



## **Heritage Kitchener Committee Minutes**

**December 2, 2025, 4:00 p.m.  
Council Chambers  
City of Kitchener  
200 King Street W, Kitchener, ON N2G 4G7**

**Present:** Councillor D. Chapman, Member  
Councillor C. Michaud, Member  
J. Haalboom, Chair  
P. Ciuciura, Member  
N. Pikulski, Vice Chair  
L. Wilson, Member  
G. Eveleigh, Member  
M. Milosz, Member  
R. Schweitzer, Member

**Staff:** G. Stevenson, Director, Development & Housing Approvals  
S. Bassanese, Manager, Site Plan  
D. Choudhry, Heritage Planner  
V. Grohn, Heritage Planner  
M. Mills, Committee Coordinator

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### **1. Commencement**

The Heritage Kitchener Committee held a meeting this date commencing at 4:04 p.m.

### **2. Disclosure of Pecuniary Interest and the General Nature Thereof**

#### **2.1 G. Eveleigh - HPA-2025-IV-024 - 1385 Bleams Road, DSD-2025-462**

G. Eveleigh declared a pecuniary interest with respect to Heritage Permit Application HPA-2025-IV-024 - 1385 Bleams Road, DSD-2025-462 on the

agenda this date due to their employment. Accordingly, G. Eveleigh did not participate in any discussion or vote regarding this matter.

### **3. Discussion Items**

#### **3.1 Heritage Permit Application HPA-2025-IV-024 - 1385 Bleams Road, DSD-2025-462**

The Committee considered Heritage Permit Application, HPA-2025-IV-024, for the property municipally addressed as 1385 Bleams Road, as outlined in Development Services Department report DSD-2025-462.

D. Choudhry provided an overview of the report. G. Stevenson, and S. Bassanese, Manager, Site Plan were also in attendance to respond to questions from the Committee.

O. Scott, CHC Ltd., A. Solomes and I. Solomes, the property owners were in attendance to respond to questions from the Committee. In response to questions from the Committee, A. Solomes stated that Staff's proposed condition of approval for the subject application requiring an easement agreement for the restoration of the belfry could leave the property owner liable for an unlimited, potentially significant cost.

In response to questions from the Committee regarding the proposed easement agreement, D. Choudhry noted the agreement will be drafted in collaboration with the property owner, as such, the property owner will have the opportunity to propose terms to the agreement. Further, D. Choudhry noted the property owners could consider resources offered by the City to eligible applicants such as the Heritage Grant Program to address costs associated with restoring the belfry. Lastly, D. Choudhry noted, the easement agreement is only related to the belfry, as such, Staff do not believe that the property owner is subject to unlimited financial liability.

It was noted the recommendation arising from this matter will be forwarded to Council for consideration on December 15, 2025.

**Moved by L. Wilson**

**it was resolved that:**

"That pursuant to Section 34 of the Ontario Heritage Act, Heritage Permit Application HPA-2025-IV-024 be approved to permit the demolition of a shed, two additions, and belfry at the property municipally addressed as 1385 Bleams Road, in accordance with the supplementary information

submitted with this application, and subject to the following conditions as outlined in Development Services Department Report, DSD-2025-462:

1. That the Heritage Impact Assessment Addendum be approved by the Director of Development and Housing Approvals prior to the issuance of this permit;
2. That the Owners enter into a heritage easement agreement with the City in accordance with Section 37 of the Ontario Heritage Act for the restoration/reconstruction of the belfry prior to the issuance of this permit;
3. That the building permit be reviewed, and heritage clearance be provided by Heritage Planning staff prior to the issuance of a building permit to facilitate the restoration/reconstruction of the belfry;
4. The heritage clearance be provided by heritage planning staff prior to the issuance of a demolition permit for the demolition of the shed and c.1920s and 1987 addition."

**Carried**

### **3.2 Heritage Permit Application HPA-2025-V-025 - 50-56 Weber Street West and 107 Young Street, DSD-2025-464**

The Committee considered Heritage Permit Application, HPA-2025-V-025, for the property municipally addressed as 50-56 Weber Street West and 107 Young Street, as outlined in Development Services Department report, DSD-2025-464.

G. Stevenson provided an overview of the report noting Staff received a revised drawing of the proposed building this date indicating a change in colour of the roof of the building.

S. Burrows, Facet Design Studios, D. Currie and C. Kirwan, MHBC Planning were in attendance in support of the application. In response to questions from the Committee, S. Burrows was noted the design of the proposed development commemorates some of the heritage attributes of the existing buildings.

It was noted the recommendation arising from this matter will be forwarded to Council for consideration on December 15, 2025.

**Moved by N. E'Silva**

**it was resolved that:**

"That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2025-V-025 be approved to permit the demolition of the rear porch at 107 Young Street, and the construction of an 8-storey building at the properties municipally addressed as 50-56 Weber Street West and 107 Young Street, in accordance with the supplementary information submitted with the application, and subject to the following conditions as outlined in Development Services Department report DSD-2025-464:

1. That the final Phase II Heritage Impact Assessment be approved by the Director of Development and Housing Approvals prior to final site plan approval;
2. That the final building elevations be reviewed and approved by the City's Heritage Planner prior to the issuance of this heritage permit; and
3. That the final building permit be reviewed, and heritage clearance be provided by Heritage Planning staff prior to the issuance of the building permit for the building."

**Carried**

### **3.3 Heritage Permit Application HPA-2025-IV-026, 115-119 King Street West, DSD-2025-473**

The Committee considered Heritage Permit Application, HPA-2025-IV-026, 115-119 King Street West, as outlined in Development Services Department report, DSD-2025-473.

V. Grohn provided an overview of the report. G. Stevenson, and S. Bassanese, Manager, Site Plan were also in attendance to respond to questions from the Committee.

It was noted the recommendation arising from this matter would be processed under Delegated Approval Authority as it received unanimous consent from the Committee.

**Moved by P. Arens**

**it was resolved that:**

"That pursuant to Section 33 of the Ontario Heritage Act, Heritage Permit Application HPA-2025-IV-026 be approved to permit repairs to the front façade on the property municipally addressed as 115-119 King Street

West, in accordance with the supplementary information submitted with the application, subject to the following conditions as outlined in Development Services Department report DSD-2025-473:

1. That samples of existing mortar and proposed mortar for brick masonry and for cast stone masonry be reviewed and approved by Heritage Planning staff prior to commencing repointing;
2. That samples of the proposed salvaged bricks be reviewed and approved by Heritage Planning staff prior to commencing any brick replacements;
3. That a sample mockup wall that is 1 foot by 1 foot with the same depth of the existing cast stone façade and the replacement of the damaged dentil unit be reviewed and approved by Heritage Planning staff prior to commencing cast stone repairs and replacements; and further,
4. That the final building permit drawings be reviewed and Heritage Planning staff provide heritage clearance to issue the building permit."

**Carried unanimously**

### **3.4 Update to Delegated Approval Authority By-law, DSD-2025-465**

The Committee considered the proposed updates to Delegated Approval Authority By-law, as outlined in Development Services Department report DSD-2025-465.

V. Grohn provided an overview of the report. G. Stevenson, S. Bassanese and D. Choudhry were also in attendance to respond to questions from the Committee.

In response to questions from the Committee, V. Grohn noted that Staff currently forward Heritage Permit Applications for Part V Designated properties to the district representative on the Heritage Kitchener Committee for review. In the case where there is no district representative on the Committee, those applications are forwarded to the Committee Chair. V. Grohn clarified that Staff are proposing that approval of Heritage Permit Applications for Part IV Designated properties be delegated to Staff as those properties are not typically located within a Heritage Conservation District. Further, heritage permit application requests for Part IV Designated properties are usually minor in nature and compliant with their designating by-law. V. Grohn also noted, the proposed change to the delegated approval authority process will ensure applications are processed in a more timely matter. D. Choudhry further advised that the Ontario Heritage Act requires Part IV applications be processed within 90 days, and as

there is increase in the number of Part IV designated properties in the City, Staff are seeking to process applications in a more streamlined manner.

A motion was brought forward by Councillor D. Chapman to approve the recommendation outlined in DSD-2025-465 including an amendment that all Part IV applications processed by Staff through the proposed Delegated Approval Authority process be forwarded to the Chair of the Heritage Kitchener Committee for consent to approve.

It was requested that the amendment be voted on separately. The amendment was then voted on and was **Carried**.

The recommendation, as amended was then voted on and was **Carried**.

It was noted any recommendation arising from this matter will proceed to Council for consideration on December 15, 2025.

**it was resolved that:**

"That the draft by-law attached as Appendix 'A' to Development Services Department report, DSD-2025-465 be enacted, as amended by Heritage Kitchener, to repeal and replace Chapter 642 of the City of Kitchener Municipal Code regarding the delegation of power to consent to alterations to properties designated under Part IV and Part V of the Ontario Heritage Act."

**Carried, as amended**

### **3.5 Status Updates - Bill 23 Municipal Heritage Register Review, DSD-2025-467**

The Committee considered the Status Updates - Bill 23 Municipal Heritage Register Review, as outlined in Development Services Department report, DSD-2025-467.

V. Grohn provided an overview of the report. G. Stevenson, and S. Bassanese were also in attendance to respond to questions from the Committee.

It was noted the recommendation arising from this matter would be processed under Delegated Approval Authority as it received unanimous consent from the Committee.

**Moved by L. Wilson**

**it was resolved that:**

"The pursuant to Section 29 of the Ontario Heritage Act, the cultural heritage value or interest be recognized, and designation be pursued for the following properties as outlined in Development Services Depart report, DSD-2025-467:

- 350 Park Street
- 44 Rusholme Road"

**Carried unanimously**

**4. Information Items**

**4.1 Heritage Permit Applications Tracking Sheet**

**5. Adjournment**

On motion, this meeting adjourned at 6:03 p.m.

Marilyn Mills  
Committee Coordinator