



Heritage Kitchener Committee Minutes

**October 3, 2023, 4:00 p.m.
Council Chambers
City of Kitchener
200 King Street W, Kitchener, ON N2G 4G7**

Present: J. Haalboom, Chair
Councillor D. Chapman, Member
Councillor C. Michaud, Member
D. Vongphakdy, Member
I. Bodendorfer, Member
P. Ciuciura, Member
S. Eckel-Braun, Member
N. Pikulski, Member
A. Portengen, Member

Staff: G. Stevenson, Manager, Development Review
N. Goss, Manager, Policy and Research
J. Vieira, Heritage Planner
V. Grohn, Heritage Planner
J. Zunic, Senior Planner
M. Mills, Committee Administrator

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

None.

3. Discussion Items

3.1 Heritage Permit Application HPA-2023-IV-020, 307 Queen Street South, Replacement of Portion of Roof, DSD-2023-414

The Committee considered Development Services Department report DSD-2023-414 dated September 8, 2023, recommending approval of Heritage Permit Application (HPA) HPA-2023-IV-020 to permit replacement of a portion of the roof on the property municipally addressed at 307 Queen Street South. The property is designated under Part IV of the *Ontario Heritage Act* and is located on the northeast corner of Queen Street South and Courtland Avenue East.

V. Grohn presented an overview of the staff report. G. Stevenson was 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.

On motion by I. Bodendorfer

it was resolved:

"That pursuant to Section 33 of the Ontario Heritage Act, Heritage Permit Application HPA-2023-IV-020, as outlined in Development Services Department report DSD-2023-414, be approved to permit the replacement of a portion of the roof on the property municipally addressed as 307 Queen Street South."

Carried unanimously

3.2 Heritage Permit Application HPA-2023-V-021, 107 David Street, Alterations of Existing Rear Addition and Replacement or Alteration of Windows, DSD-2023-418

The Committee considered Development Services Department report DSD-2023-418 dated September 12, 2023, recommending approval of Heritage Permit Application (HPA) HPA-2023-V-021 to permit alterations to the fenestration and cladding of an existing rear addition, alterations to the openings of some rear and rear-side window openings, and the replacement of windows where necessary with like-units on the property municipally addressed as 107 David Street, subject to conditions. The building is designated under Part V of the *Ontario Heritage Act* and is located within the Victoria Park Area Heritage Conservation District (VPAHCD).

J. Viera presented an overview of the staff report. G. Stevenson was 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.

On motion by Councillor D. Chapman

it was resolved:

"That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2023-V-021, as outlined in Development Services Department report DSD-2023-418, requesting permission for:

1. Alterations to the fenestration and cladding of an existing rear addition;
2. Alterations to the openings of some rear and rear-side window openings; and
3. The replacement of windows where necessary with like-units

On the property municipally addressed as 107 David Street, be approved in accordance with the supplementary information submitted with the application and subject to the following conditions:

- a. That the existing vegetation in the rear yard be maintained if feasible and additional screening measures be identified for implementation along the southwestern property line to the satisfaction of Heritage Planning Staff prior to the issuance of a building permit;
- b. That samples of proposed materials be submitted to Heritage Planning Staff for review prior to the issuance of a building permit;
- c. That a complete list and documentation identifying damaged windows to be replaced be provided to Heritage Planning Staff for review prior to the issuance of a building permit; and
- d. That final building permit drawings be reviewed, and heritage clearance provided by Heritage Planning Staff prior to the issuance of a building permit."

Carried unanimously

3.3 Notice of Intention to Designate 87 Scott Street and 82 Weber Street East under Part IV of the Ontario Heritage Act, DSD-2023-416

The Committee considered Development Services Department report DSD-2023-416, dated September 12, 2023 recommending Notice of Intention to Designate 79-87 Scott and 66-82 Weber Street East as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act.

J. Vieira provided an overview of the staff report and responded to questions from the Committee. G. Stevenson was also in attendance to respond to questions from the Committee.

It was noted any recommendation arising from this matter would be considered at the Council meeting taking place on October 16, 2023.

On motion by P. Ciuciura

it was resolved:

"That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 79-87 Scott Street/66-82 Weber Street East as being of cultural heritage value or interest, as outlined in Development Services Department report DSD-2023-416."

Carried

3.4 Notice of Intention to Designate 120 Victoria Street South under Part IV of the Ontario Heritage Act, DSD-2023-410

The Committee considered Development Services Department report DSD-2023-410, dated September 7, 2023 recommending Notice of Intention to Designate 120 Victoria Street South as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*.

V. Grohn provided an overview of the staff report and responded to questions from the Committee. G. Stevenson was also in attendance to respond to questions from the Committee.

It was noted any recommendation arising from this matter would be considered at the Council meeting taking place on October 16, 2023.

On motion by Councillor D. Chapman

it was resolved:

"That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 120 Victoria Street South as being of cultural

heritage value or interest, as outlined in Development Services Department report DSD-2023-410."

Carried

3.5 Notice of Intention to Designate 28 Burgetz Avenue under Part IV of the Ontario Heritage Act, DSD-2023-412

The Committee considered Development Services Department report DSD-2023-412, dated September 8, 2023 recommending Notice of Intention to Designate 28 Burgetz Avenue as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*.

V. Grohn provided an overview of the staff report and responded to questions from the Committee. G. Stevenson was also in attendance to respond to questions from the Committee.

It was noted any recommendation arising from this matter would be considered at the Council meeting taking place on October 16, 2023.

On motion by A. Portengen

it was resolved:

"That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 28 Burgetz Avenue as being of cultural heritage value or interest, as outlined in Development Services Department report DSD-2023-412."

Carried

3.6 Lower Doon Secondary Plan - Cultural Heritage Landscape, DSD-2023-395

The Committee considered Development Services Department report DSD-2023-395, dated August 30, 2023 regarding a Draft Cultural Heritage Landscape (CHL) Study for Lower Doon.

J. Vieira presented an overview of the staff report noting staff are proposing designating the subject study area as a Cultural Heritage Landscape under the Ontario Heritage Act. J. Vieira provided an overview of the recommendations outlined in the CHL study, advising there is no recommendation required from the Committee however, staff are seeking the Committee's feedback. G. Stevenson,

J. Zunic, Senior Planner and N. Goss, Manager, Policy and Research were also in attendance to respond to questions from the Committee.

In response to questions from the Committee, J. Vieira noted this project is the first cultural heritage landscape being implemented in the City of Kitchener. In response to further questions from the Committee, it was noted the Doon Valley Golf Course was not included within the subject cultural heritage landscape as it was determined the golf course qualifies as its' own independent cultural heritage landscape. Further, the golf course is an individually listed property in the City's municipal heritage register thus warrants merit to be analyzed for its' individual heritage significance. It was also noted the golf course expands into Cambridge thus any cultural heritage landscape work will require coordination with the City of Cambridge. Lastly, it was noted the golf course is geographically separated from the boundaries proposed for the Lower Doon cultural heritage landscape.

G. Stevenson noted, as part of the Bill 23 implementation work, Staff did not place high priority on the designation of the Doon Valley golf course as it is owned by the City of Kitchener. It was noted, designation of the Doon Valley golf course can be addressed in Staff's 2024 Workplan.

J. Vieira advised next steps in this process includes identifying the Lower Doon CHL on Map 9 of the Kitchener Official Plan through an Official Plan Amendment and, incorporating policies into a new section of the Official Plan dedicated to CHL implementation within Kitchener. It was noted the City will also be pursuing designation of Willow Lake Park and 1810 Old Mill Road/ the Grand River Natural Area (Old Mill).

3.7 Status Updates - Bill 23 Municipal Heritage Register Review

J. Vieira provided an update on the work to date that has been completed by the Committee and Heritage Planning staff related to the Bill 23 Municipal Heritage Register Review noting:

- The Committee has considered 10 properties for heritage designations as of this date.
- Staff anticipate bringing forward 12-14 properties for the Committee's consideration for heritage designation at the November 2023 Committee meeting.
- 12 property owners have been contacted for designation this date and staff have received 2 responses from the property owners, both indicating support.

4. Information Items

4.1 Heritage Permit Application Tracking Sheet

5. Adjournment

On motion, this meeting adjourned at 4:59 p.m.

Marilyn Mills
Committee Administrator