

HERITAGE IMPACT ASSESSMENT

1198 Fischer-Hallman Road,
Kitchener, ON

Date:
December 12, 2022

Prepared for:
Activa

Prepared by:
**MacNaughton Hermesen Britton Clarkson
Planning Limited (MHBC)**
200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9
T: 519 576 3650
F: 519 576 0121

Project No. Y325Y



Table of Contents

Project Personnel.....	3
Glossary of Abbreviations	3
Acknowledgements	4
Acknowledgement of Indigenous Communities.....	4
Executive Summary	5
1.0 Introduction	6
1.1 Background	6
1.2 Description of Subject Lands	6
1.3 Heritage Status.....	9
1.4 Land Use and Zoning.....	10
2.0 Description of Surrounding Area and Context	11
3.0 Policy and Legislation Framework.....	12
3.1 The Planning Act.....	12
3.2 Provincial Policy Statement (2020).....	12
3.3 Ontario Heritage Act.....	13
3.4 Region of Waterloo Official Plan.....	13
3.5 City of Kitchener Official Plan	15
3.6 City of Kitchener Cultural Heritage Landscape Study (2014).....	16
4.0 Historical Overview	17
4.1 Indigenous Communities	17
4.2 County of Waterloo, Waterloo Township	17
4.3 Historical Overview of the Hamlet of Williamsburg	19
4.4 Historical Overview of the Subject Lands	20
5.0 Description of Cultural Heritage Resources	30
5.1 Introduction	30
5.2 Description of Potential Built Heritage	31
6.0 Evaluation of Cultural Heritage Resources	39
6.1 Introduction.....	39

6.2 Evaluation of 1198 Fischer-Hallman Road, "The Hett Farmstead"	40
6.3 Statement of Cultural Heritage Value or Interest.....	41
7.0 Description of Proposed Development	43
8.0 Impacts Analysis.....	44
8.1 Classifications of Impacts	44
8.2 Impact Analysis for 1198 Fischer-Hallman Road, "The Hett Farmstead"	45
8. 3.1 Impact of Destruction	45
9.0 Consideration of Development Alternatives, Mitigation and Conservation Measures	46
9.1 Alternative Development Approaches.....	46
10.0 Conclusions and Recommendations.....	48
11.0 Bibliography	49
Appendix A-Map of Subject Lands.....	52
Appendix B-Site Plan	53
Appendix C-Tacoma Building Condition Report (2022).....	54
Appendix D- Terms of Reference	55
Appendix E- Curricula Vitae.....	56

Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review, Co-author
Rachel Redshaw, MA, H.E. Dipl., CAHP	<i>Senior Heritage Planner</i>	Research, Field Review, Co- author
Lucy Chen	<i>Technician</i>	Map Figures

Glossary of Abbreviations

CCNHCD	<i>Civic Centre Neighbourhood Heritage Conservation District</i>
CHVI	<i>Cultural Heritage Interest or Value</i>
CHL	<i>Cultural Heritage Landscape</i>
HCD	<i>Heritage Conservation District</i>
HIA	<i>Heritage Impact Assessment</i>
MHBC	<i>MacNaughton Hermesen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Cultural Industries</i>
OHA	<i>Ontario Heritage Act</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>
SOS	<i>Statement of Significance</i>

Acknowledgements

This report acknowledges the assistance provided by City of Kitchener Planning Staff, the Waterloo Historical Society, the Grace Schmidt Room in the Kitchener Public Library and the Waterloo Region Museum.

Acknowledgement of Indigenous Communities

This Cultural Heritage Impact Assessment acknowledges that the subject property located at 1198 Fischer-Hallman Road, Kitchener is situated in the traditional territory of Haudensaunee, Mississaugas of the Credit First Nation, Anishinabewaki, and Attiwoonderk (Neutral).

.These lands are acknowledged as being associated with the following treaties:

- Crown Grant to the Six Nations or Haldimand Tract (Treaty #4) signed on 1793 and Treaty 3, signed 1792

This document takes into consideration the cultural heritage of indigenous communities, including their oral traditions and history when available and related to the scope of work.

Present Owner Information:

Activa, c/o Alex Sumner
2821889 Ontario Inc.
55 Columbia Street East Suite 1,
Waterloo, Ontario
N2J 4N7

Executive Summary

MHBC Planning, Urban Design and Landscape Architecture ("MHBC") was retained to complete a Heritage Impact Assessment for 1198 Fischer-Hallman Road¹, Kitchener, Ontario based on the Terms of Reference provided by the City outlined in **Appendix 'D'** of this report. In conclusion, the subject property has significant Cultural Heritage Value or Interest (CHVI) for its physical/design value and contextual values. The following provides the Statement of Cultural Heritage Value or Interest:

The property includes a dwelling constructed circa 1855 which is representative of the Ontario Farmhouse (or referred to as the Loyalist Ontario Home) and is likely the last remaining dwelling from the former hamlet of Williamsburg. The property is historically linked to its surrounding.

A moderate impact of destruction has been identified as the identified heritage attributes will all be removed. Alternative development options were explored, however, due to the extensive loss of heritage integrity, it is recommended that the existing dwelling be removed on the basis that the following will be completed:

- Completion of an Interpretation Plan that acknowledges the historical contextual value of the property.

If any artifacts or records are identified during demolition, the heritage consultant acting on behalf of the owner, should contact the necessary parties (i.e. Ken Seiling Waterloo Region Museum) to inquire if they meet the scope of the collection.

¹ The property was formerly known as 1198 Westmount Road.

1.0 Introduction

1.1 Background

In March of 2021, MHBC Planning, Urban Design and Landscape Architecture (“MHBC”) was retained to complete a Heritage Due Diligence report for 1198 Fischer-Hallman Road², Kitchener, Ontario (the “subject property”) (see **Appendix ‘A’**). The proposed development includes the removal of all existing buildings and structures on the subject property and the construction of 14 blocks (Blocks A-F include 5 units and Blocks G-N include 16 units), two apartment towers (Tower A is 10 storeys with 119 units and Tower b is 14 storeys with 167 units) which front Fischer-Hallman Road. The total number of proposed units is 463. There is also a one storey amenity building between the towers along Fischer-Hallman Road and green amenity area within the centre of the development. There is a total of 207 parking spaces provided.

A review of the City of Kitchener’s Municipal Heritage Register confirms that the subject property is neither ‘listed’ nor designated under Part IV or Part V of the *Ontario Heritage Act* nor is it included as residing within the City of Kitchener’s identified Cultural Heritage Landscapes. A pre-submission consultation meeting was held on July 7th, 2022 which identified the requirement of a Heritage Impact Assessment (HIA) and a Conservation Plan (if required). This HIA is based on the Terms of Reference provided by the City of Kitchener for the proposed development of the subject property (see **Appendix ‘D’**).

The purpose of this scoped HIA is to assess any potential impact on cultural heritage resources as a result of the development and provide alternative development options, mitigation and conservation measures as necessary. This report is supported by the information provided in a Cultural Heritage Assessment Overview (2012) which was completed by MHBC as part of the road widening of Fischer Hallman Road from Ottawa Street to Bleams Road.

1.2 Description of Subject Lands

The subject property is located at 1198 Fischer-Hallman Road, City of Kitchener (legal description is Lt 2, Rcp 1483 Kitchener, Save & Except Pt 11 58r7061 & pts 7 & 14 on Ex Plan Wr1081139 City of Kitchener). The subject property is bound by Fischer-Hallman Road to the west, Bleams Road to the south, Rockwood Road to the north and Tamvale Crescent to the east within the City of Kitchener (see Figure 1). The property includes a one and half storey dwelling with gabled roof and stucco exterior with a one storey addition on its eastern facade and contemporary metal clad outbuilding. There is a collection of trees around the existing dwelling, however, the property is primarily open

² The property was formerly known as 1198 Westmount Road.

green space. There is vehicular access to the property off of Fischer-Hallman Road. The property is approximately 5.43 acres.



Figure 1- Map figure identifying subject lands (MHBC, 2022).



Figures 2 & 3- (above) Photograph of existing dwelling on-site; (below) Photograph of existing outbuilding on-site (MHBC, 2021).

1.3 Heritage Status

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted. These databases include the *City of Kitchener Municipal Heritage Register*, the *City of Kitchener Official Plan*, *Waterloo Region Public Building Inventory*, the *Ontario Heritage Act Register (Ontario Heritage Trust)*, the *Canadian Register of Historic Places (CRHP)*, and the City of Kitchener Interactive Map.

A review of the City of Kitchener's Municipal Heritage Register confirms that the property is neither 'listed' nor designated under Part IV or Part V of the *Ontario Heritage Act* nor is it included as residing within the City of Kitchener's identified Cultural Heritage Landscapes.

The property was listed on the Heritage Kitchener Advisory Committee Inventory as a property 'under review', however, an evaluation was not completed as permission from the owner to access the property was not granted. A Cultural Heritage Assessment Overview was completed by MHBC in 2012 as part of the road widening of Fischer Hallman Road from Ottawa Street to Bleams Road. This assessment determined that the subject property had both physical and historical/ associative values, however, further research and investigation (i.e. building condition assessment) was needed to determine its cultural heritage value or interest.

1.4 Land Use and Zoning

The subject property is currently zoned Residential Six (R-6), which permits multiple dwellings with a maximum Floor Space Ratio (FSR) of 0.6 and maximum building height of 10.5 metres. The proposed cluster and stacked townhouses are permitted by this zoning category, but the proposed building heights (11-12 metres) and FSR would need to be amended to accommodate the proposed form of development. A rezoning would also be required to permit the proposed apartment/mixed use building.

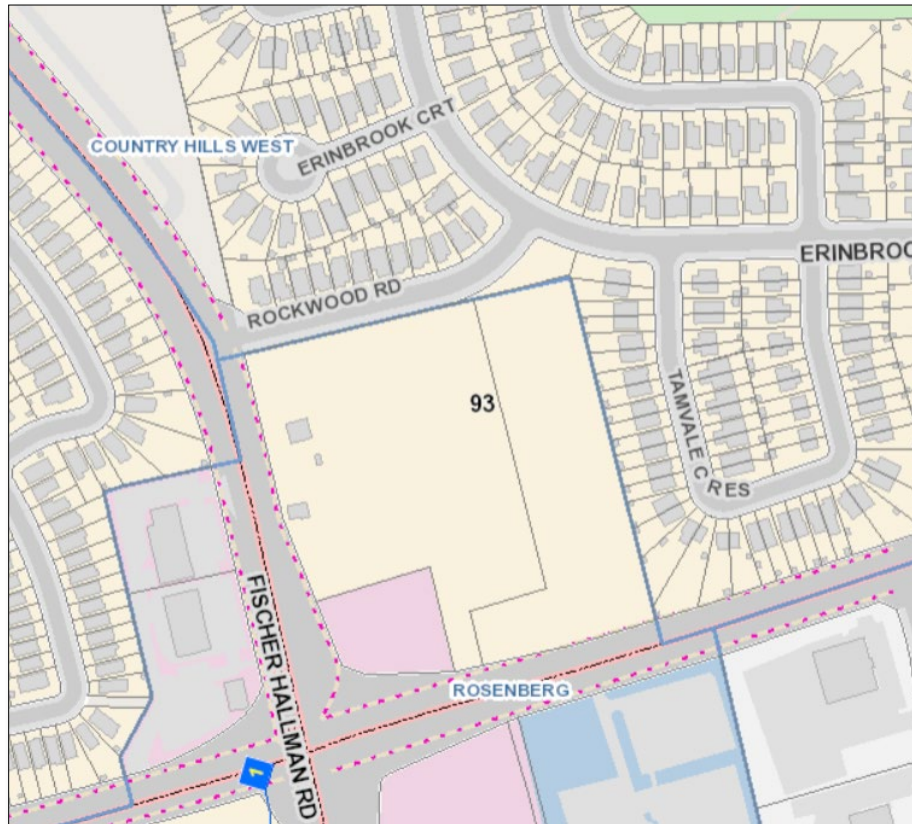


Figure 4 – City of Kitchener Interactive Map identifying subject property by blue line (Source: City of Kitchener Interactive Map, accessed October, 2020)

2.0 Description of Surrounding Area and Context

The subject lands are located on the south end of the City of Kitchener and is surrounded by both residential and commercial development. Adjacent, non-contiguous, to the west is a low-rise commercial plaza and to the north is both residential neighbourhood and commercial development. To the east are residential subdivisions and to the south commercial development.



Figures 5 & 6: (above) View of streetscape looking northwards towards subject lands; (below) View looking southwards adjacent to subject lands (Source: Google Earth Pro and MHBC, 2019).

3.0 Policy and Legislation Framework

3.1 The Planning Act

The *Planning Act* makes a number of provisions respecting cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

3.2 Provincial Policy Statement (2020)

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

The PPS defines the following terms

Significant: *e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

Built Heritage Resource: *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.*

Protected Heritage Property: *means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

This report evaluates the proposed development on subject land to determine cultural heritage value or interest and overall significance.

3.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c.o.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This HIA has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act* outlines the mechanism for determining cultural heritage value or interest. The regulation sets forth categories of criteria and several sub-criteria.

3.4 Region of Waterloo Official Plan

Chapter 3, Section 3.G of the Regional Official Plan provides policies regarding the conservation of cultural heritage resources which are related to the scope of this Heritage Impact Assessment as follows:

3. G Cultural Heritage

Cultural heritage resources are the inheritance of natural and cultural assets that give people a sense of place, community and personal identity. Continuity with the past promotes creativity and cultural diversity. The region has a rich and diverse heritage,

including distinctive cultures, traditions, festivals, artisans and craftspeople, landmarks, landscapes, properties, structures, burial sites, cemeteries, natural features and archaeological resources. These resources provide an important means of defining and confirming a regional identity, enhancing the quality of life of the community, supporting social development and promoting economic prosperity. The Region is committed to the conservation of its cultural heritage. This responsibility is shared with the Federal and Provincial governments, Area Municipalities, other government agencies, the private sector, property owners and the community.

Cultural Heritage Impact Assessment

3. G.13 Area Municipalities will establish policies in their official plans to require the submission of a Cultural Heritage Impact Assessment in support of a proposed development that includes or is adjacent to a designated property, or includes a non-designated resource of cultural heritage value or interest listed on the Municipal Heritage Register.

3. G.14 Where a Cultural Heritage Impact Assessment required under Policy 3.G.13 relates to a cultural heritage resource of Regional interest, the Area Municipality will ensure that a copy of the assessment is circulated to the Region for review. In this situation, the Cultural Heritage Impact Assessment submitted by the owner/applicant will be completed to the satisfaction of both the Region and the Area Municipality.

3. G.16 the Region will undertake a Cultural Heritage Impact Assessment and consult with the affected Area Municipality and the Regional Heritage Planning Advisory Committee prior to planning, designing or altering Regional buildings or infrastructure that may affect a cultural heritage resource listed on the region-wide inventory described in Policy 3.G.4. The Cultural Heritage Impact Assessment will be reviewed and approved in accordance with the policies in this Plan.

3. G.17 Cultural Heritage Impact Assessment will include, but not be limited to the following:

- (a) Historical research, site analysis and evaluation;*
- (b) Identification of the significance and heritage attributes of the cultural heritage resource;*
- (c) Description of the proposed development or site alteration;*
- (d) Assessment of development or site alteration impacts;*
- (E) Consideration of alternatives, mitigation and conservation methods;*
- (f) Schedule and reporting structure for implementation and monitoring; and*
- (g) A summary statement and conservation recommendations.*

3. G.18 Where a Cultural Heritage Impact Assessment required in this Plan relates to a cultural heritage resource of Regional interest, the conservation recommendations will, wherever feasible, aim to conserve cultural heritage resources intact by:

- (a) recognizing and incorporating heritage resources and their surrounding context into the proposed development in a manner that does not compromise or destroy the heritage resource;*
- (b) protecting and stabilizing built heritage resources that may be underutilized, derelict, or vacant; and (c) designing development to be physically and visually compatible with, and distinguishable from, the heritage resource.*

3.G.19 Where it is not feasible to conserve a cultural heritage resource intact in accordance with Policy 3.G.18, the conservation recommendations will:

- (a) promote the reuse or adaptive reuse of the resource, building, or building elements to preserve the resource and the handiwork of past artisans; and*
- (b) require the owner/applicant to provide measured drawings, a land use history, photographs and other available documentation of the cultural heritage resource in its surrounding context.*

3.G.20 Cultural Heritage Impact Assessments may be scoped or waived by the Region or the Area Municipality as applicable.

3.5 City of Kitchener Official Plan

Section 12 of the Kitchener Official Plan (2014) provides the following policies regarding the conservation of cultural heritage resources as it relates to the scope of this Heritage Impact Assessment as follows:

Objectives

12.1.1. To conserve the city's cultural heritage resources through their identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained.

12.1.2. To ensure that all development or redevelopment and site alteration is sensitive to and respects cultural heritage resources and that cultural heritage resources are conserved.

Section 12.C.1.19 states that in order to ensure conservation of the City's cultural heritage resources the City uses covenants and easements under the OHA as well as by-laws and agreements pursuant to the Planning Act.

A Heritage Impact Assessment must be prepared by a qualified person in accordance with the minimum requirements outlined in the City's Terms of Reference for HIAs (Section 12.C.1.25).

To ensure design/ integration of cultural heritage resources into development the City will prepare guidelines within an Urban Design Manual to conserve contextual value in areas in which the cultural heritage resources are located (Section 12.C.1.4.6). In addition to this, other policies are in place such as,

12.C.1.47. The City may require architectural design guidelines to guide development, redevelopment and site alteration on, adjacent to, or in close proximity to properties designated under the Ontario Heritage Act or other cultural heritage resources.

This report is written within the framework of these policies to ensure compliance as it relates to the proposed development on the subject property.

3.6 City of Kitchener Cultural Heritage Landscape Study (2014)

The City of Kitchener completed a cultural heritage landscape study in December of 2014. This purpose of this study is defined as follows, "to provide a working inventory of the City of Kitchener's cultural heritage landscapes which will serve as a planning tool in the assessment and management of these resources as the community changes to evolve." The subject lands are not within an identified Cultural Heritage Landscape Study.

4.0 Historical Overview

4.1 Indigenous Communities

The City of Kitchener is located on the Haldimand Tract, which on October 25, 1784, after the American Revolutionary War of Independence, was part of the 950, 000 acres granted to the Six Nations of the Grand River and Mississaugas of the Credit First Nation. This grant was compensation for their role in the war and the loss of their traditional lands in New York (Wilfrid Laurier University, 2020). The City of Kitchener is included in the traditional territory of the Neutral, Anishnawbe and Haudenosaunee peoples.

The Haudenosaunee People also known as 'Six Nations' and 'Iroquois' were nations included in the Haudenosaunee Confederacy which originally included the Cayuga, Oneida, Onondaga, Mohawk, and Seneca. The Tuscarora joined in 1722, constituting the 'Six Nations.' Most of the Neutral tribe disappeared due to being destroyed or forced out by the Seneca and Mohawk tribes of the Six Nations around 1680-1685 as well as diseases and colonization while the remaining members joined the Haudenosaunee Confederacy (Wilfrid Laurier University, 2020).

4.2 County of Waterloo, Waterloo Township

In 1784, General Haldimand, then Governor of Quebec, acquired six miles of land on each side of the Grand River from the Mississaugas (Bloomfield, 19). A tract of land 12 miles wide along the course of the Grand River were granted to the Six Nations Indians by the British in recognition of their support during the American Revolution. The land was later divided into four blocks; Block 2 later became Waterloo Township.

In November 1796, the Six Nations drew up a deed for sale of Block 2 of the Haldimand Tract. The deed was recorded at Newark (Niagara on the Lake) and in February 1798 the title was registered and a Crown Grant was drawn for this block (McLaughlin, 21). The buyer was Colonel Richard Beasley, a Loyalist from New York, who had arrived in Canada in 1777. Beasley bought the 93160 acres of land along with his business partners, James Wilson and Jean-Baptiste Rousseaux (Bloomfield, 20). The land was then surveyed by Richard Cockrell who divided the township into upper and lower blocks (Hayes, 3). At this time, German Mennonite farmers from Pennsylvania were scouting out farmland in the area. Several of them went back to Pennsylvania and returned with their families the following year to buy and settle the land (Hayes, 5).

In order to raise the £10,000 needed to purchase their prospective land holdings, the Pennsylvania farmers, led by Sam Bricker and Daniel Erb, established an association to acquire the approximately 60,000 acres, later known as the German Company Tract (GCT). The deed for the land was finally granted to the German Company and its shareholders on 24 July 1805 (Eby N-3, 1978).

After the arrival of the GCT shareholders, settlement in the GCT slowed. Many immigrants were unable to leave Europe during the Napoleonic War, and the War of 1812 in North America also prevented many settlers from relocating to join their relatives. By 1815 the conflicts had ended, and settlement to the GCT began to increase, with additional Pennsylvania Mennonite settlers, German-based settlers, and later English, Irish and Scottish settlers. A number of settlers from England, Scotland and Ireland came to Waterloo Township by assisted immigration and colonization schemes (Bloomfield, 55). In 1816, the GCT lands and Beasley's Lower Block were incorporated into Waterloo Township, and in 1853 became part of Waterloo County.

The GCT was a unique survey that was done in equal sized farmsteads in contrast to the surrounding lots and concessions. This survey pattern had a lasting influence on the township that resulted in an irregular network of roads which followed the contours of the land and avoided high quality agricultural land.

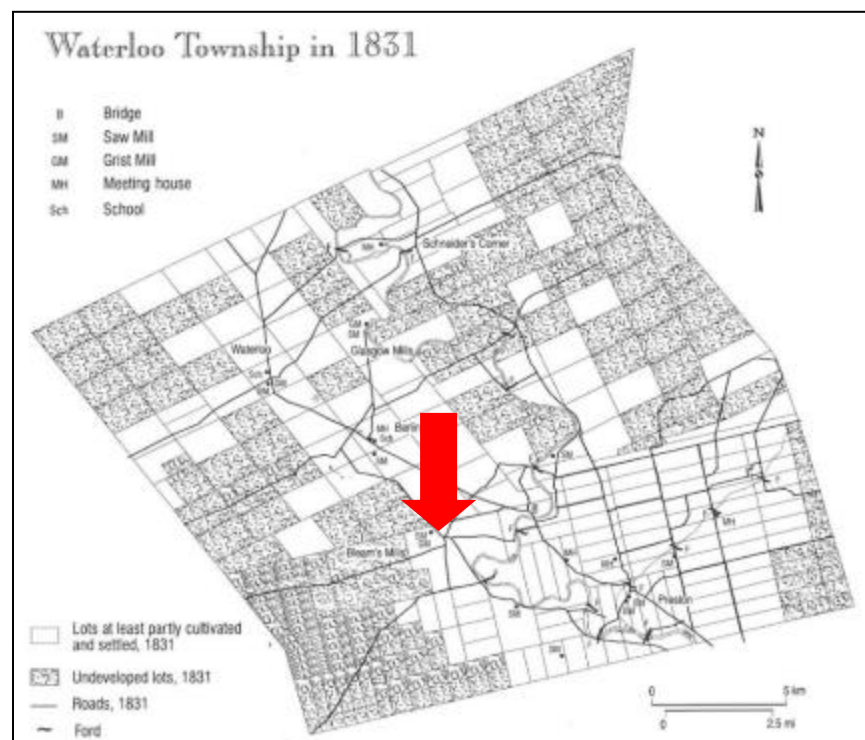


Figure 7: Map of Waterloo Township in 1831 showing settled and cultivated land. Source: Bloomfield, Approximate location of subject property denoted by arrow.

4.3 Historical Overview of the Hamlet of Williamsburg

In 1849, the Township of Waterloo was established which included the hamlet of Williamsburg which was situated within both the Histand³ Tract and the Bechtel Tract. The Histand Tract was purchased in 1804 by David Histand, an immigrant from Pennsylvania and was comprised of 726 acres of land. The Bechtel's Tract, which is immediately east of the Histand's Tract (Bloomfield, 404-405), was approximately 3,150 acres in the south-central part of Block 2 bounded by the Grand River and Block Line and sold to George Bechtel in 1800. The Histand's tract was not subdivided into numbered lots and remained unsettled until a few decades after its purchase (Bloomfield, 404-405).

In 1833, William Moyer laid out the hamlet that would become Williamsburg when it was established in 1837 (Waterloo Historical Society). By 1844, a saw mill was erected by Abram Clemens and another in 1845 by William Moyer, the founder of the settlement (Waterloo Historical Society, 1913). In 1867, the *County of Waterloo Gazetteer and Directory* stated that Williamsburg “-contains a large steam and water saw mill” (166).

Over time, several historic buildings along Bechtel and Histand's Tract were removed. In 1966, Williamsburg is described as “-a little hamlet on the cross-roads, a few houses in the early days, many of them torn down but still the name lives on” (Helena Feasby, Tweedsmuir Book 4, 1966). In 1989, a mid-19th century rubble stone blacksmith shop situated on the north-west corner of Bleams and Westmount road east owned by William Hacker that was notable building of the hamlet was demolished (MHBC, 2012). The last buildings within the former Williamsburg community include the former Williamsburg School S.S. 7 (designated under Part IV of the *Ontario Heritage Act*) and the dwelling on the subject property (see Figure 8).

³ Also known as the “Heistand's Tract”

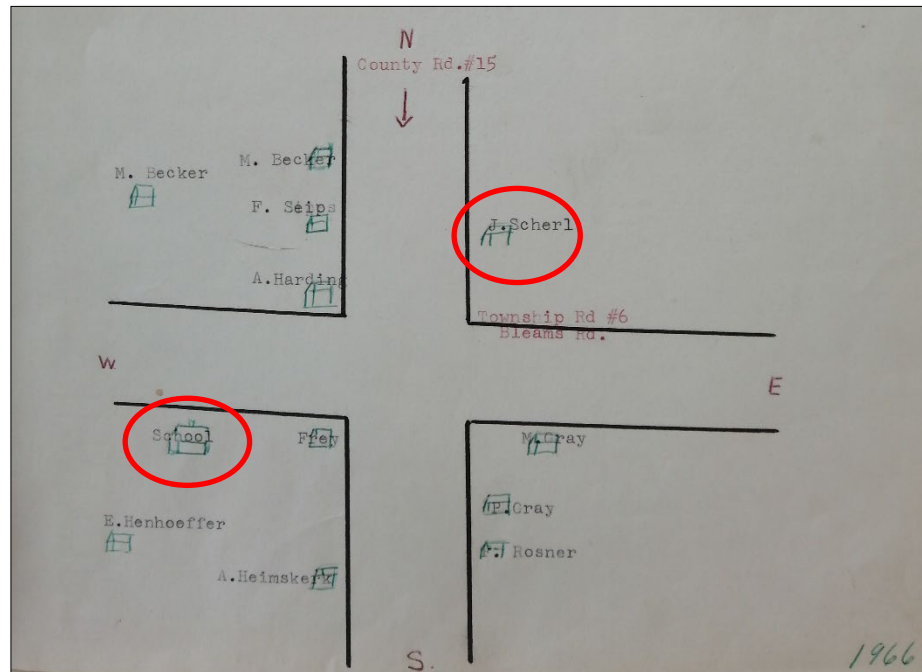


Figure 8- Identification of remaining buildings within the former hamlet of Williamsburg in 1966; red circles indicate locations of remaining buildings of Williamsburg (Source: Tweedsmuir Histories, Grace Schmidt Room, Kitchener Public Library).

4.4 Historical Overview of the Subject Lands

The subject property was considered to be within an 'urban' area within the hamlet of Williamsburg (part of the Bechtel Tract) in historical cartography from 1861 and 1881 (see **Figures 9 & 10**). The size and layout of the subject property remained the same between 1861 and 1881, however, has since been altered. In 1861, the George Tremaine Map of the County of Waterloo identifies the subject property with the initials "C.H." Records associate this property with Conrad Hett and the adjacent property with his father Jost John Hett (Waterloo Generations).

By 1851, Conrad emigrated from Darmstadt, Germany to Wellesley Township, Waterloo County with his parents and sibling Henry. Conrad's father was identified in the 1851 census as a 'farmer' born in Germany (Library and Archives Canada). In August of 1855, Conrad married Maria Elizabeth Holz in Kitchener (then Berlin) and the following year their daughter Catherine was identified as being born in Williamsburg, Ontario (Waterloo Generations). It is presumed that following their marriage, they settled in the hamlet of Williamsburg and constructed the existing dwelling on-site. There is an entry in the land registry that Conrad Hett purchased the property in January of 1858 for 6 acres, however, records indicate he was residing in Williamsburg prior to this date (MHBC, 2012). Conrad continued to be identified as residing in Williamsburg in 1858 (his daughter Anna Maria is identified as being born this year in Williamsburg).

In the 1861 census, he was identified as a “spinning wheel maker” with a family of five living in a one and half storey plank house in Williamsburg. The agricultural census of Waterloo Township in the same year identifies that Conrad’s spinning wheel business was worth \$500.00 capital, 200 feet of lumber and it states that he “works by the Haus” (MHBC, 2012).

The Hett Family is not formally registered on title until 1862 when the land (2.4 acres) was purchased from William Moyer et ux (LRO) (B6 Folio 435, instrument number 2725). By 1867, however, the Hett Family moved to Bentinck, Grey South, Ontario and the property was owned by John Weber (although the purchase of the property was not registered until June of 1866 for \$400.00) (LRO). In the 1867 tax assessment lists the property as including 7.5 acres of land valued at \$375.00 and living on the property was John Weber and his family of 10.

The 1881 *Illustrated Historical Atlas of Waterloo County* demonstrates that there were buildings on the subject property. The property remained under the ownership of the Weber family until 1913. There were several owners following the Weber Family including; D. Detzler, J. Reist and J. Golbeck (Tweedsmuir Histories). In 1958, the property was granted to John Scherl who is identified in Voter’s Lists as a ‘labourer’ and ‘maintenance’; according to Karen, his daughter, he was skilled at carpentry and had renovated the house (LRO, Library and Archives Canada, and Scherl, 2021). Throughout the years the property had included small-scale farming (a few hogs and sheep according to tax assessments) and an orchard.

Historical aerial photography demonstrates that the dwelling was relocated to facilitate the widening of Fischer-Hallman Road in the latter half of the 20th century. Upon relocating the existing house, the foundation was removed and a new concrete foundation constructed as well as a rear addition. In 1999, John Scherl passed away and the property remained under ownership of his wife, Anna, and daughter, Karen, until its most recent purchase (Kitchener Waterloo Record). In 2018, the barn associated with the property was removed and replaced with a contemporary outbuilding to the north of the existing house. A small outbuilding to the south of the existing house was also removed. Figures 9-16 review the evolution of the property within the context Williamsburg and the surrounding area.

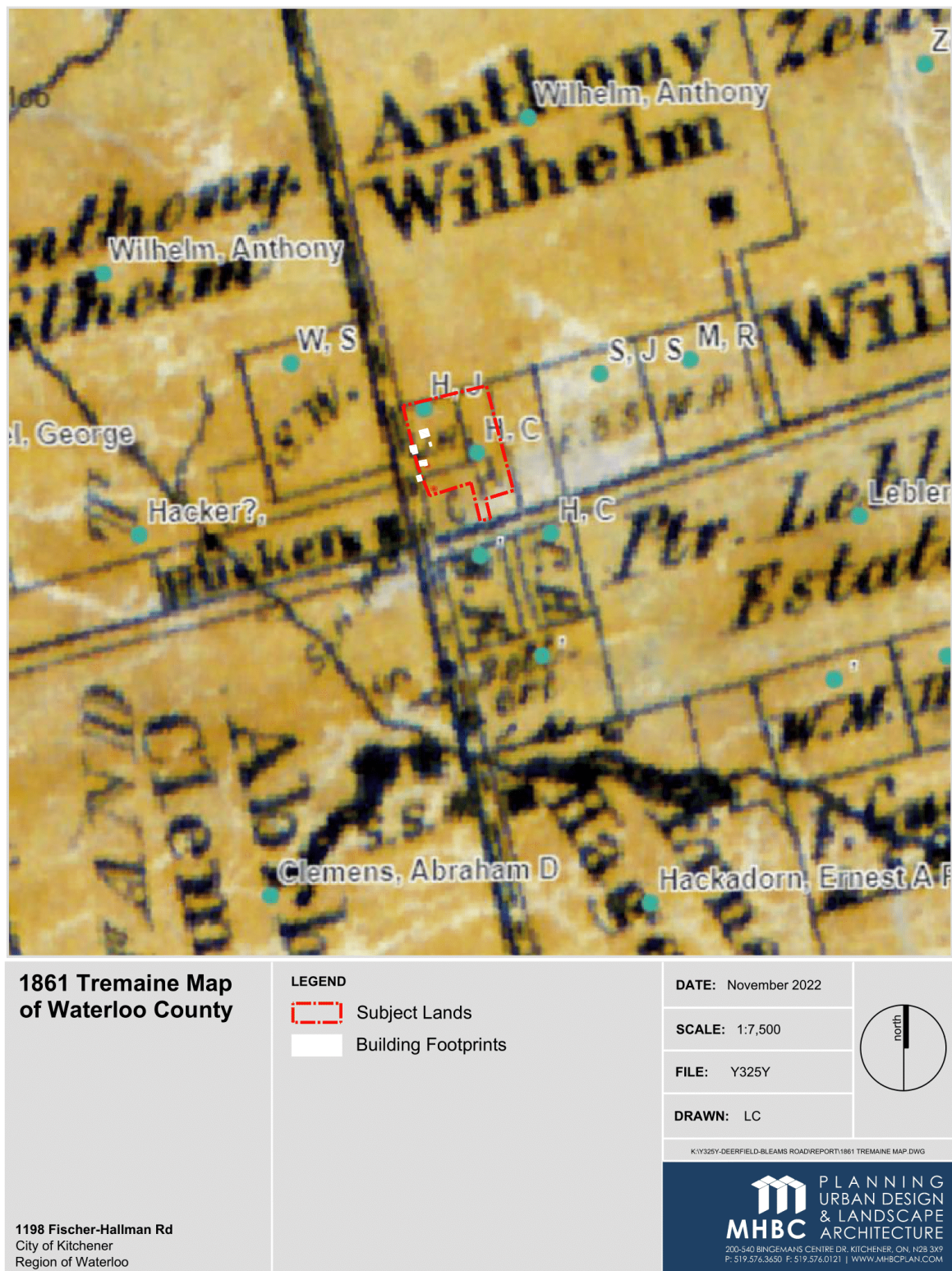


Figure 9- Map figure identifying the location of the subject property within the 1861 Tremaine Map of Waterloo County (Source: MHBC and Ontario Historical County Maps Project, 2022).

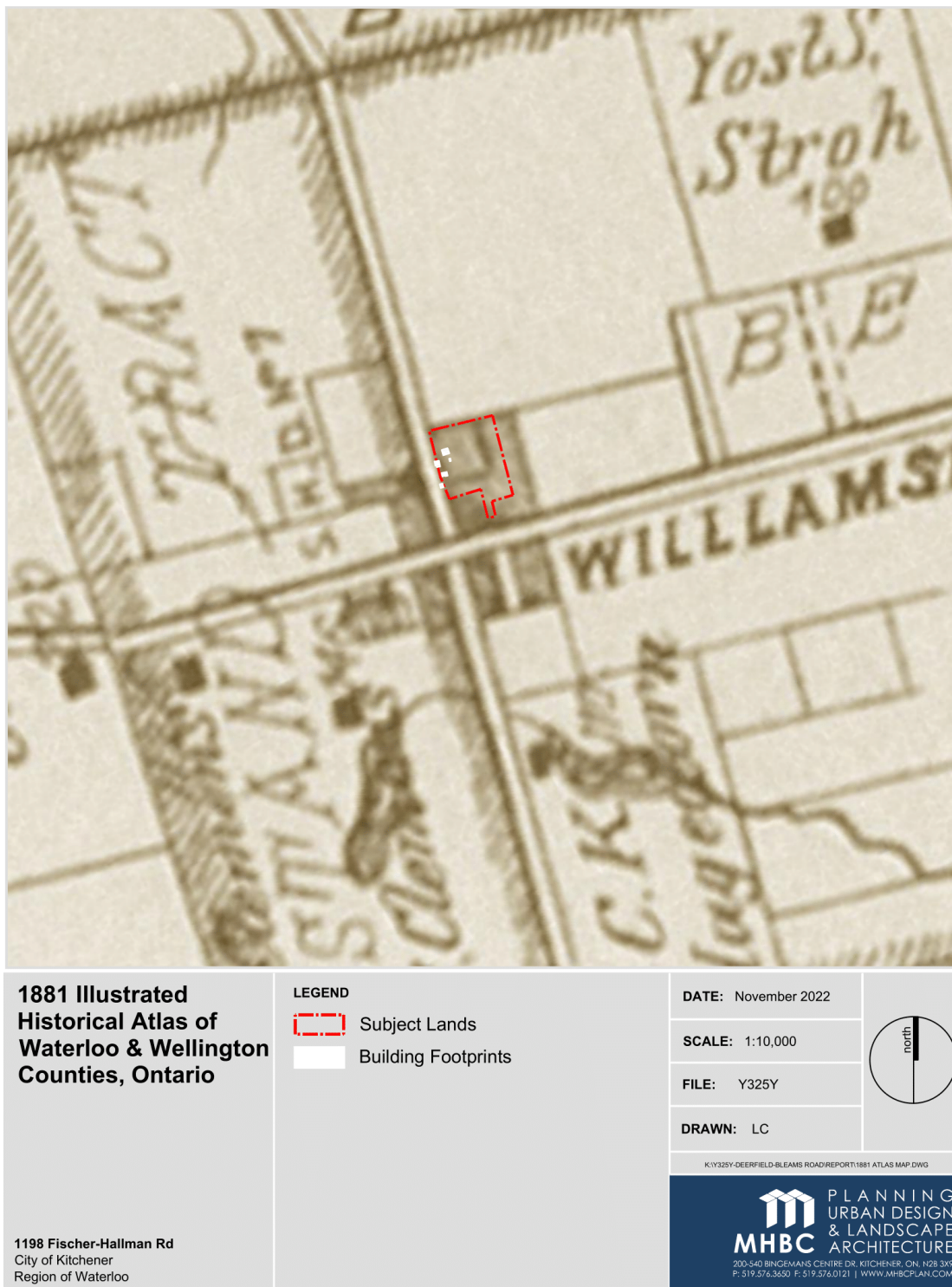


Figure 10- Map figure identifying the location of the subject property within the 1861 Tremaine Map of Waterloo County (Source: MHBC and Ontario Historical County Maps Project, 2022).



Figure 11- Map figure identifying the location of the subject property in a 1946 aerial photograph (Source: MHBC and university of Waterloo Geospatial Centre, 2022).

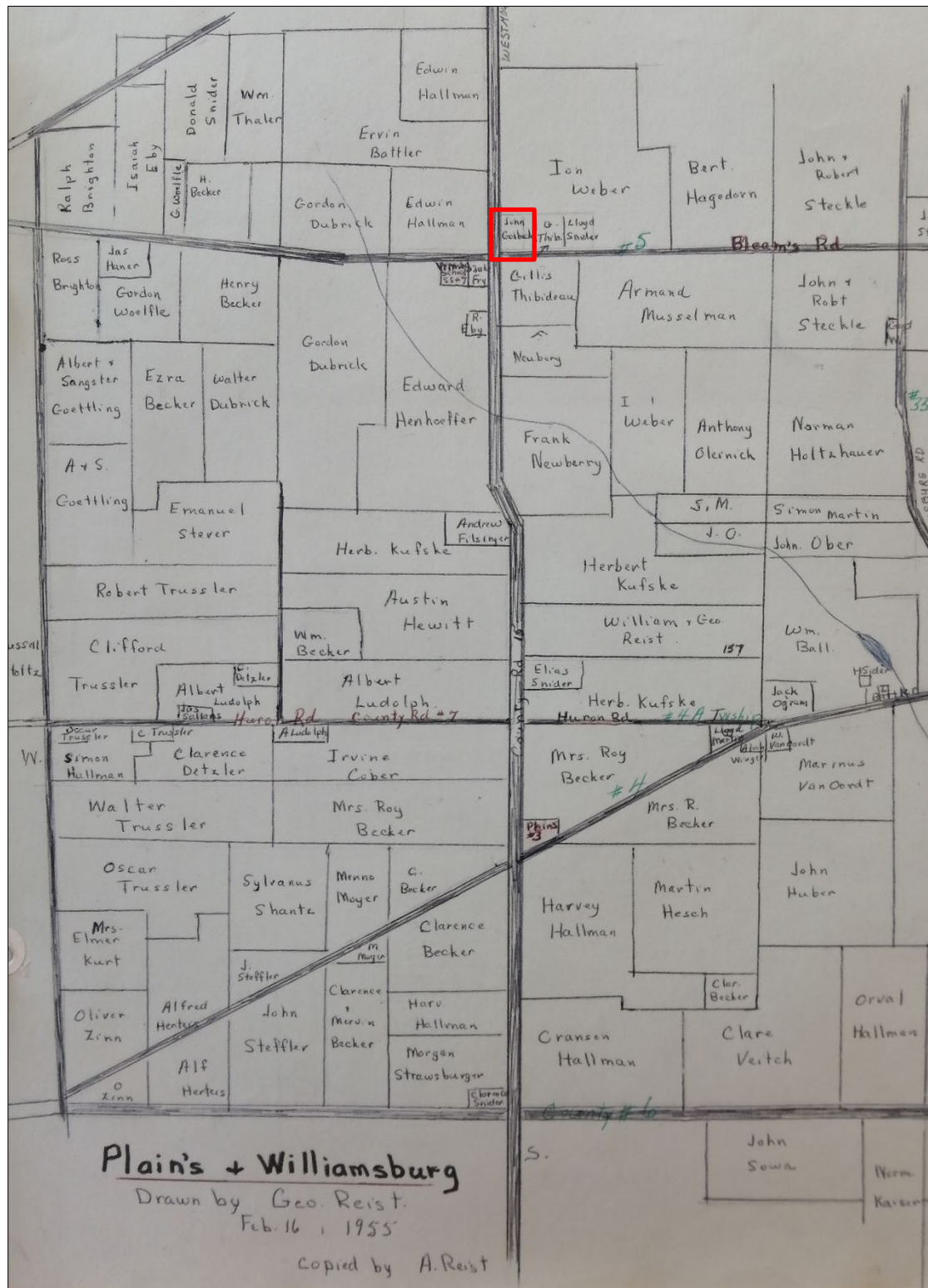


Figure 12- Map drawn by Agnes Reist for the Tweedsmuir Histories depicting land ownership in Plain’s and Williamsburg area in 1955; red box identifies subject property (Source: Helena Feasby Tweedsmuir Histories courtesy of the GSR, Kitchener Public Library).



December 12, 2022



Figure 14- Map figure identifying the location of the subject property in a 1963 aerial photograph (Source: MHBC and university of Waterloo Geospatial Centre, 2022).

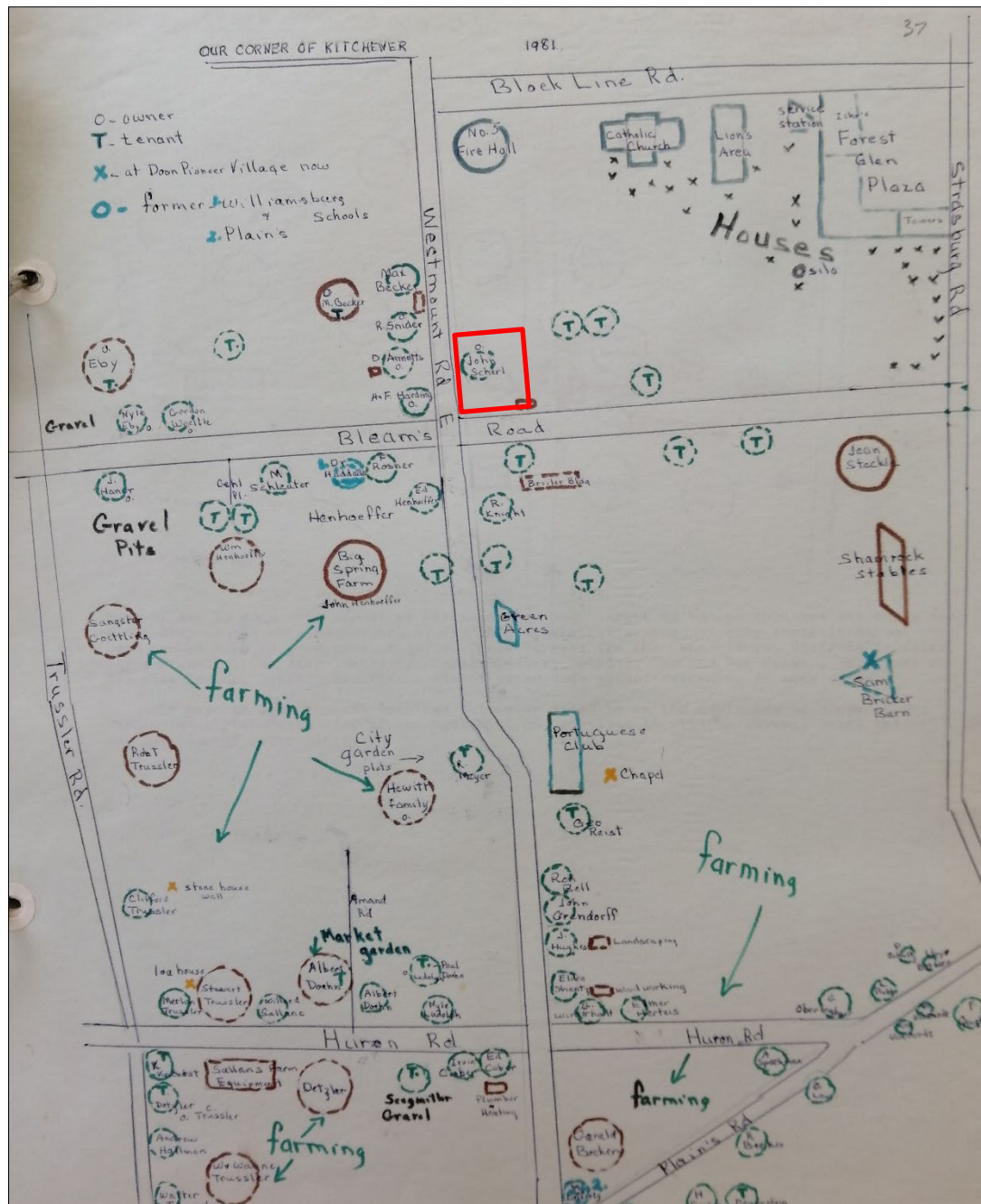


Figure 15- Map drawn for the Tweedsmuir Histories depicting land ownership in Plain's and Williamsburg area in 1981 (Source: Helena Feasby Tweedsmuir Histories courtesy of the GSR, Kitchener Public Library).

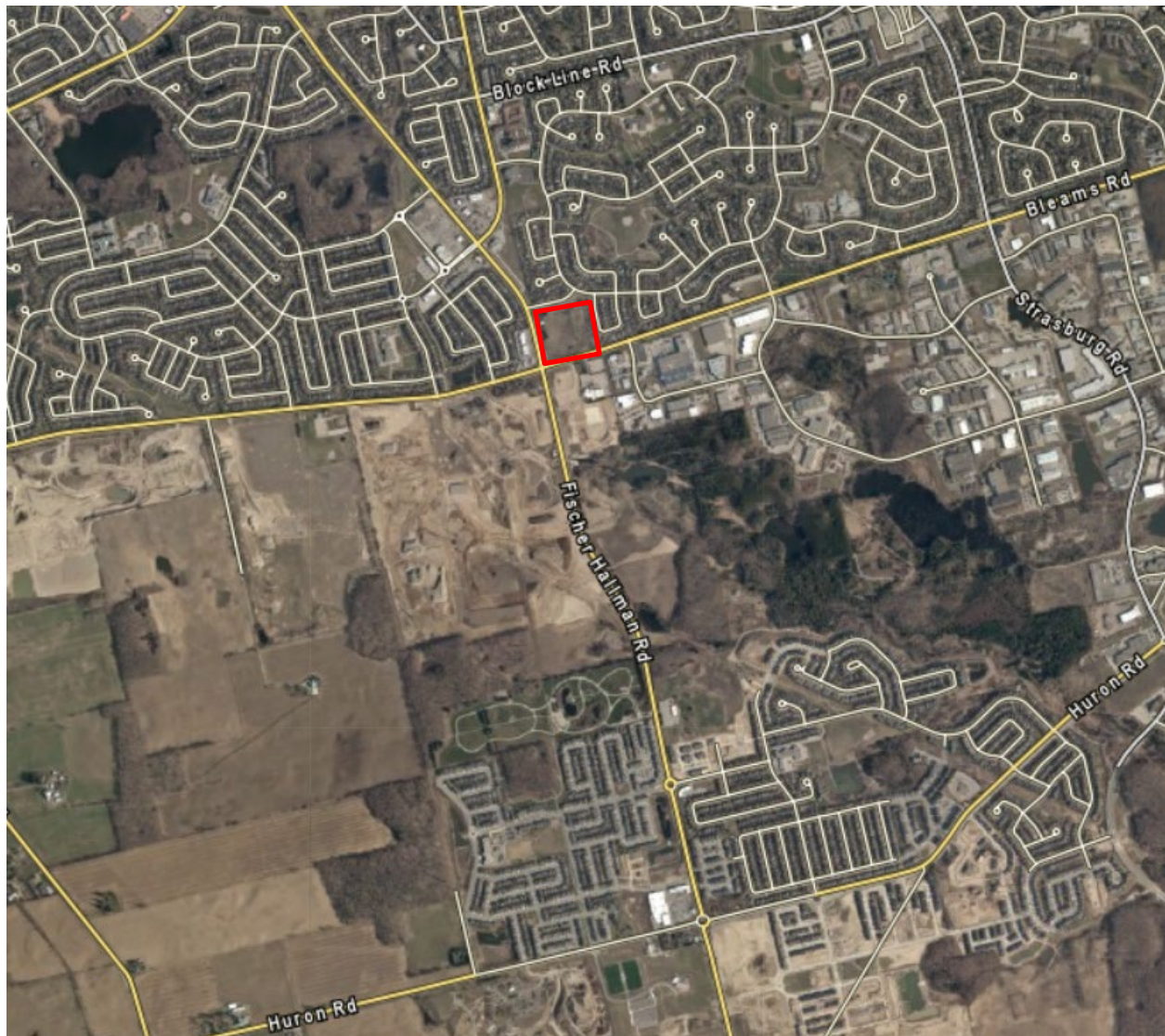


Figure 16- Aerial showing context of Williamsburg and surrounding area in 2022 (Source: Google Earth Pro, 2022).

5.0 Description of Cultural Heritage Resources

5.1 Introduction

A site visit was completed on Wednesday, March 24th, 2021 by MHBC to review the existing buildings, structures and landscape features on-site. An additional site visit was completed on July 21, 2022 by Nick Lawler of Tacoma Engineers to review the condition of the existing dwelling on-site.



Figure 17: View of subject lands identifying buildings and structures on-site.

5.2 Description of Potential Built Heritage

Building No.1- Dwelling

The existing one and half storey dwelling on-site includes a medium-pitched gabled roof (clad in asphalt shingles) with returning eaves and a rear one storey addition (summer kitchen). The dwelling is approximately 13 metres by 8 metres in dimensions. The front façade has two symmetrical windows on either side, however, it appears that the original centred doorway has been infilled. There is a chimney on the northwest side of the house. The entire building is clad in white stucco.



Figures 18-20: (above left) View of the north elevation of the dwelling; (above right) View of the south elevation of the house including rear wing; (below left) Detailed view of front façade; (below right) Detailed view of foundation (concrete) (MHBC, 2022).

Building No. 2- Outbuilding

There is a one and half storey outbuilding clad in metal siding with a low-pitched gabled roof. The outbuilding was constructed in 2018 in replacement of a barn.



Figure 21: View of outbuilding on-site looking north-east (MHBC, 2022).

5.3 Existing Conditions

A site visit was completed on July 21, 2022 by Nick Lawler of Tacoma Engineers (member of the Canadian Association of Heritage Professionals) to complete a structural heritage assessment (see **Appendix 'C'**). Please note, a Building Condition Assessment was not completed on Building No.2 (outbuilding) as it was recently constructed and in excellent condition. The following provides a review of the observations completed as part of the assessment particular to Building No.1 (dwelling):

- The dwelling is constructed as a typical mid-19th century home, constructed with wood framing, supported on exterior masonry walls. The exterior walls have been covered with a render, or parge, which has been painted white. The age of the render is unknown, but appears to be from the early 20th century, as it does not contain drainage planes, which are typical of modern applications of this type of covering.
- Framing in the living area was mostly covered with finishes and was not accessible for view. The framing was visible in some attic areas, which had been left unfinished. The framing was found to be conventional wood framed construction. The sheathing was found to be early gypsum wall board, indicating that the original lathe and plaster had been removed.
- The home contains a rear addition, which was originally used as a summer kitchen. The rear addition also contains a covered porch, which was reported to have been constructed by the most recent occupant.

5.4 Heritage Integrity

Although the criteria of Ontario Regulation 9/06 does not consider the integrity of a resource or its physical condition, the Ministry of Citizenship and Multiculturalism advises on Integrity (Page 26) and Physical Condition of properties (Page 27) in part of Section 4, Municipal Criteria of the Heritage Property Evaluation document of the Ontario Heritage Toolkit. In the matter of integrity the Guide notes that:

A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.

Cultural heritage value or interest may be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, would warrant an assessment of the integrity. The following provides a review of the integrity of the property based on observations on-site, historical documentation and a building condition assessment that was completed by a heritage engineer.

A review of the integrity of the exterior form indicates that the original massing and scale of the existing building is similar to former dwellings of Williamsburg. The figures below provide a comparative analysis of architecture within Williamsburg (courtesy of the Grace Schmidt Room) and the existing dwelling on-site. An example of a building since removed is the former board and batten house of Jacob Frey torn down in the 1970s “just south of the Williamsburg Corner” which had the same massing, scale and general form of the existing building on the subject property as well as a former Becker farmhouse (Hewitt, 1990, Tweedsmuir Family Farm Histories) (see Figures 22-24 on the following page).



Figures 22-24-: (above) Jacob Frey House in Williamsburg demolished 1970s formerly located at south-west corner of Fischer-Hallman Road and Bleams Road (Source: Helena Feasby Tweedsmuir Histories courtesy of the GSR, Kitchener Public Library); (below left) Becker Farmhouse in Williamsburg formerly located on the north-west corner of Fischer-Hallman and Bleams Road (Source: Helena Feasby Tweedsmuir Histories courtesy of the GSR, Kitchener Public Library); (below right) View of outbuilding on-site looking north-east (MHBC, 2022).

A site visit was completed on Wednesday, March 24th, 2021 by MHBC to further examine the dwelling's heritage integrity. Observations made during the site visit both of the exterior and the interior of the dwelling determined the following as it relates to heritage integrity:

- The dwelling lost its original foundation when it was relocated to allow for the widening of Fischer-Hallman Road in the latter part of the 20th century (confirmed by observations made in the basement of the house).
- The original form and scale of the dwelling is present although alterations have been made to the original exterior. The house is clad in stucco potentially over wood frame building. There was also an addition made to the rear of the house upon relocation.

- The central door opening on the front elevation appears to have been infilled and covered by the stucco render; and,
- There have been alterations to the interior of the house including reworking of window sills/frames, replacement of flooring and addition to the rear of the house. There were some cut nails with wrought heads present in timber around the sill plate that appears to have been included in the relocation (this would indicate pre-1867 construction for original building).

A site visit was completed on July 21, 2022 by Nick Lawler of Tacoma Engineers (member of the Canadian Association of Heritage Professionals) to complete a structural heritage assessment (see **Figure 22**). The following provides a review of the building as it relates to heritage integrity:

- The interior of the home has been heavily modified from the date of original construction. The family of the previous occupant was present during our review. It was disclosed that the home was renovated back the original studs in the mid-20th century, likely to provide additional insulation value, and other modern improvements. As such, there is little to no historic fabric remaining on the interior of the home.
- The home was found to be in fair condition, with no observed damage that would cause concern for building stability. However, no significant structural features were noted that would make the construction of the home historically significant.

The Cultural Heritage Assessment Overview (2012) noted that “vertical plank construction may be found within the residence at 1198 Fischer-Hallman upon further investigation” (2-10). Based on this comment, the following was concluded by the heritage engineer:

- “The attic space the stud walls were partially exposed. The studs were conventional studs, and certainly not planks” (Lawler, 2022) (see Figure 25).

Therefore, it has been determined that the house is not plank construction which appears in the 1861 census. Based on the massing, scale and roofline, the house is indicative of the mid 19th century, however, may have been wrongfully identified as ‘plank’ (which only appears in the 1861 census).



Figure 25: Photograph of interior composition of the house showing conventional studs (Tacoma Engineers Ltd., 2022).

In summary, although the existing dwelling dates from the mid-19th century, several alterations have been made to the building that have seriously compromised the integrity of its original features and therein ability to inform the community of an earlier period of time. The relocation of the dwelling and loss of the original foundation in addition to the extensive renovations completed in the latter half of the 20th century, which have removed original building fabric, and more importantly do not appear to be reversible, have resulted in the significant loss of heritage integrity.

5.5 Landscape Features

Property includes mature vegetation including: Norway Spruce, Sugar Maple, Manitoba Maple, Blue Spruce and deciduous shrubs and some fence lines. There is the remains of a small orchard for Building no.2 (outbuilding). The subject lands including open green space interspersed with sporadic vegetation and rolling hills typical of rural topography.



Figures 26- 28-: (above) View of landscaping looking north-east; (middle) View of landscaping looking south-east at the intersection of Fischer-Hallman Road and Rockwood Road; (below) View of landscaping looking southwards from Rockwood Road Google Earth Pro, 2022).

6.0 Evaluation of Cultural Heritage

Resources

6.1 Introduction

The following sub-sections of this report will provide an analysis of the cultural heritage value of the subject property as per *Ontario Regulation 9/06*, which are the legislated criteria for determining Cultural Heritage Value or Interest (CHVI). These criteria are related to design/physical, historical/associative and contextual values as follows:

1. *The property has design or physical value because it:*
 - a. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - b. *Displays a high degree of craftsmanship or artistic merit, or*
 - c. *Demonstrates a high degree of technical or scientific achievement.*
2. *The property has historical value or associative value because it,*
 - a. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - b. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - c. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The property has contextual value because it,*
 - a. *Is important in defining, maintaining or supporting the character of an area,*
 - b. *Is physically, functionally, visually or historically linked to its surroundings, or*
 - c. *Is a landmark.*

6.2 Evaluation of 1198 Fischer-Hallman Road, “The Hett Farmstead”

Based on the prescribed *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*, it has been determined that the property has Cultural Heritage Value or Interest (CHVI) for its physical/ design value, historical/ associative and contextual value as follows:

Physical/ Design Value:

The property includes a dwelling constructed circa 1855 which is representative of the Ontario farmhouse (also known as the ‘Loyalist Ontario Home’) which includes the one and half storey massing, rectangular floor plan (limited to approximately 100sqft) symmetrical front façade and low-pitched gable roof with returning eaves.

Historical Associative Value:

After reviewing the chain of title of the property, it was determined that there are no associations with previous owners of the property that would be particularly significant to the community. The builder of the home likely would have been a member of the Hett Family, however, this cannot be confirmed.

Contextual Value

The development/ redevelopment of land surrounding the property and the removal of historic buildings on the property (i.e. barn, outbuildings) have significantly altered the context of the property. Furthermore, the dwelling was relocated and no longer in its original location. The property is, however, historically linked to its surrounding and is one of the remaining buildings within the former hamlet of Williamsburg from this era (the last buildings within the former Williamsburg community include: the former Williamsburg School S.S. 7 (designated under Part IV of the *Ontario Heritage Act*) and the dwelling on the subject property).

Heritage Attributes:

- Overall scale and massing of house;
- Original low-pitched, gabled roofline with returning eaves;
- Remaining original door and window openings; and,
- Proximity to the intersection of Bleams and Fischer-Hallman Road which was the primary intersection of the Williamsburg community (formerly known locally as “Williamsburg Corner”).

Table 1.0- Ontario Regulation 9/06

1198 Fischer-Hallman Road, "The Hett Farmstead"		
1. Design/Physical Value		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes.
ii.	Displays high degree of craftsmanship or artistic merit	No.
iii.	Demonstrates high degree of technical or scientific achievement	No.
iv.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
vi.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
vii.	Important in defining, maintaining or supporting the character of an area	No.
viii.	Physically, functionally, visually, or historically linked to its surroundings	Yes.
ix.	Is a landmark	No.

6.3 Statement of Cultural Heritage Value or Interest

The property includes a dwelling constructed circa 1855 which is representative of the Ontario Farmhouse (or referred to as the Loyalist Ontario Home). The building is the last remaining dwelling from the former hamlet of Williamsburg and is significant to the community as little else survives to illustrate aspects of the Williamsburg history. The property is historically linked to its surrounding.

Although the property meets the prescribed criteria under Ontario Regulation 9/06, it is not recommended that this property be a candidate for designation under the OHA due to the significant loss of heritage integrity which negates the efforts for long-term conservation.

7.0 Description of Proposed Development

The proposed redevelopment includes approximately 411 multiple residential units consisting of two 14-storey point towers on a 3 storey podium, along Fischer-Hallman Road; the podium includes commercial uses at grade along Fischer-Hallman Road with above-grade structured parking behind the commercial uses. Also, there are 96 stacked townhouse units proposed in 6 buildings; these stacked townhouses are centered on a central amenity area. Additionally, there are 51, 3-storey cluster townhouse dwellings framing Rockwood Road and the eastern property boundary. Access to the site is off of Rockwood Road and Bleams Road. A total of 481 parking spaces are proposed with an overall parking ratio of 1.17 spaces per unit (see Figure 26 and **Appendix 'B'**).

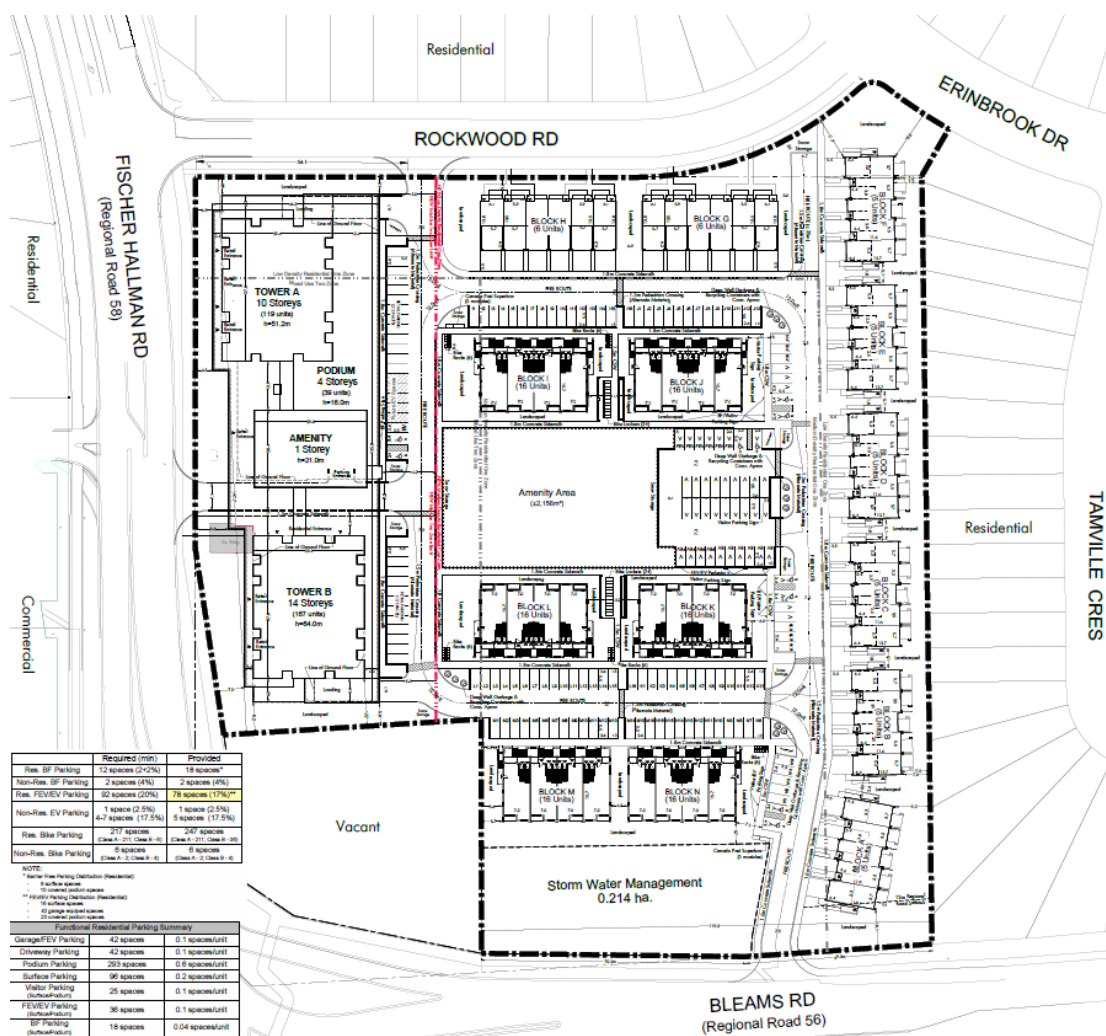


Figure 29: Proposed site plan for proposed development (MHBC, November 10, 2022)

8.0 Impacts Analysis

8.1 Classifications of Impacts

The impacts of a proposed development or change to a cultural heritage resource may occur over a short or long-term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact. According to the Ontario Heritage Tool Kit, the following constitutes negative impacts which may result from a proposed development:

- Demolition of any, or part of any, heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance of a building;
- Shadows created that obscure heritage attributes or change the viability of the associated cultural heritage landscape;
- Isolation of a heritage resource or part thereof from its surrounding environment, context or a significant relationship;
- Obstruction of significant identified views or vistas of, within, or from individual cultural heritage resources;
- A change in land use where the change affects the property's cultural heritage value; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource.

8.2 Impact Analysis for 1198 Fischer-Hallman Road, “The Hett Farmstead”

The following **Table 1.0** analyzes potential adverse impacts to the heritage attributes identified for the subject lands in Section 5.0 of this report as a result of the proposed development.

Table 2.0 Impacts to Existing Dwelling at 1198 Fischer-Hallman Road		
Impact	Level of Impact (Unknown, Negligible, Minor, Moderate or Major)	Analysis
Destruction or Alteration of Heritage Attributes	Moderate.	The proposed development will remove all identify heritage attributes of the property, however, the building has lost a significant of its heritage integrity. See sub-section 8.3.1.
Shadows	N/A	
Isolation	N/A	
Direct or Indirect Obstruction of View	N/A	
A Change in Land Use	N/A	
Land Disturbances	N/A	

8.3.1 Impact of Destruction

The proposed development will remove all identified heritage attributes of the property, however, these attributes are limited as the dwelling has undergone several alterations that have seriously compromised the integrity of its original features.

9.0 Consideration of Development Alternatives, Mitigation and Conservation Measures

9.1 Alternative Development Approaches

When an adverse impact is identified, it is required by the Ministry of Citizenship and Multiculturalism⁴ that alternative development approaches be explored; this was also requested by the City of Kitchener Term's of Reference. The following provides an analysis of development options.

1. *Preservation*- this option would require the least intervention by protecting and maintaining the existing dwelling on-site. Since there are few heritage attributes remaining, this option is not recommended for the preservation intervention.
2. *Restoration*- this option would result in the restoration of the dwelling to its earlier representation, however, the degree of non-reversible renovations and lack of documentation of the original building limits any potential for restoration and therefore, it not a strong candidate for restoration.
3. *Rehabilitation*- this option would result in the rehabilitation of the dwelling for a continued or new use by repairing and replacing minor features. New additions and/ or alterations would likely be necessary. The dwelling has been altered significantly as mentioned above, that there are limited minor features to be repaired and replacement would remove all value. Therefore, rehabilitation is not recommended.
4. *Relocation*- this option would result in the relocation of on-site or off-site, however, since the building has lost its integrity, it challenges the rationale for relocation. Relocation off-site would dissociate it from its historical context.

In summary, although there is a moderate adverse impact associated with the removal of the remaining heritage attributes, re-development could be supported if the following mitigation measures in sub-section 9.2 were implemented.

⁴ Formerly the Ministry of Heritage, Sport, Tourism and Culture Industries

9.2 Mitigation Measures

If development proceeds as proposed the following mitigation measure is recommended:

- Completion of an Interpretation Plan that acknowledges the historical/ associative and historical contextual value of the property.

If any artifacts or records are identified during deconstruction, the heritage consultant acting on behalf of the owner, should contact the necessary parties (i.e. Ken Seiling Waterloo Region Museum) to inquire if they meet the scope of the collection.

As the proposal includes the removal of the dwelling, there are no applicable conservation measures.

10.0 Conclusions and Recommendations

MHBC Planning, Urban Design and Landscape Architecture ("MHBC") was retained to complete a Heritage Impact Assessment for 1198 Fischer-Hallman Road⁵, Kitchener, Ontario based on the Terms of Reference provided by the City outlined in **Appendix 'D'** of this report. In conclusion, the subject property has significant Cultural Heritage Value or Interest (CHVI) for its physical/design value and contextual values. The following provides the Statement of Cultural Heritage Value or Interest:

The property includes a dwelling constructed circa 1855 which is representative of the Ontario Farmhouse (or referred to as the Loyalist Ontario Home) and is likely the last remaining dwelling from the former hamlet of Williamsburg. The property is historically linked to its surrounding.

A moderate impact of destruction has been identified as the identified heritage attributes will all be removed. Alternative development options were explored, however, due to the extensive loss of heritage integrity, it is recommended that the existing dwelling be removed on the basis that the following will be completed:

- Completion of an Interpretation Plan that acknowledges the historical contextual value of the property.

If any artifacts or records are identified during demolition, the heritage consultant acting on behalf of the owner, should contact the necessary parties (i.e. Ken Seiling Waterloo Region Museum) to inquire if they meet the scope of the collection.

⁵ The property was formerly known as 1198 Westmount Road.

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MAPS

Aerial photograph of subject lands of 1930, 1945, 1955 and 1963. KMZ Files. Courtesy of the University of Waterloo Geospatial Centre.

C.M. Hopkins. "Map of the Town of Berlin, Waterloo County." 1879. Scale unknown. KMZ File. Courtesy of the University of Waterloo Geospatial Centre.

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Appendix **A-Map of Subject Lands**



Location Map

LEGEND

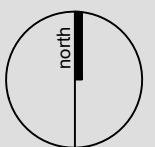
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DRAWN: LC



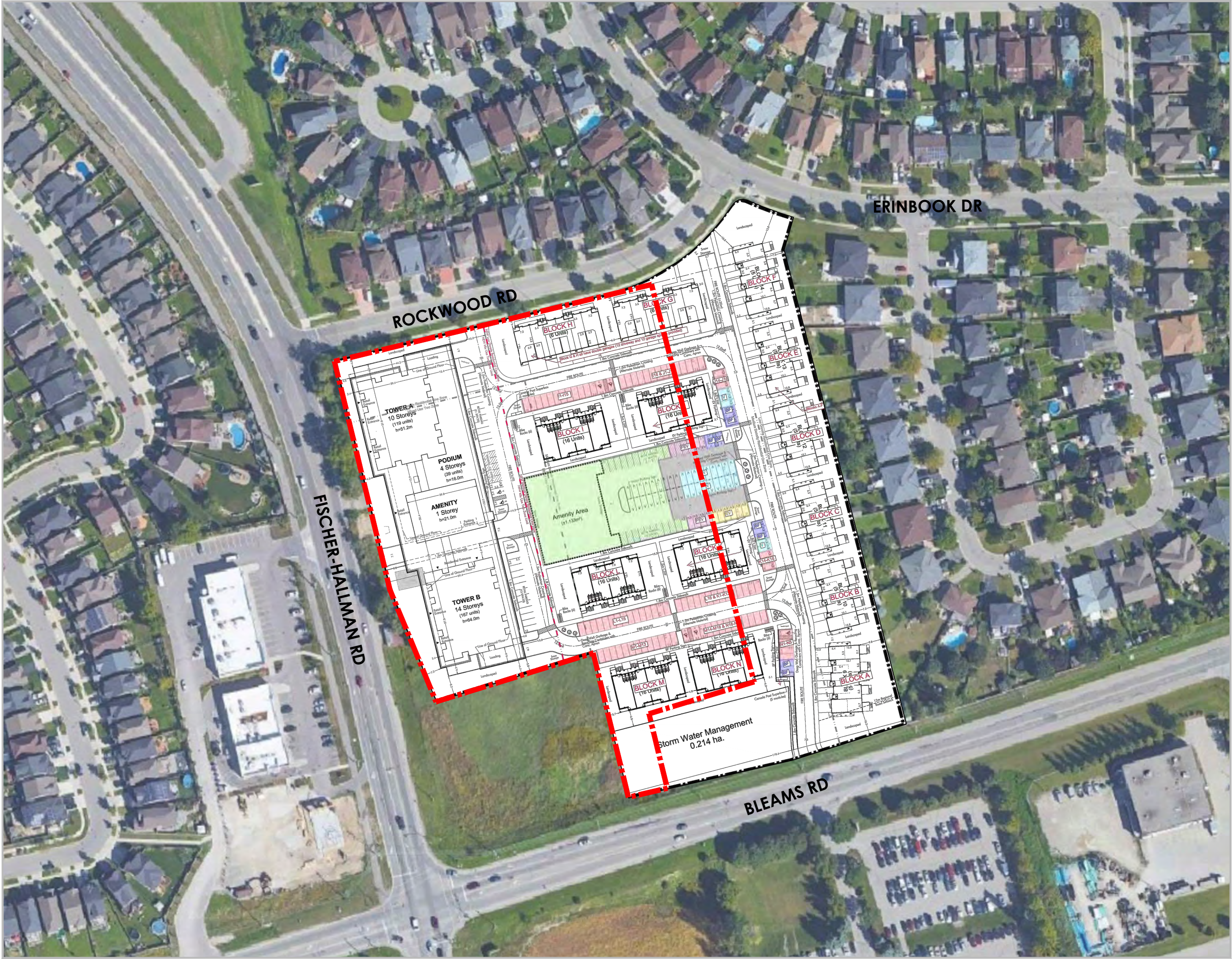
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1198 Fischer-Hallman Rd
City of Kitchener
Region of Waterloo



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE


200-540 BINGEMAN'S CENTRE DR, KITCHENER, ON, N2B 3X9
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Site Plan Overlay

1198 Fischer-Hallman Rd
City of Kitchener
Region of Waterloo

LEGEND

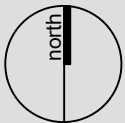
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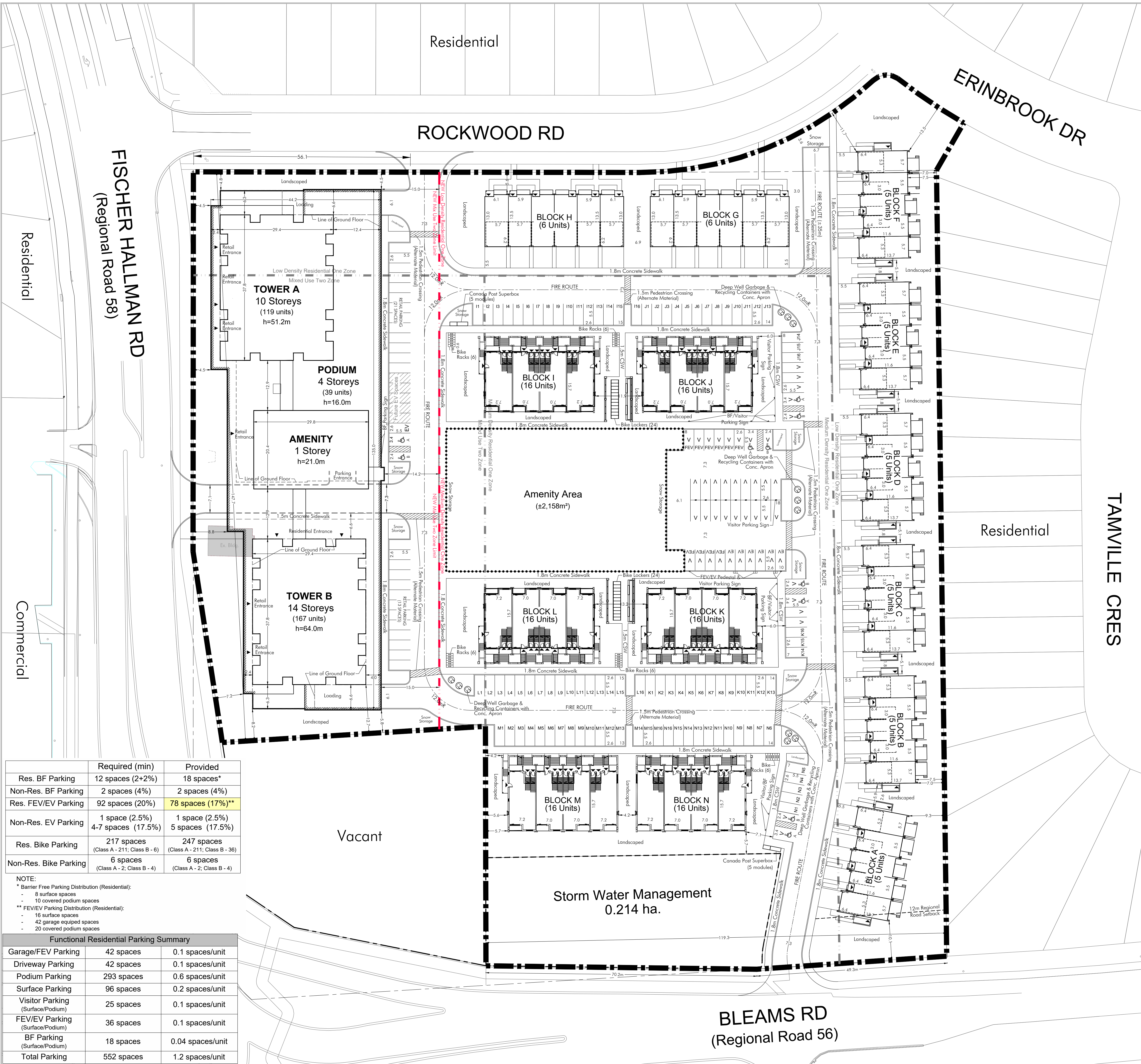
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PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
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Appendix **B-Site Plan**



	Required (min)	Provided
Res. BF Parking	12 spaces (2+2%)	18 spaces*
Non-Res. BF Parking	2 spaces (4%)	2 spaces (4%)
Res. FEV/EV Parking	92 spaces (20%)	78 spaces (17%)**
Non-Res. EV Parking	1 space (2.5%) 4-7 spaces (17.5%)	1 space (2.5%) 5 spaces (17.5%)
Res. Bike Parking	217 spaces (Class A - 211; Class B - 6)	247 spaces (Class A - 211; Class B - 36)
Non-Res. Bike Parking	6 spaces (Class A - 2; Class B - 4)	6 spaces (Class A - 2; Class B - 4)

- NOTE:
- * Barrier Free Parking Distribution (Residential):
 - 8 surface spaces
 - 10 covered podium spaces
 - ** FEV/EV Parking Distribution (Residential):
 - 16 surface spaces
 - 42 garage equipped spaces
 - 20 covered podium spaces

Functional Residential Parking Summary		
Garage/FEV Parking	42 spaces	0.1 spaces/unit
Driveway Parking	42 spaces	0.1 spaces/unit
Podium Parking	293 spaces	0.6 spaces/unit
Surface Parking	96 spaces	0.2 spaces/unit
Visitor Parking (Surface/Podium)	25 spaces	0.1 spaces/unit
FEV/EV Parking (Surface/Podium)	36 spaces	0.1 spaces/unit
BF Parking (Surface/Podium)	18 spaces	0.04 spaces/unit
Total Parking	552 spaces	1.2 spaces/unit

Legal Description

PART LOT 2 & 3, PLAN 1483
CITY OF KITCHENER
REGIONAL MUNICIPALITY OF WATERLOO

Key Plan

Subject Site

SCALE NTS

SITE STATISTICS

Zone Provisions (MIX-3) Multiple Dwelling City of Kitchener Zoning By-law 2019-051		
	Required (min)	Provided
Lot Area	-	36,030m ²
Lot Width	15.0m	147.7m
Front Yard (Fischer-Hallman Rd)	1.5m	4.5m
Ext. Side Yard	1.5m	4.5m
Rear Yard	7.5m	7.0m
Int. Side Yard	4.0m	4.2m
Yard Setback Abutting Res. Zone	7.5m	7.0m
Ground Flr. Height	4.5m	6.4m
Bldg Height	11.0-32.0m	61.6m
No. of Storeys (max.)	10	18
No. of Storeys in Base	3-6	4
Street Stepback (Mid-Rise and Tall Bldgs)	3.0m	2.4m
TBG Separation	22.8m	46.2m*
FSR (Overall)	0.6-2.0	1.8*
FSR (Mixed Use)		5.2*
FSR (Med. Density)		0.6*
FSR (Low Density)		1.0*
Total Retail GFA (max.)	10,000m ²	1,086m ²
Non-Residential GFA	20%	TBD
Residential GFA	20%	TBD
Ground Floor Street Line Facade Width as % of Abutting Street Line Width	50%	91%
% Street Line Facade Openings	50%	>50%
Landscaped Area	15%	44.5%
Parking	417 spaces (0.9 spaces/unit)	455 spaces (293 covered; 42 garage; 120 surface)
Visitor Parking	47 spaces (0.1 spaces/unit)	79 spaces (32 covered; 47 surface)
Non-Res Parking (Services & Retail)	28-41 spaces (27-40m ² GFA)	34 spaces
Total Parking	492-505 spaces	568 spaces
Number of Units - 463 (Phase 1 - 138; Phase 2 - 325) Total Commercial Area - 1,086m ²		

NOTE:

* Tall Building Guidelines Separation and Floor space ratio based on data matrix (Oct. 13, 2022) and floor plans (Nov. 7, 2022) provided by Martin Simmons Sweets. Final architect design to confirm. FSR includes Storm Water Management.

Building Coverage (10,640m²) 29.5%
Landscaped Area (16,040m²) 44.5%
'Hard Surface' Area (9,350m²) 26.0%
Total 100.0%

NOTES:

- All dimensions are in metres unless otherwise noted.
- Base information prepared by COMPANY (YEAR)
- Driveways and aisles to be defined by 0.20m raised concrete curbing or sidewalks as shown.
- Fire route to be designated by By-law.
- Architectural drawings provided by Martin Simmons Sweets (Oct. 13 and Nov. 7, 2022)
- All snow storage shall be stored on-site. Surplus snow storage shall be removed off-site at Owner's expense by private removal service.

PLAN NOTATION:

Tx - Transformer LS - Light Standard HM - Hydro Meter
FC - Flush Curb FH - Fire Hydrant GM - Gas Meter

Stamp

Date Nov. 10, 2022

Drawn By CAC

Plan Scale 1:400

File No. Y325Y

Project

Activa Holdings Inc.
1198 Fischer-Hallman Rd & 1274 Bleams Rd
Kitchener, Ontario

File Name

OVERALL SITE PLAN

Dwg No. 1 of 1

Stamp

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

MHBC

200-540 BINGEMANS CENTRE DR. KITCHENER, ON. N3B 3X9 | P: 519.576.3692 F: 519.576.0121 | WWW.MHBCPLAN.COM

K:\Y325Y-Bleams 282 MC-Bleams Rd\SP\SitePlan_10Nov2022-Overall.dwg

Appendix C-Tacoma Building Condition Report (2022)

City of Kitchener
PRE-SUBMISSION CONSULTATION COMMENT FORM

Project Address: 1198 Fischer Hallman Road

Date of Meeting: July 7.2022

Application Type: Site Plan & ZBA/OPA

Comments Of: Heritage Planning

Commenter's Name: Deeksha Choudhry

Email: deeksha.choudhry@kitchener.ca

Phone: 519-741-2200 ext. 7291

Date of Comments: June 28, 2022

- ☒ I plan to attend the meeting (questions/concerns/comments for discussion)
- ☐ I do NOT plan to attend the meeting (no concerns)
-

1. Site Specific Comments & Issues:

Heritage Planning staff have reviewed the following documents which have informed the comments below:

- Pre-submission Consultation Application for 1198 Fischer Hallman Road dated April 1, 2022
- Concept Plans for the proposed development at 1198 Fischer Hallman Road
- Cover Letter for the proposed development dated April 8, 2022

The proposed development includes the construction of:

- Two (2) 14-storey towers on a 3 storey podium along Fischer Hallman Road, or one (1) 12-storey tower fronting on Fischer Hallman Road;
- Ninety-six (96) stacked townhouse units in 6 buildings;
- Fifty-one (51), 3-storey cluster townhouse dwellings framing Rockwood Road and the eastern property boundary; and
- A private Stormwater Management Pond along Bleams Road.

There are two concepts proposed to achieve this redevelopment. This redevelopment proposal includes the demolition of the existing structures at 1198 Fischer Hallman Road.

Heritage Status

The subject property municipally addressed as 1198 Fischer Hallman Road is identified on the Heritage Kitchener Advisory Committee Inventory as a property of interest that is 'Under Review'. It is a 2-storey residence with a gable roof, and also contains an addition on the rear elevation of the existing residence. The property also contains a barn towards the north-west side of the property. Heritage planning staff reached out the owner in 2008 to receive permission to access the property to complete a fulsome evaluation and take photographs of the exterior of the existing buildings. Permission to access the property were not granted at the time and therefore a fulsome assessment of the property could not be completed.

A Cultural Heritage Assessment Overview was undertaken by MHBC Planning Ltd. in 2012 as part of the road widening of Fischer Hallman Road from Ottawa Street to Bleams Road, which was initiated by the Region of Waterloo. The Cultural Heritage Assessment assessed the subject property to determine if it has cultural heritage value according to the *Ontario Regulation 9/06*, and concluded that 1198 Fischer Hallman Road had both physical and associative values. However, further research and investigation was needed to fully determine its heritage significance.

Section 3 of the Planning Act requires that decision of Council be consistent with the Provincial Policy Statement (PPS). **Policy 2.6.1 of the PPS states that significant built heritage resources and significant cultural heritage landscapes shall be conserved. The PPS defines significant as resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event or a people, and notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.**

The City's Official Plan contains policies that require development to have regard for and incorporate cultural heritage resources into development. These policies also establish the requirement for the submission of studies, such as Heritage Impact Assessments (HIA) and Conservation Plans (CP), as part of complete planning applications. The City's Official Plan Section 12.C.1.4 acknowledges that not all cultural heritage resources have been identified; a property does not have to be listed or designated to be considered as having cultural heritage value or interest.

A Heritage Impact Assessment (HIA) is required. The purpose of the HIA is twofold. First, the HIA will identify the heritage guidelines, principles and standards that will be used to guide the development of the site. Second, the HIA will be used to evaluate any impacts of the proposed development on cultural heritage resources, including built heritage resources and cultural heritage landscapes, and recommend mitigative measures to avoid or appropriately reduce impacts. These measures should be reflected in the design of the proposed development submitted to the City for consideration.

As per Info Sheet No. 5 of the Ministry of Heritage, Sport, Tourism and Culture Industries' Heritage Toolkit publication *Heritage Resources in the Land Use Planning Process*, potential negative impacts to cultural heritage resources include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;

- Alteration that is not sympathetic or is incompatible with the historic fabric, appearance and context;
- Shadows created that alter the appearance of a heritage attribute;
- Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship; and
- Direct or indirect obstruction of significant views or vistas within, from, or to cultural heritage resources.

Similarly, measures to mitigate potential impacts as referenced in Info Sheet No. 5 of the Ministry's Heritage Toolkit include:

- Alternative development approaches;
- Isolating development and site alteration from significant built heritage resources;
- Design that harmonizes mass, setback, setting, and materials;
- Limiting height and density; and
- Allowing only compatible infill.

The City of Kitchener's standard HIA terms of reference is attached to this record of pre-submission consultation. This terms of reference is guided by recognized federal and provincial documents, including: *The Standards and Guidelines for the Conservation of Historic Places in Canada*, and the Ontario Heritage Toolkit *Resources in the Land Use Planning Process*.

In keeping with the Ministry and City guidelines on the preparation of HIAs, the following key components will need to be addressed:

- Historic research, site analysis and evaluation (e.g. integrity of the site, general condition of the building, etc.).
- Identification of the significance of cultural heritage resources on the subject properties (design/physical value, historic/associative value, contextual value), including a listing of heritage attributes and if applicable the identification of significant views and vistas. Recommendations regarding which cultural heritage resources, heritage attributes and other features (such as maintenance of significant views) should be conserved in the context of development, and how such conservation should be approached. Recommendations are to be rationalized and based on established principles, standards and guidelines for heritage conservation.
- Description of the planning applications, proposed interventions, and development.
- Identification and measurement of impacts to cultural heritage resources located on the subject lands. Consideration should be given to potential impacts of any demolitions, alterations, new construction and site development.
- Consideration of alternatives, mitigation and conservation methods (to include preservation and/or integration of built heritage resources, adaptive re-use and other strategies).

- Identification of preferred and recommended conservation, mitigation or avoidance measures, together with appropriate implementation strategies (e.g. special policies, zoning regulations, site plan conditions, etc.).
- Concluding value and summary statements.

In addition, the following comments will need to be addressed:

- The general Standards and Guidelines recommend the conservation of heritage value. In particular, the standards say *“do not remove, replace or substantially alter its intact or repairable character defining elements.”*
- At minimum, the negative impact in the Toolkit that will need to be evaluated, and then avoided or mitigated is destruction.
- The HIA will need to evaluate alternatives to full demolition.
- If the building(s) be listed as non-designated properties of cultural heritage value or interest on the City’s Municipal Heritage Register or designated under Part IV of the Ontario Heritage Act.

In instances where relocation, removal, demolition or alteration to identified cultural heritage resources and attributes are recommended in the HIA, the heritage consultant must provide clear rationale and justification, and identify how the recommendations and conclusions confirm to recognized heritage standards, principles and practices. HIAs that are not completed to the satisfaction of the City may be subject to revision and resubmission, critique by peer review or a similar process to determine if the report meets recognized cultural heritage standards, principles and practices.

In terms of process, a Heritage Impact Assessment that responds to the City’s terms of reference and comments provided in the Record will be required with the submission of a complete Zoning By-law Amendment/Site Plan application.

Where an HIA has identified a cultural heritage resource worthy of retention and conservation, **a Conservation Plan (CP) will be required as part of a complete Site Plan application.** A CP is a document that details how a cultural heritage resource will be conserved. The City has a standard CP terms of reference to guide the preparation of this document.

In keeping with Ministry and City guidelines on the preparation of CPs, at minimum the following key components will need to be addressed:

- analysis of the cultural heritage resource, including documentation, identification of cultural heritage attributes, assessment of resource conditions and deficiencies;
- short-, medium- and long-term conservation measures, interventions and implementation strategies including appropriate conservation principles and practices, methods and materials, and the qualifications of the contractors and trades involved in undertaking such work;
- security and monitoring requirements, including measures to protect the resource/attributes during phases of construction or development; and,
- subject to the phasing of the proposed development, cost estimates for maintenance and mitigation measures to address the conservation of identified heritage attributes.

The submission and approval of a Conservation Plan may be waived by City staff in instances where a Heritage Impact Assessment recommending full demolition of a cultural heritage resource has been formally considered by the City and has been deemed acceptable (approved by the Director of Planning).

In summary, the City will require the submission of a Heritage Impact Assessment (HIA) and potentially a Conservation Plan (CP) as part of complete planning applications. Heritage Planning staff look forward to working with you in the conservation of Kitchener's cultural heritage resources.

2. Plans, Studies and Reports to submit as part of a complete Planning Act Application – Zoning By-law Amendment:

- Heritage Impact Assessment in accordance with the City's Terms of Reference and the City's Record of pre-submission consultation
- Conservation Plan (if applicable)
- Elevation Drawings

3. Plans, Studies and Reports to submit as part of a complete Planning Act Application – Site Plan Application, including full Site Plan Approval:

- Heritage Impact Assessment (HIA) for 1198 Fischer Hallman Road
- Conservation Plan (CP) for 1198 Fischer Hallman Road (if applicable)
- Elevation Drawings
- Any other special conditions of Site Plan Approval

4. Policies, Standards and Resources:

City of Kitchener's HIA Terms of Reference (attached to this record)

City of Kitchener's CP Terms of Reference (attached to this record)

5. Anticipated Fees:

N/A

Appendix D- Terms of Reference

**City of Kitchener
Development Services Department - Planning Division
Conservation Plan - Terms of Reference**

Introduction

The following Terms of Reference shall be used to fulfill the condition regarding completion and approval of a **Conservation Plan** prior to the consideration of an application made under the Heritage or Planning Act. The Conservation Plan shall address how the cultural heritage resources and attributes as identified and described in an approved Heritage Impact Assessment (HIA), will be conserved.

A Conservation Plan is a document which identifies the conservation principles appropriate for the type of cultural heritage resource/attributes being conserved; provides detailed documentation of the resource and its heritage attributes; includes an assessment of current conditions and deficiencies; and recommends conservation measures and interventions in the short, medium and long term to ensure preservation of the property's cultural heritage significance.

Policy Context

Section 2 of the Planning Act indicates that Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the Planning Act requires that decisions of Council shall be consistent with the Provincial Policy Statement.

Policy 2.6.1 of the Provincial Policy Statement requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved. The Provincial Policy Statement defines a built heritage resource as including resources listed by local jurisdictions. Significant is defined as resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people and notes that while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. Conserved is defined as meaning the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Conservation Plan Requirements

- Present owner contact information for property proposed for development and/or alteration.
- Identification of all cultural heritage resource(s) and a clear statement of their cultural heritage value and interest, including a bullet point list of their heritage attributes.

- Identification of the conservation principles and guidelines to be applied for the type of heritage resource/attributes being conserved and the specific conservation work to be undertaken in order to repair, maintain and protect the heritage resources and attributes. These conservation principles and guidelines may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Building Heritage Properties, Ontario Ministry of Culture; and, the Ontario Ministry of Culture's Ontario Heritage Tool Kit (all available online).
- An assessment of the current condition of the cultural heritage resources and their heritage attributes. The Conservation Plan must identify the physical condition and integrity of the cultural heritage resources and their heritage attributes, with a view toward making recommendations regarding appropriate repair and maintenance, in keeping with good conservation practice.
- Identification of the short, medium and long term vision for the conservation of the heritage resources, and of the specific conservation measures to be undertaken in the short, medium, and long-term. Such measures shall describe the documentation, stabilization, repair, monitoring and maintenance strategies required to be undertaken for each phase, and shall reference the qualifications for anyone responsible for undertaking such work.

This section may include, but is not be limited to, the following:

Short -Term Conservation Work

- Documentation (through detailed description and photographs) of heritage attributes proposed to be demolished, removed, salvaged or otherwise irreversibly damaged.
- Description and specifications for work required to be undertaken to conserve heritage attributes in need of immediate repair and stabilization to prevent further deterioration, damage and the potential loss of such attributes.
- monitoring strategy to protect the property from vandalism or fire (e.g. methodology for monitoring; frequency of monitoring; and process to address issues that arise through monitoring).

Medium -Term Conservation Work

- Description and specifications for work required to be undertaken to heritage attributes as part of the proposed development and/or rehabilitation (to include demolition, removal and salvage of heritage attributes; the stabilization, repair and cleaning of heritage attributes; and the reconstruction or replacement of heritage attributes). Such work may be divided into phases.

Long -Term Conservation Work

- Identification of a monitoring program addressing appropriate measures for the ongoing maintenance of the heritage resources and attributes, post development/rehabilitation.
- Provide a recommended schedule for conservation work, inspections, monitoring, maintenances and phases (short, medium, and long-term).
- The Conservation Plan must include a cost estimate of the conservation work to be undertaken in the short-term to heritage attributes in need of immediate repair and stabilization to prevent further damage and deterioration. Such cost estimate must be prepared by a qualified individual or consultant. In order to ensure implementation of the Conservation Plan, the City may require the owner to post a Letter of Credit equal to the value of the short-term conservation work as a condition of the approval of the subject application.
- The qualifications and background of the person(s) completing the Conservation Plan shall be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the field of heritage conservation. The report will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

Approval Process

Five hard copies of the Conservation Plan and one digital pdf copy shall be provided to Heritage Planning staff. The Conservation Plan will be reviewed by Heritage Planning staff and a recommendation will be made to the Director of Planning. Approval of the Conservation Plan by the Director of Planning is required prior to issuance of approval of the application. Approval of the Conservation Plan may result in the establishment of development related legal agreements or conditions of development approval.

**City of Kitchener
Development Services Department - Planning Division
Heritage Impact Assessment - Terms of Reference**

1.0 Background

A Heritage Impact Assessment is a study to determine the impacts to known and potential cultural heritage resources within a defined area proposed for future repair, alteration or development. The study shall include an inventory of all cultural heritage resources within the planning application area. The study results in a report which identifies all known cultural heritage resources, evaluates the significance of the resources, and makes recommendations toward mitigative measures that would minimize negative impacts to those resources. A Heritage Impact Assessment may be required on a property which is listed on the City's Heritage Advisory Committee Inventory; listed on the City's Municipal Heritage Register; designated under the *Ontario Heritage Act*; or where development is proposed adjacent to a protected heritage property. The requirement may also apply to unknown or recorded cultural heritage resources which are discovered during the development application stage or construction.

2.0 Heritage Impact Assessment Requirements

It is important to recognize the need for Heritage Impact Assessments at the earliest possible stage of development, alteration or proposed repair. Notice will be given to the property owner and/or their representative as early as possible. When the property is the subject of a Plan of Subdivision or Site Plan application, notice of a Heritage Impact Assessment requirement will typically be given at the pre-application meeting, followed by written notification. The notice will inform the property owner of any known heritage resources specific to the subject property and provide guidelines to completing the Heritage Impact Assessment.

The following minimum requirements will be required in a Heritage Impact Assessment:

- 2.1 Present owner contact information for properties proposed for development and/or site alteration.
- 2.2 A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s).
- 2.3 A written description of the buildings, structures and landscape features on the subject properties including: building elements, building materials, architectural and interior finishes, natural heritage elements, and landscaping. The description will also include a chronological history of the buildings' development, such as additions and demolitions.

The report shall include a clear statement of the conclusions regarding the cultural heritage value and interest of the subject property as well as a bullet point list of heritage attributes. If applicable, the statement shall also address the value and significance of adjacent protected heritage property.

- 2.4 Documentation of the subject properties to include: current photographs of each elevation of the buildings, photographs of identified heritage attributes and a site plan drawn at an appropriate scale to understand the context of the buildings and site details. Documentation shall also include where available, current floor plans, and historical photos, drawings or other available and relevant archival material.
- 2.5 An outline of the proposed repair, alteration or development, its context, and how it will impact the properties (subject property and if applicable adjacent protected heritage properties) including buildings, structures, and site details including landscaping. In particular, the potential visual and physical impact of the proposed work on the identified heritage attributes of the properties, shall be assessed.

The Heritage Impact Assessment must consider potential negative impacts as identified in the Ministry of Tourism, Culture and Sport's Ontario Heritage Tool Kit. Negative impacts may include but are not limited to: repair/alterations that are not sympathetic or compatible with the cultural heritage resource; demolition of all or part of a cultural heritage resource; etc. The outline should also address the influence and potential impact of the development on the setting and character of the subject properties and adjacent protected heritage property.

- 2.6 Options shall be provided that explain how the significant cultural heritage resources may be conserved. Methods of mitigation may include, but are not limited to, preservation/conservation in situ, adaptive re-use, integration of all or part of the heritage resource, relocation. Each mitigative measure should create a sympathetic context for the heritage resource.
- 2.7 A summary of applicable heritage conservation principles and how they will be used must be included. Conservation principles may be found in online publications such as: the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada); Eight Guiding Principles in the Conservation of Built Heritage Properties (Ontario Ministry of Tourism, Culture and Sport); and, the Ontario Heritage Tool Kit (Ontario Ministry of Tourism, Culture and Sport).
- 2.8 Proposed repairs, alterations and demolitions must be justified and explained as to any loss of cultural heritage value and impact on the streetscape/neighbourhood context.
- 2.9 Recommendations shall be as specific as possible, describing and illustrating locations, elevations, materials, landscaping, etc.
- 2.10 The qualifications and background of the person(s) completing the Heritage Impact Assessment shall be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the heritage conservation field of study. The report will also include a reference for

any literature cited, and a list of people contacted during the study and referenced in the report.

3.0 Summary Statement and Conservation Recommendations

The summary statement should provide a full description of:

- The significance and heritage attributes of the subject properties.
- The identification of any impact the proposed repair, alteration or development will have on the heritage attributes of the subject properties, including adjacent protected heritage property.
- An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended.
- Clarification as to why specific conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate.

4.0 Mandatory Recommendation

The consultant must write a recommendation as to whether the subject properties are worthy of listing or designation under the Ontario Heritage Act. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.

The following questions must be answered in the mandatory recommendation of the report:

1. Do the properties meet the criteria for listing on the Municipal Heritage Register as a Non-Designated Property of Cultural Heritage Value or Interest?
2. Do the properties meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act? Why or why not?
3. If the subject properties do not meet the criteria for heritage listing or designation then it must be clearly stated as to why they do not.
4. Regardless of the failure to meet criteria for heritage listing or designation, do the properties warrant conservation as per the definition in the Provincial Policy Statement? Why or why not?

5.0 Approval Process

Five (5) hard copies of the Heritage Impact Assessment and one digital pdf copy shall be provided to Heritage Planning staff. Both the hard and digital copies shall be marked with a "DRAFT" watermark background. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and to review the preferred option(s). Following the review of the Heritage Impact Assessment by City staff, five (5) hard copies and one digital copy of the final Heritage Impact Assessment ("DRAFT" watermark removed) will be required. The copies of the final Heritage Impact Assessment will be considered by the Director of Planning. Note that Heritage Impact Assessments may be circulated to the City's Heritage Kitchener Committee for information and discussion. A Site Plan Review Committee meeting may not be scheduled until

the City's Heritage Kitchener Committee has been provided an opportunity to review and provide feedback to City staff.

Heritage Impact Assessments may be subject to a peer review to be conducted by a qualified heritage consultant at the expense of the City of Kitchener. The applicant will be notified of Staff's comments and acceptance, or rejection of the report. An accepted Heritage Impact Assessment will become part of the further processing of a development application under the direction of the Planning Division. The recommendations within the final approved version of the Heritage Impact Assessment may be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

Appendix E- Curricula Vitae

CURRICULUM VITAE

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

Heritage Conservation District Studies and Plans

Stouffville Heritage Conservation District Study

Alton Heritage Conservation District Study, Caledon

Port Stanley Heritage Conservation District Plan

Port Credit Heritage Conservation District Plan, Mississauga

Town of Cobourg Heritage Conservation District Plan updates

Rondeau Heritage Conservation District Study & Plan, Chatham Kent,

Barriefield Heritage Conservation District Plan Update, Kingston

Victoria Square Heritage Conservation District Study, Markham

Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes

Downtown Meaford Heritage Conservation District Study and Plan

Brooklyn and College Hill Heritage Conservation District Plan, Guelph

Garden District Heritage Conservation District Study and Plan, Toronto

Heritage Master Plans and Management Plans

Town of Aurora Municipal Heritage Register Update

City of Guelph Cultural Heritage Action Plan

Town of Cobourg Heritage Master Plan

Burlington Heights Heritage Lands Management Plan

City of London Western Counties Cultural Heritage Plan

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Cultural Heritage Evaluations

Morningstar Mill, St Catherines
MacDonald Mowatt House, University of Toronto
City of Kitchener Heritage Property Inventory Update
Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation
Designation of Main Street Presbyterian Church, Town of Erin
Designation of St Johns Anglican Church, Norwich
Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County

Heritage Impact Assessments

Heritage Impact Assessment for Pier 8, Hamilton
Homer Watson House Heritage Impact Assessment, Kitchener
Expansion of Schneider Haus National Historic Site, Kitchener
Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie
Redevelopment of former amusement park, Boblo Island
Redevelopment of historic Waterloo Post Office
Redevelopment of former Brick Brewery, Waterloo
Redevelopment of former American Standard factory, Cambridge
Redevelopment of former Goldie and McCullough factory, Cambridge
Mount Pleasant Islamic Centre, Brampton
Demolition of former farmhouse at 10536 McCowan Road, Markham

Heritage Assessments for Infrastructure Projects and Environmental Assessments

Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto
Blenheim Road Realignment Collector Road EA, Cambridge
Badley Bridge EA, Elora
Black Bridge Road EA, Cambridge
Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln
Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County

Conservation Plans

Black Bridge Strategic Conservation Plan, Cambridge
Conservation Plan for Log house, Beurgetz Ave, Kitchener
Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com

CURRICULUMVITAE

Dan Currie, MA, MCIP, RPP, CAHP

Tribunal Hearings:

Redevelopment of 217 King Street, Waterloo (OLT)
Redevelopment of 12 Pearl Street, Burlington (OLT)
Designation of 30 Ontario Street, St Catharines (CRB)
Designation of 27 Prideaux Street, Niagara on the Lake (CRB)
Redevelopment of Langmaids Island, Lake of Bays (LPAT)
Port Credit Heritage Conservation District (LPAT)
Demolition 174 St Paul Street (Collingwood Heritage District) (LPAT)
Brooklyn and College Hill HCD Plan (OMB)
Rondeau HCD Plan (LPAT)
Designation of 108 Moore Street, Bradford (CRB)
Redevelopment of property at 64 Grand Ave, Cambridge (LPAT)
Youngblood subdivision, Elora (LPAT)
Downtown Meaford HCD Plan (OMB)
Designation of St Johns Church, Norwich (CRB - underway)

LAND USE PLANNING

Provide consulting services for municipal and private sector clients for:

- Secondary Plans
- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

CONTACT

540 Bingemans Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x 744
F 519 576 0121
dcurrie@mhbcplan.com
www.mhbcplan.com



EDUCATION

2011

Higher Education Diploma

Cultural Development/ Gaelic Studies

Sabhal Mòr Ostaig, University of the Highlands and Islands

2012

Bachelor of Arts

Joint Advanced Major in Celtic Studies and Anthropology

Saint Francis Xavier University

2014

Master of Arts

World Heritage and Cultural Projects for Development

The International Training Centre of the ILO in partnership with the University of Turin, Politecnico di Torino, University of Paris 1 Pantheon-Sorbonne, UNESCO, ICCROM, Macquarie University

www.linkedin.com/in/rachelredshaw

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
rredshaw@mhbcpplan.com
www.mhbcpplan.com

CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

Rachel Redshaw, a Senior Heritage Planner with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO. Rachel is professional member of the Canadian Association of Heritage Professionals (CAHP).

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage. Rachel enjoys being involved in the local community and has been involved in the collection of oral history, in English and Gaelic, and local records for their protection and conservation and occasionally lecturers on related topics. Her passion for history and experience in archives, museums, municipal building and planning departments supports her ability to provide exceptional cultural heritage services.

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2022 - Present	Senior Heritage Planner, MacNaughton Hermesen Britton Clarkson Planning Limited
2018 - 2022	Heritage Planner, MacNaughton Hermesen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract)



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

RSM Building Consultants

2017	Deputy Clerk, Township of North Dumfries
2015-2016	Building/ Planning Clerk Township of North Dumfries
2009-2014	Historical Researcher & Planner Township of North Dumfries
2012	Translator, Archives of Ontario
2012	Cultural Heritage Events Facilitator (Reminiscence Journey) and Executive Assistant, Waterloo Region Plowing Match and Rural Expo
2011	Curatorial Research Assistant Highland Village Museum/ Baile nan Gàidheal

PROFESSIONAL/COMMUNITY ASSOCIATIONS

2022-Present	Professional Member, Canadian Association of Heritage Professionals
2017-2020	Member, AMCTO
2018-2019	Member of Publications Committee, Waterloo Historical Society
2018	Member, Architectural Conservancy of Ontario- Cambridge
2018 - 2019	Secretary, Toronto Gaelic Society
2012 -2017	Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
2011 - 2014	Member, North Dumfries Municipal Heritage Committee
2013	Greenfield Heritage Conservation District, Sub-committee, Doors Open Waterloo Region
2012	Volunteer Historical Interpreter, Doon Heritage Village, Ken Seiling Waterloo Region Museum
2008-2012	Member, Celtic Collections, Angus L. Macdonald Library
2012-2013	Member (Public Relations), Mill Race Folk Society

CONTACT

540 Bingham Centre Drive,
Suite 200
Kitchener, ON N2B 3X9
T 519 576 3650 x751
F 519 576 0121
rredshaw@mhbcpplan.com
www.mhbcpplan.com



CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

- 2011 Member, University of Waterloo Sub-steering Committee for
HCD Study, Village of Ayr, North Dumfries
- 2010-2011 Member (volunteer archivist), Antigonish Heritage Museum

AWARDS / PUBLICATIONS / RECOGNITION

- 2019 Waterloo Historical Society Publication, *Old Shaw: The Story of a Kindly Waterloo County Roamer*
- 2014 Master's Dissertation, *The Rise of the City: Social Business Incubation in the City of Hamilton*
- 2014 Lecture, *A Scot's Nirvana*, Homer Watson House and Gallery
- 2013 Lecture, *The Virtual Voice of the Past: The Use of Online Oral Accounts for a Holistic Understanding of History*, University of Guelph Spring Colloquium
- 2012-2013 Gaelic Events Facilitator, University of Guelph
- 2012-2015 Intermediate Gaelic Facilitator, St. Michael's College, University of Toronto
- 2012 *Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal* (BA Thesis)
Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.
- 2012 Waterloo Historical Society Publication, *Harvesting Bees and Feasting Tables: Fit for the Men, Women and Children of Dickie Settlement and Area, Township of North Dumfries*
- 2007-2012 25 historical publications in the Ayr News (access to some articles <http://ayrnews.ca/recent>)

PROFESSIONAL DEVELOPMENT COURSES

- 2021 Certificate for Indigenous Relations Training Program with University of Calgary
- 2020 Condo Director Training Certificate (CAO)
- 2018 Building Officials and the Law (OBOA Course)
- 2017-2018 AMCTO Training (MAP 1)
- 2017 AODA Training

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CURRICULUM VITAE

Rachel Redshaw, MA, H.E. Dipl., CAHP

2010

Irish Archaeological Field School Certificate

COMPUTER SKILLS

- Microsoft Word Office
- Bluebeam Revu 2017
- ArcGIS
- Keystone (PRINSYS)
- Municipal Connect
- Adobe Photoshop
- Illustrator
- ABBYY Fine Reader 11
- Book Drive

SELECT PROJECT EXPERIENCE 2018-2022

CULTURAL HERITAGE IMPACT ASSESSMENTS

- Promenade at Clifton Hill, Niagara Falls (Niagara Parks Commission)
- 16-20 Queen Street North, Kitchener (Former Economical Insurance Building)
- Peterborough Lift Lock and Trent-Severn Waterway (TSW), National Historic Sites, Development for 380 Armour Road, City of Peterborough
- Middlesex County Court House, National Historic Site, for development at 50 King Street
- McDougall Cottage and National Historic Site, for development at 93 Grand Avenue South, City of Kitchener
- City of Waterloo Former Post Office, Development for 35-41 King Street North, City of Waterloo, Phase II
- Consumers' Gas Station B, Development for 450 Eastern Avenue, City of Toronto
- 82 Weber Street and 87 Scott Street, City of Kitchener
- 39 Wellington Street West, City of Brampton

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F 519 576 0121
rredshaw@mhbcpplan.com
www.mhbcpplan.com



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Rachel Redshaw, MA, H.E. Dipl., CAHP

- 543 Ridout Street North, City of London
- 34 Manley Street, Village of Ayr, Township of North Dumfries
- Quinte's Isle Campark, 558 Welbanks Road, Prince Edward County (OLT)
- 174 St. Paul Street, Town of Collingwood (OLT)
- 45 Duke Street, City of Kitchener
- 383-385 Pearl Street, City of Burlington
- St. Patrick's Catholic Elementary School, (SPCES), 20 East Avenue South, City of Hamilton
- 250 Allendale Road, City of Cambridge
- 249 Clarence Street, City of Vaughan

Specific for Relocation of Heritage Buildings

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

CULTURAL HERITAGE SCREENING REPORT

Kelso Conservation Area, Halton County
5th Side Road, County Road 53, Simcoe County
Waterdown Trunk Watermain Twinning Project, City of Hamilton

CULTURAL HERITAGE EVALUATION REPORTS

- 52 King Street North, City of Kitchener
- Sarnia Collegiate Institute and Technical School (SCITS), 275 Wellington, City of Sarnia (Municipal contingency study)
- 10536 McCowan Road, City of Markham
- Former Burns Presbyterian Church, 155 Main Street, Town of Erin (Designation Report)
- Former St. Paul's Anglican Church, 23 Dover Street, Town of Otterville, Norwich Township (OLT)
- 6170 Fallsview Boulevard, City of Niagara Falls

CONSERVATION PLANS

- City of Waterloo Former Post Office, 35-41 King Street North, City of Waterloo
- 82 Weber Street East, City of Kitchener
- 87 Scott Street, City of Kitchener
- 107 Young Street, City of Kitchener

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Suite 200
Kitchener, ON N2B 3X9
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F 519 576 0121
rredshaw@mhbcplan.com
www.mhbcplan.com



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Rachel Redshaw, MA, H.E. Dipl., CAHP

- 1395 Main Street, City of Kitchener
- 10379 & 10411 Kennedy Road, City of Markham

Cultural Heritage Conservation Protection Plans (Temporary protection for heritage building during construction)

- 16-20 Queen Street North, Kitchener (included Stabilization, Demolition and Risk Management Plan)
- 12 & 54 Margaret Avenue, City of Kitchener
- 45 Duke Street, City of Kitchener
- 82 Weber Street West and 87 Scott Street, City of Kitchener
- 660 Sunningdale Road, London

DOCUMENTATION AND SALVAGE REPORTS

- 16-20 Queen Street North, City of Kitchener
- 57 Lakeport Road City of St. Catharines
- Gaslight District, 64 Grand Avenue South, City of Cambridge
- 242-262 Queen Street South, City of Kitchener
- 721 Franklin Boulevard, City of Cambridge

HERITAGE PERMIT APPLICATIONS

- 16-20 Queen Street North, Kitchener
- 50 King Street, London
- 35-41 King Street North, City of Waterloo (Old Post Office), Phase II (alteration to building with a municipal heritage easement, Section 37, OHA)
- 50-56 Weber Street West & 107 Young Street, City of Kitchener (demolition and new construction within HCD)
- 30-40 Margaret Avenue, City of Kitchener (new construction within HCD)
- 249 Clarence Street, City of Vaughan (alteration within HCD)
- 174 St. Paul Street, Town of Collingwood (demolition within HCD)

HERITAGE CONSERVATION DISTRICTS/ MASTER PLANS/ HERITAGE CHARACTER STUDY

- Elgin, Central and Memorial Neighbourhoods, Municipality of Clarington
- Stouffville Heritage Conservation District Study (Project Lead 2021-2022)
- Town of Aurora Heritage Register Update

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