

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

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

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

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

**WARD(S) INVOLVED:** Ward 10

**DATE OF REPORT:** January 18, 2023

**REPORT NO.:** DSD-2023-049

**SUBJECT:** Draft Heritage Impact Assessment (HIA)  
83-97 Victoria Street North

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## RECOMMENDATION:

For information.

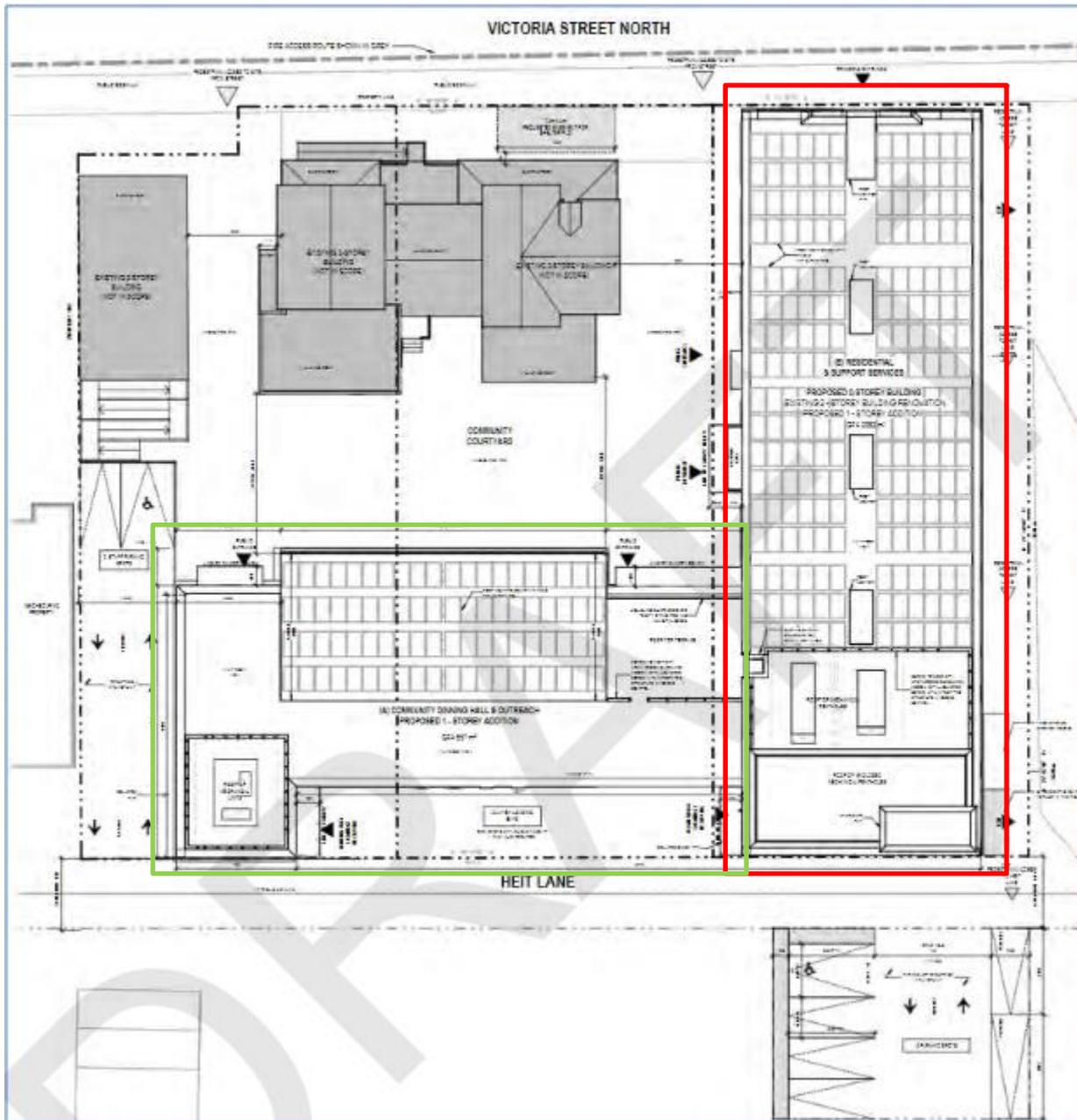
## REPORT:

The Planning Division is in receipt of a draft Heritage Impact Assessment (HIA) dated December 2, 2022, prepared by LHC Heritage Planning and Archaeology regarding a proposal to redevelop the subject properties municipally addressed as 83-97 Victoria Street North. 83-87 Victoria Street North have no heritage status. 97 Victoria Street North is listed as a non-designated property of cultural heritage value or interest on the City's Municipal Heritage Register. Additionally, the subject properties are also located adjacent to the Warehouse District Cultural Heritage Landscape (CHL), and 70 Francis Street North, which is also listed as a non-designated property of cultural heritage interest or value on the City's Municipal Heritage Register.

The proposed development includes two additions:

- An addition to the existing building at 97 Victoria Street North which will increase its building height from 2 storeys to three storeys (Fig. 1).
- A one-storey addition adjacent to the existing building at 97 Victoria Street North extending along the southeast portion of the property (Fig. 1).

The proposed development includes 44 affordable rental housing units and relocating the St. John's Kitchen to a new one-storey dining hall and community clinic on-site for counselling and recreation. A severance application to divide the site for financing purposed was approved by the Committee of Adjustment on January 17, 2023. The development proposal has received conditional site plan approval, subject to several conditions, including final approval of the Heritage Impact Assessment by the Director of Planning.



**Figure 1: Proposed addition on the existing building located at 97 Victoria Street North highlighted in red, and the adjacent addition highlighted in green.**

Since 83-87 Victoria Street North do not have any heritage status, they were not assessed for cultural heritage value in the HIA. However, according to the HIA, 97 Victoria Street North meets criteria for designation and would be eligible for designation under Part IV of the *Ontario Heritage Act*.

The applicant's heritage consultant will attend the February 7, 2023, meeting of Heritage Kitchener to answer any questions the Committee may have. Heritage Planning staff are in the process of reviewing the HIA and are seeking the committee's input and comments which will be taken into consideration as part of staff review of the HIA and processing of

related Planning Act Applications. A motion or recommendation to Council will not be required at the February meeting.

**STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

**FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

**COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the council / committee meeting.

**PREVIOUS REPORTS/AUTHORITIES:**

- *Ontario Heritage Act, 2021*

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

**ATTACHMENTS:**

Attachment A – Draft Heritage Impact Assessment (HIA) – 83-97 Victoria Street  
North