

REPORT TO: Heritage Kitchener

DATE OF MEETING: January 3, 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: December 9, 2022

REPORT NO.: DSD-2023-016

SUBJECT: Heritage Permit Application HPA-2022-V-030
93 Lancaster Street East
Roof Replacement with Material Change

RECOMMENDATION:

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2022-V-030 to permit the replacement of the existing asphalt shingle roof with a metal roof at the property municipally addressed as 93 Lancaster Street East, BE **APPROVED** in accordance with the supplementary information submitted with the application.

REPORT HIGHLIGHTS:

- The purpose of this report is to present the proposal of replacing the existing asphalt shingle roof with a new metal roof at the property municipally addressed as 93 Lancaster Street East, as detailed in Heritage Permit Application HPA-2022-V-030 and in **Attachment A** and **Attachment B**.
- The key finding of this report is that the proposed work is necessary for the long term maintenance and function of the home and will not negatively impact the cultural heritage value or interest of the property, as it is in keeping with the architectural style and character of the subject property and complies with the policies and guidelines of the Civic Centre Neighbourhood Heritage Conservation District Plan.
- There are no financial implications associated with this report.
- Community engagement included posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2022-V-030, which seeks permission to replace the existing asphalt shingle roof with a new metal roof at the property municipally addressed as 93 Lancaster Street East, located within the Civic Centre Neighbourhood Heritage Conservation District.

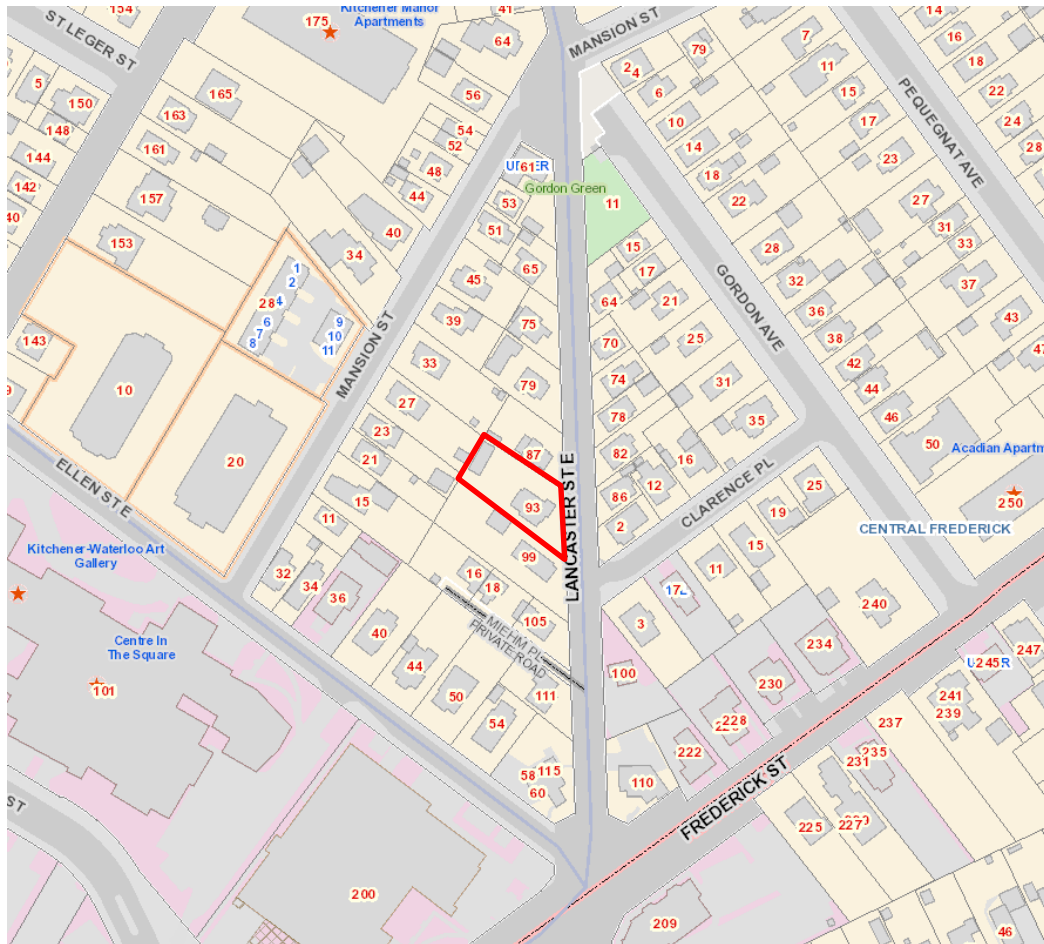


Figure 1: Location Map of Subject Property

REPORT:

The subject property is located on the west side of Lancaster Street East, between the Ellen Street East / Frederick Street intersection to the south and the Mansion Street / Gordon Avenue intersection to the north. It is designated under Part V of the *Ontario Heritage Act* and is classified as a District Significance A building within the Civic Centre Neighbourhood Heritage Conservation District.

The subject property is described within the Civic Centre Neighbourhood Heritage Conservation District Plan (CCNHCD) as being a 2-storey ornate brick home constructed oblique to the street in the Queen Anne architectural style c. 1905. The brick is yellow buff in colour and the current asphalt roof shingles are a dark grey.

Proposed Work

The current roof on the home of the subject property consists of asphalt shingles in a dark grey colour. These shingles are worn and often come loose or are blown off during weather events, which has resulted in patchwork replacements and rehangings as well as water seepage into the home and the bricks below. Approximately 60 bricks were replaced in 2020 due to moisture retention and degradation from freeze and thaw cycles.



Figure 2-3: Existing Condition of Roof (Rear and Front Views)

The applicant is proposing to replace the asphalt roofing with new steel roofing in a Slate Gray colour and with a design pattern called “Royal”. The selected material simulates the appearance of cedar shake. The Canadian Metal Roof Manufacturing Company is the manufacturer and installer. Horizontal and vertical 1x3 strapping will be laid over the existing asphalt shingles and the new roof panels will be attached. The existing shape and massing of the roof will be maintained.



Figure 4-6: Proposed Material Style and Rear and North-Side View of Roof

Heritage Planning Comments

In reviewing the merits of the application, heritage planning staff note the following:

- The subject property municipally addresses as 93 Lancaster Street East is designated under Part V of the *Ontario Heritage Act*, is located within the Civic Centre Neighbourhood Heritage Conservation District, and is classified as a District Significance A building;
- The proposal is to reroof the existing asphalt shingle roof with a new steel roof system;
- The existing roof is in poor condition and further is leading to water damage and deterioration to the bricks below;
- The new roof gives the impression of cedar shake through its colour and shape, and is a colour, style, and material appropriate for the character of the area;
- A number of other homes with the CCNHCD have metal roofs, including District Significance A Buildings such as 37 Ahrens Street West and 16 Maynard Street;
 - Further, there are precedents of a material change from asphalt to metal within the CCNHCD, including at 52 Ellen Street
- The new roof system is more energy efficient, requires less maintenance, and can better withstand extreme weather conditions;
- The proposed change is reversible;
- The CCNHCD acknowledges that shingle roofs have a lifespan of 20-30 years and once they have deteriorated and the roof begun to leak, replacement is the only reasonable option; and
- The proposed work will not adversely impact the heritage attributes or character of either the subject property, adjacent properties, or surrounding area.

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.

CONSULT – The Heritage Kitchener Committee will be consulted regarding the subject Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act*
- *Civic Centre Neighbourhood Heritage Conservation Plan*

APPROVED BY: Garrett Stevenson, Interim Director, Planning

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2022-V-030 Form

Attachment B – Heritage Permit Application HPA-2022-V-030 Supporting Documents