



## **Heritage Kitchener Committee Minutes**

**November 7, 2023, 4:00 p.m.  
Council Chambers  
City of Kitchener  
200 King Street W, Kitchener, ON N2G 4G7**

**Present:** P. Ciuciura, Member  
D. Vongphakdy, Member  
I. Bodendorfer, Member  
S. Eckel-Braun, Member  
N. Pikulski, Member  
A. Portengen, Member

**Staff:** G. Stevenson, Manager, Development Review  
V. Grohn, Heritage Planner  
J. Vieira, Heritage Planner  
R. Chowdhury, Student Planner  
M. Mills, Committee Administrator

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### **1. Commencement**

The Heritage Kitchener Committee held a meeting this date commencing at 4:02 p.m.

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

There were no conflicts declared.

### **3. Discussion Items**

#### **3.1 Heritage Permit Application HPA-2023-V-023, 1115 Doon Village Road, Replacement of 14 Wood Windows with Double Hung Windows, DSD-2023-447**

The Committee considered Development Services Department report DSD-2023-447, dated October 2, 2023, recommending approval of Heritage Permit Application (HPA) HPA-2023-V-023 to permit the replacement of 14 wood windows with double hung wood windows at the property municipally addressed as 1115 Doon Village Road.

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

B. Barrie was in attendance to answer 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 I. Bodendorfer**

**it was resolved:**

"That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2023-V-023 be approved, as outlined in Development Services Department report DSD-2023-447, to permit the replacement of 14 wood windows with double hung wood windows on the property municipally addressed as 1115 Doon Village Road, in accordance with the supplementary information submitted with the application."

**Carried unanimously**

### **3.2 Heritage Permit Application HPA-2023-IV-027, 90-92 Queen Street South, Partial Demolition with Retention of Façade and New Construction of a 44-storey Residential Tower, DSD-2023-480**

The Committee considered Development Services Department report DSD-2023-480, dated October 17, 2023, recommending approval of Heritage Permit Application (HPA) HPA-2023-IV-027 to permit the partial demolition with retention of façade, and the new construction of a 44-storey residential tower, for the property municipally addressed as 90-92 Queen Street South.

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.

**Moved by I. Bodendorfer**

**it was resolved:**

"That pursuant to Sections 30(2), 33, and 34 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2023-IV-027 be approved, as outlined in Development Services Department report DSD-2023-480, to permit:

1. The partial demolition excluding the Art Deco front façade; and
2. The new construction of a 44-storey residential tower

On the subject property municipally addressed as 90-92 Queen Street South, subject to the following conditions:

- a. That the final Heritage Impact Assessment and Conservation Plan be submitted and approved by the Director of Planning prior to the issuance of a Heritage Permit;
- b. That a final Temporary Protection Plan, including a Demolition and Stabilization Plan and Structural Assessment Report, be submitted to the satisfaction of the City's Manager of Development Review and the City's Heritage Planner prior to the issuance of a Heritage Permit;
- c. That a final Risk Management Plan, including a Vibration Monitoring Plan, be submitted to the satisfaction of the City's Manager of Development Review and the City's Heritage Planner prior to the issuance of a Heritage Permit;
- d. That a final Documentation and Salvage Plan be submitted to the satisfaction of the City's Manager of Development Review and the City's Heritage Planner prior to the issuance of a Heritage Permit;
- e. That a final Commemoration and Interpretation Plan be submitted to the satisfaction of the City's Manager of Development Review and the City's Heritage Planner prior to the issuance of a Heritage Permit;
- f. That final building elevations be submitted for review to the satisfaction of the City's Heritage Planner in consultation with the City's Urban Designer prior to the issuance of a Heritage Permit;
- g. That the final demolition permit be reviewed, and heritage clearance provided by Heritage Planning Staff prior to the issuance of a demolition permit; and

- h. That the final building permit 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 149-151 Ontario Street North under Part IV of the Ontario Heritage Act, DSD-2023-478**

The Committee considered Development Services Department report DSD-2023-478, dated October 13, 2023 recommending Notice of Intention to Designate 149-151 Ontario Street North as being of cultural heritage value or interest, under Part IV of the Ontario Heritage Act.

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 any recommendation arising from this matter would be considered at the Council meeting taking place on December 11, 2023.

**Moved by D. Vonghpakdy**

**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 149-151 Ontario Street North as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-478."

**Carried**

**3.4 Notice of Intention to Designate 628 New Dundee Road under Part IV of the Ontario Heritage Act, DSD-2023-482**

The Committee considered Development Services Department report DSD-2023-482, dated October 18, 2023 recommending Notice of Intention to Designate 628 New Dundee Road 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.

D. Galbraith, UP Consulting & J. Atchinson, SRM Architects provided a presentation and responded to questions from the Committee, noting support for the staff recommendation.

It was noted any recommendation arising from this matter would be considered at the Council meeting taking place on December 11, 2023.

**Moved by I. Bodendorfer**

**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 628 New Dundee Road as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-482."

**Carried**

### **3.5 Notice of Intention to Designate the Front Façade of 144-150 King Street West under Part IV of the Ontario Heritage Act, DSD-2023-467**

The Committee considered Development Services Department report DSD-2023-467, dated October 16, 2023 recommending Notice of Intention to Designate 144-150 King Street West 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 December 11, 2023.

**Moved 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 144-150 King Street West as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-467."

**Carried**

**3.6 Notice of Intention to Designate 24 Courtland Avenue East under Part IV of the Ontario Heritage Act, DSD-2023-456**

The Committee considered Development Services Department report DSD-2023-456, dated October 5, 2023 recommending a Notice of Intention to Designate 24 Courtland Avenue East as being of cultural heritage value or interest, under Part IV of the *Ontario Heritage Act*.

V. Grohn, Heritage Planner 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 December 11, 2023.

**Moved by I. Bodendorfer**

**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 24 Courtland Avenue East as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-456."

**Carried**

**3.7 Notice of Intention to Designate 26 Courtland Avenue East under Part IV of the Ontario Heritage Act, DSD-2023-457**

The Committee considered Development Services Department report DSD-2023-457, dated October 5, 2023 recommending a Notice of Intention to Designate 26 Courtland Avenue East as being of cultural heritage value or interest, under Part IV of the *Ontario Heritage Act*.

V. Grohn, Heritage Planner provided an overview of the staff report. 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 December 11, 2023.

**Moved by S. Eckel-Braun**

**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 26 Courtland Avenue East as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-457."

**Carried**

**3.8 Notice of Intention to Designate 58 Queen Street South under Part IV of the Ontario Heritage Act, DSD-2023-458**

The Committee considered Development Services Department report DSD-2023-458, dated October 5 2023 recommending a Notice of Intention to Designate 58 Queen 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. 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 December 11, 2023.

**Moved 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 58 Queen Street South as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-458."

**Carried**

**3.9 Notice of Intention to Designate 66 Queen Street South under Part IV of the Ontario Heritage Act, DSD-2023-459**

The Committee considered Development Services Department report DSD-2023-459, dated October 6, 2023 recommending a Notice of Intention to Designate 66 Queen 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. 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 December 11, 2023.

**Moved by N. Pikulski**

**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 66 Queen Street South as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-459."

**Carried**

**3.10 Notice of Intention to Designate 73 Young Street under Part IV of the Ontario Heritage Act, DSD-2023-460**

The Committee considered Development Services Department report DSD-2023-460, dated Month day, 2023 recommending a Notice of Intention to Designate 73 Young Street as being of cultural heritage value or interest, under Part IV of the *Ontario Heritage Act*.

V. Grohn, Heritage Planner provided an overview of the staff report. 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 December 11, 2023.

**Moved 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 73 Young Street as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-460."

**Carried**

**3.11 Notice of Intention to Designate 4 King Street East/1 Queen Street North under Part IV of the Ontario Heritage Act, DSD-2023-479**



The Committee considered Development Services Department report DSD-2023-479, dated October 10, 2023 recommending a Notice of Intention to Designate 4 King Street East/1 Queen Street North as being of cultural heritage value or interest, under Part IV of the *Ontario Heritage Act*

R. Chowdhury provided an overview of the staff report. 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 December 11, 2023.

**Moved by D. Vongphakdy**

**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 4 King Street East/1 Queen Street North as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-479."

**Carried**

### **3.12 Notice of Intention to Designate 2-22 Duke Street East under Part IV of the Ontario Heritage Act, DSD-2023-462**

The Committee considered Development Services Department report DSD-2023-462, dated October 13, 2023 recommending a Notice of Intention to Designate 2-22 Duke 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. 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 December 11, 2023.

**Moved by I. Bodendorfer**

**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 2-22 Duke Street East as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-462."

**Carried**

**3.13 Notice of Intention to Designate 40 Chapel Hill Drive under Part IV of the Ontario Heritage Act, DSD-2023-463**

The Committee considered Development Services Department report DSD-2023-463, dated October 10, 2023 recommending a Notice of Intention to Designate 40 Chapel Hill Drive 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. 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 December 11, 2023.

**Moved by S. Eckel-Braun**

**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 40 Chapel Hill Drive as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-463."

**Carried**

**3.14 Notice of Intention to Designate 54-68 King Street West under Part IV of the Ontario Heritage Act, DSD-2023-464**

The Committee considered Development Services Department report DSD-2023-464, dated October 13, 2023 recommending a Notice of Intention to Designate 54-68 King Street West 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. 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 December 11, 2023.

**Moved 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 54-68 King Street West as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-464."

**Carried**

**3.15 Notice of Intention to Designate 67 King Street East under Part IV of the Ontario Heritage Act, DSD-2023-465**

The Committee considered Development Services Department report DSD-2023-465, dated October 11, 2023 recommending a Notice of Intention to Designate 67 King 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. 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 December 11, 2023.

**Moved by D. Vongphakdy**

**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 67 King Street East as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-465."

**Carried**

**3.16 Notice of Intention to Designate 70 Francis Street North under Part IV of the Ontario Heritage Act, DSD-2023-466**

The Committee considered Development Services Department report DSD-2023-466, dated October 12, 2023 recommending a Notice of Intention to Designate 70 Francis Street North 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. 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 December 11, 2023.

**Moved by N. Pikulski**

**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 70 Francis Street North as being of cultural heritage value or interest as outlined in Development Services Department report DSD-2023-466."

**Carried**

### **3.17 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 24 properties for heritage designation in 2023.
- Staff anticipate bringing forward the next round of updated Statements of Significance in January 2024.
- Staff anticipate bringing forward the next round of property assignments for the Committee's review in March 2024.

## **4. Information Items**

### **4.1 City of Kitchener - 2023-2026 Strategic Plan and 20 Year Vision**

### **4.2 Heritage Permit Application Tracking Sheet**

## **5. Adjournment**

On motion, this meeting adjourned at 5:01 p.m.

Marilyn Mills  
Committee Administrator