECT: Draft Heritage Impact Assessment (HIA)
58-60 Ellen Street East and 115 Lancaster Street East

RECOMMENDATION:
For Information.

REPORT:

The Planning Division is in receipt of a draft Heritage Impact Assessment (HIA) dated August 2022, prepared by Archaeological Research Associated Ltd. regarding a proposal to redevelop the existing building at the subject property municipally addressed as 58-60 Ellen Street East and 115 Lancaster Street East (Attachment A). The subject property is located within the Civic Centre Neighborhood Heritage Conservation District (CCNHCD) and is designated under Part IV of the Ontario Heritage Act. The subject property is also located within the Civic Centre Neighborhood Cultural Heritage Landscape. The existing building at the subject property has been classified under the Group 'A' buildings – which means it is of high significance.

The subject property is an irregularly shaped lot, and all the facades of the house are highly visible from the public realm. According to the draft HIA, the house was initially designed with a Greek Floor Plan and has undergone many modifications throughout the years. The house was originally a single detached dwelling (one dwelling units) but has been converted to a multi-unit residence since originally built.

The redevelopment of the existing building includes a number of alterations as well as a two-and-a-half storey addition located at the rear. The intent of the redevelopment is to increase the number of units from eight (8) units to twelve (12) units.

Alterations to the existing building

The proposed alterations to the existing building include:

- Removing and replacing certain windows and doors;
- Removal of decorative shingles at the gable ends;
- Removal of certain existing porches;
- Infilling certain window and door opening; and
- Introducing stone walls on some facades of the existing building.



Figure 1: Existing Front Façade facing the Five Points Intersection (Source: Draft HIA submitted by ARA Ltd.)

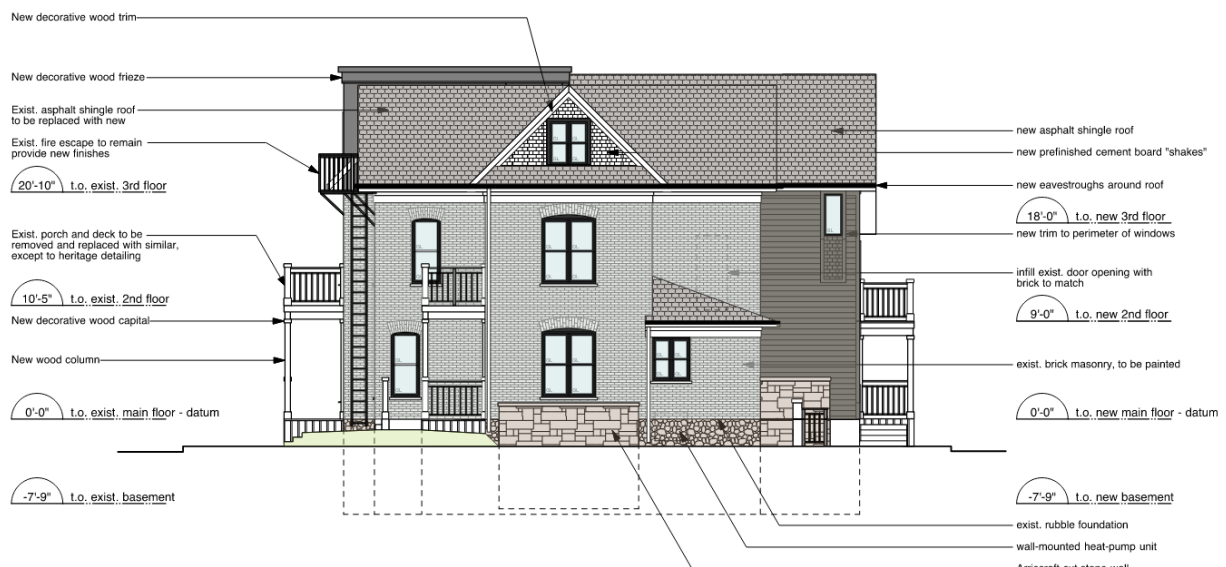


Figure 2: Proposed Front Façade (source: Architectural package submitted John McDonald Architects)



Figure 3: Existing East Elevation facing Lancaster Street East (Source: Draft HIA submitted by ARA Ltd.)



Figure 4: Proposed East Elevation (source: Architectural package submitted John McDonald Architects)



Figure 5: Existing Rear Elevation (Source: Draft HIA submitted by ARA Ltd.)



Figure 6: Proposed Rear Elevation (source: Architectural package submitted John McDonald Architects)



Figure 1: Existing West Elevation facing Ellen Street East (Source: Draft HIA submitted by ARA Ltd.)



Figure 2: Proposed West Elevation (source: Architectural package submitted John McDonald Architects)

Proposed Rear Addition

A new two-and-a-half storey addition has also been proposed on the rear façade of the existing building. Due to the location of the subject property, the proposed addition will be visible from the public realm. Staff have been working with the applicants to inform some of the changes proposed.

The applicants and the architect will attend the January 3, 2023, meeting of Heritage Kitchener to answer any questions 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 the staff's review of the HIA and processing of related Planning Act applications. A motion or recommendation to Council will not be required at the January meeting.

A copy of the HIA and the architectural package (Attachment B) for the proposed development is attached to the report.

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 of Development Services

ATTACHMENTS:

Attachment A - Draft Heritage Impact Assessment (HIA) – 58-60 Ellen St E & 115 Lancaster St E

Attachment B - Architectural Design Package for the proposed development