

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: March 7, 2023

SUBMITTED BY: Garett 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 5

DATE OF REPORT: February 14, 2023

REPORT NO.: DSD-2023-080

SUBJECT: Draft Heritage Impact Assessment (HIA)
1385 Bleams Road
Proposed Construction of 8 Three-Storey Townhomes

RECOMMENDATION:

For information.

REPORT:

The Planning Division is in receipt of a draft Heritage Impact Assessment (HIA) dated January 9, 2023, prepared by CHC Limited regarding a proposal to redevelop the subject lands municipally addressed as 1385 Bleams Road. The subject property is designated under Part IV of the *Ontario Heritage Act*.

The existing building is also known as the Williamsburg School, constructed in 1864 and is one of the last remaining buildings of the former Hamlet of Williamsburg. The original building was a rectangular, gabled-roof, granite fieldstone structure. There have been two additions to the house, one in 1874, and one in 1987 (both located at the back of original structure).

The proposed development includes the construction of 8 (eight), three-storey townhomes on the western half of the property, towards the rear of the designated building. To facilitate this development, a future consent application to sever the existing lot will also need to be submitted.

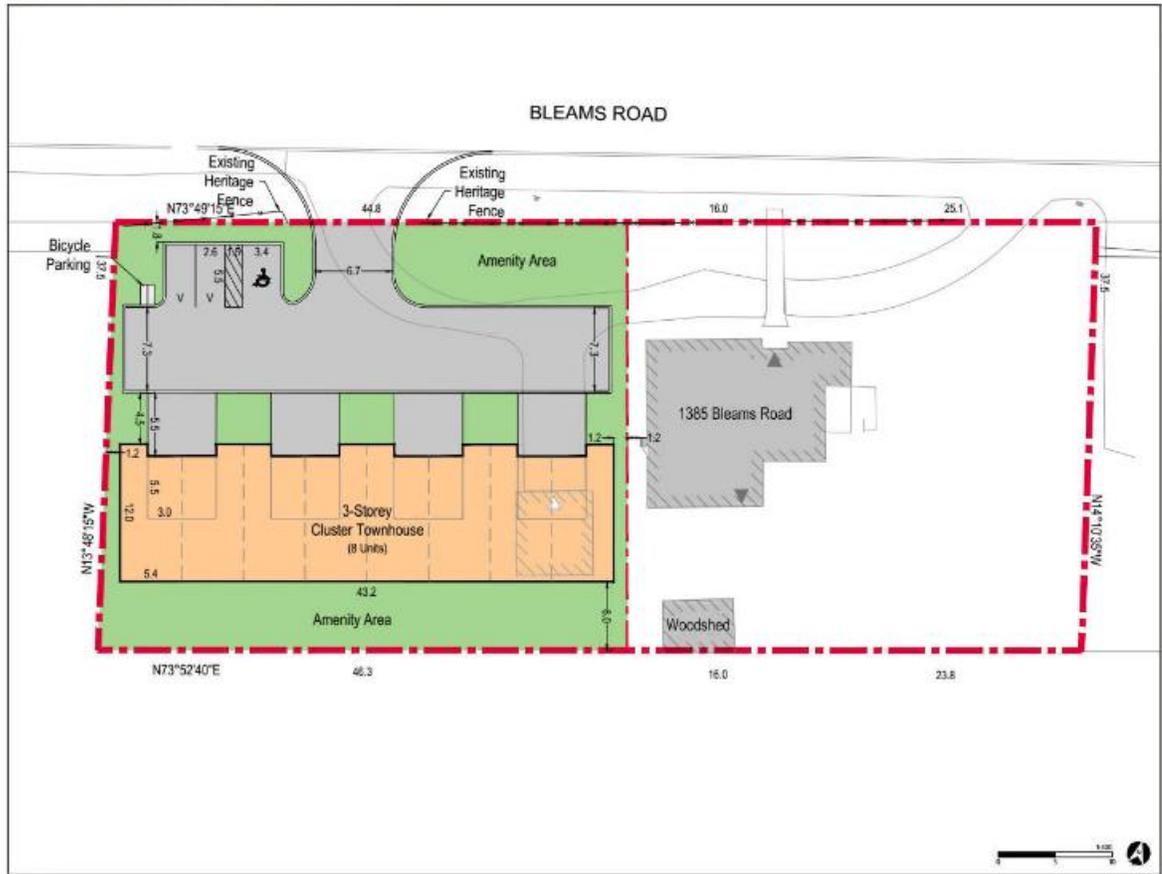


Figure 1: Proposed Concept Plan for the development. Source: Draft HIA

The applicant’s planning consultant and architect will attend the March 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 comments which will be taken into consideration as part of the staff review of the HIA and processing of related Planning Act applications. A motion or recommendation to Council is not required for the March meeting.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

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

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

COMMUNITY ENGAGEMENT:

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

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Draft Heritage Impact Assessment (HIA) – 1385 Bleams Road

Attachment B – Designating By-law 87-309 – 1385 Bleams Road