Heritage Kitchener Committee
Agenda

Tuesday, November 1, 2022, 4:00 p.m. - 6:00 p.m.

Electronic Meeting

People interested in participating in this meeting can register to participate electronically by completing the online delegation registration form at www.kitchener.ca/delegation or via email at delegation@kitchener.ca. For those who are interested in accessing the meeting live-stream video it is available at www.kitchener.ca/watchnow.

Please refer to the delegations section on the agenda below for registration deadlines. Written comments will be circulated prior to the meeting and will form part of the public record.

Accessible formats and communication supports are available upon request. If you require assistance to take part in a city meeting or event, please call 519-741-2345 or TTY 1-866-969-9994.

Pages

1. **Commencement**

2. **Delegations**
   Pursuant to Council's Procedural By-law, delegations are permitted to address the Committee for a maximum of five (5) minutes. Delegates must register by 2:00 p.m. on November 1, 2022, in order to participate electronically.

   2.1. **Item 3.1. Matt Bolen, Edge Architects**

   2.2. **Item 3.1. Drew Hauser, Kanika Kaushal, mcCallumSather**

   2.3. **Item 3.2. Owen Scott, CHC Architects**

   2.4. **Item 3.3. Ben Eby, NEO Developments Inc.**

3. **Discussion Items**

3.1.	**Heritage Permit Application HPA-2022-V-027, Victoria Park Boathouse Proposed Alterations, New Addition and Patio, DSD-2022-450**	25 m	3
3.2.	**Draft Scoped Heritage Impact Assessment (HIA), 2219 Ottawa Street South and 808 Trussler Road, DSD-2022-466**	20 m	105

3.3.	Heritage Permit Application HPA-2022-V-026, 170 David Street, Demolition of Rear Addition, Excavation for Basement, Construction of New Addition, DSD-2022-442	15 m	204
3.4.	Sub-Committee Updates	15 m	
3.5.	Status Updates - Heritage Best Practices Update and 2022 Priorities, Heritage Impact Assessment Follow-ups	5 m	

4. Information Items

4.1.	Heritage Permit Application Tracking Sheet	225

5. Adjournment

Mariah Blake
Committee Administrator

REPORT TO:	**Heritage Kitchener**
DATE OF MEETING:	**November 1, 2022**
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 9**
DATE OF REPORT:	**September 29, 2022**
REPORT NO.:	**DSD-2022-450**
SUBJECT:	**HPA-2022-V-027** **Victoria Park Boathouse** **Proposed Alterations, New Addition and Patio**

RECOMMENDATION:

That pursuant to Section 42 of the *Ontario Heritage Act,* Heritage Permit Application HPA-2022-V-027 be approved to permit the alterations of the Boathouse, the new addition and patio on the property municipally addressed as 57 Jubilee Drive in accordance with the supplementary information submitted with the application and subject to the following conditions:

1. **That the Scoped Heritage Impact Assessment be approved by the Director of Planning prior to the issuance of this permit and final site plan approval;**
2. **That the final signage and any additional lighting be detailed on a Site Lighting Plan, to be reviewed and approved by the City's Heritage Planner prior to the issuance of the final site plan approval;**
3. **That the design and content of the commemorative plaque be reviewed and approved by the City's Heritage Planner prior to the issuance of the final site plan approval;**
4. **That the final proposed materials for the proposed alterations to the Boathouse, new addition and patio be shown on detailed Building Elevation Plans, to be reviewed and approved by the City's Heritage Planner, prior to the issuance of this permit and final site plan approval; and**
5. **That the final building permit be reviewed and approved by the City's Heritage Planner prior to the issuance of a building permit in accordance with the final approved site plan.**

REPORT HIGHLIGHTS:

- The purpose of this report is to present staff's recommendation to approve the proposed alterations of the Boathouse, including a new proposed addition and cantilevered patio on the property municipally addressed as 57 Jubilee Drive (within Victoria Park).

- The key finding of this report is that the proposed development will not adversely impact Victoria Park or the Victoria Park Area Neighborhood Heritage Conservation District.
- There are no financial implications to the City associated with this report.
- Community engagement included posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2022-V-027 proposes several alterations to the existing Boathouse building, including a new addition on the west (side) façade of the building, as well a cantilevered patio extending over the water (Victoria Park Lake) at the subject property municipally addressed as 57 Jubilee Drive. The building is located within the Victoria Park Area Neighborhood Conservation District and is designated under Part V of the *Ontario Heritage Act*. The building was originally built in 1929 but was heavily modified after a fire in 1967. The building is City-owned and it currently vacant and not in use. The proposed development provides an opportunity for the adaptive re-use of the existing Boathouse through some alterations of the existing window and door openings as well as introducing new openings. Mitigation measures, including but not limited to, installing planter beds in various place around the subject property, having a clearly distinguishable but compatible addition, installing a commemorative plaque, and ensuring that other design interventions are compatible will ensure that the proposed development does not have an adverse negative impact on the existing Boathouse building, Victoria Park, or the Victoria Park Area Heritage Conservation District.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2022-V-027 seeking permission to make alterations to the Victoria Park Boathouse, a new addition to accommodate washrooms, and a cantilevered patio on the subject property municipally addressed as 57 Jubilee Drive, located within the Victoria Park Area Heritage Conservation District (VPAHCD) (Fig. 1).

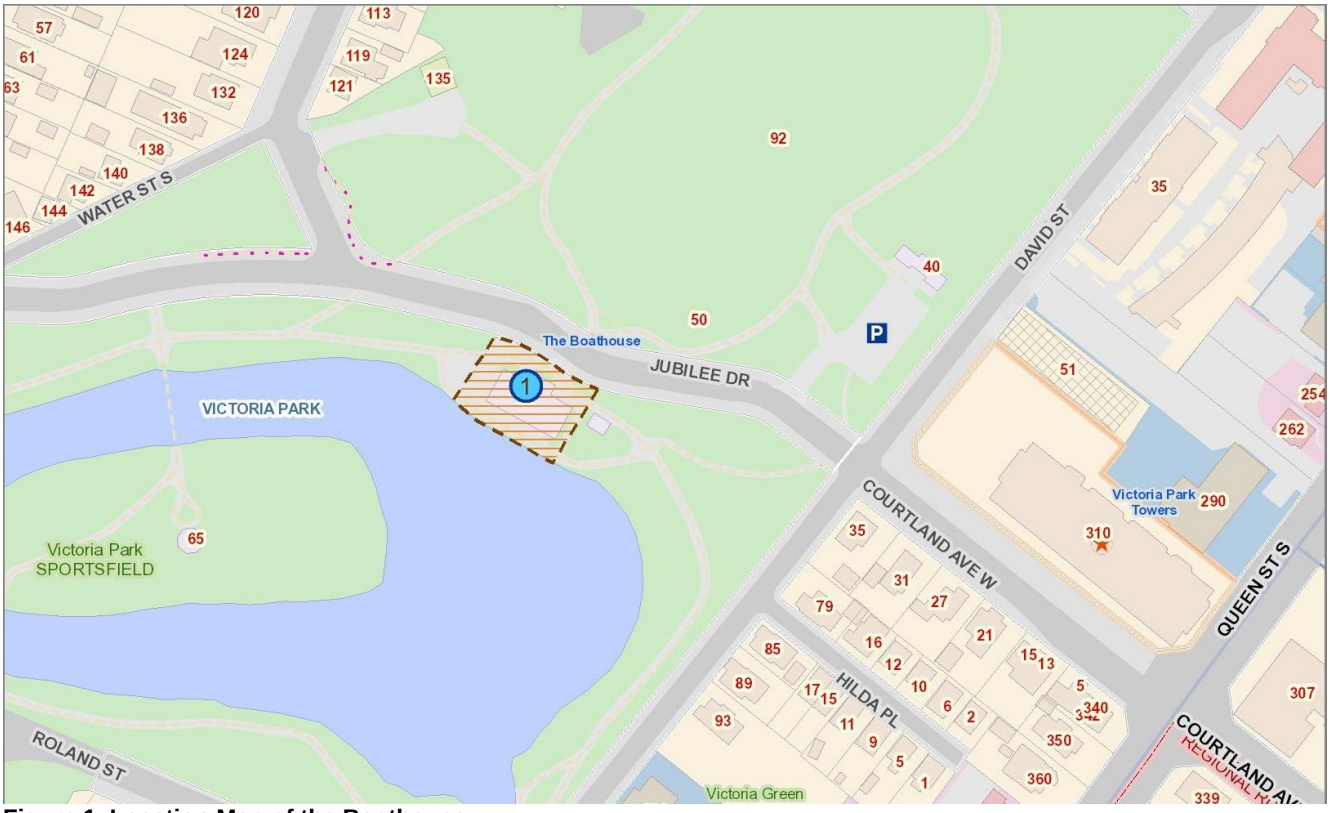


Figure 1. Location Map of the Boathouse.

REPORT:

The subject property on the south side of Jubilee Drive between David Street and Water Street South. The subject property is located within the Victoria Park Area Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act* (Fig. 2). The subject property is also located within the Victoria Park Cultural Heritage Landscape.



Figure 2. Front façade of the Boathouse.

Victoria Park

According to the VPAHCD Plan, Victoria Park is one of Canada's finest examples of a civic park in the 18th Century Romantic Landscape style. It was laid out in 1894 with the advice of landscape engineer George Ricker. The key features of the Park include:

- Naturalistic character;
- The lake;
- Woods;
- Sweeps of grass;
- Meandering drives and paths;
- "Antique" buildings and monuments; and
- Vistas

The enhancement and conservation of these key landscape qualities has been deemed essential to maintain the park's historic landscape ideas, and the appropriate design of contemporary park elements.

Boathouse

The Boathouse building is a one-storey building of brown brick and a cottage-style roof and was originally built in 1929. It was initially used to store canoes and as a temporary shelter for visitors of the park and was designed by architect Charles Knetchel. In 1967, there was

a fire which destroyed the upper storey and significantly damaged the original building. It was heavily modified and re-constructed to its current state. Since it was originally constructed, the Boathouse as been used for boat rentals, skating in the winter, as a tea house, a pub, and most recently a restaurant/bar.

Presently, the Boathouse is vacant. The proposed development aims to restore the building to its original use - as a public amenity space, as well as a place for residents and visitors to enjoy the lake and surrounding Romantic Landscape of the Park. In order to achieve this, a few changes are proposed by the operator to improve the building, and to introduce new amenities that would enhance the user's experience, while still ensuring that the changes remain compatible and sympathetic to the building, the Park, and the HCD (Attachment A) (Fig. 3).



Figure 3. Rendering showing the proposed Boathouse development

Proposed Alterations to the Existing Boathouse Building

Some alterations have been proposed to the existing Boathouse building. They include:

- Altering a number of window and door openings, as well as introducing new openings. Some of these changes are required to make the building compliant to the building code;
- Introducing new signage for the Boathouse;
- Introducing a new ramp at the entrance of the Boathouse to make the entrance accessible;
- New Planter bed at the entrance of the Boathouse; and
- A commemorative Plaque to describe the history of the site.

Alteration of Existing Openings and Introduction of New Openings

The existing footprint of the building will remain the same, however, a number of alterations are proposed to existing window and door openings, along with the introduction of some new openings. According to the elevations provided, changes on the north (front) elevation include centralizing the entrance to the Boathouse through the removal of two existing windows. On the east façade, changes include closing the existing window opening and introducing a new door opening that would lead to the proposed addition. The south (rear) façade includes the most changes, with the introduction of a new large folding partition doors by removing two windows, enlarging the existing door in the centre of the facade, and introducing another door on the right side. The west elevation also includes the introduction of a new folding partition door. All the new doors will be glass, making it distinguishable and contemporary from the historic portion of the building. These elevations are also available in Appendix B of the Scoped Heritage Impact Assessment (HIA) attached with this report (Attachment B) (Fig. 4).



Figure 4. Elevations showing the proposed changes of openings on the Boathouse.

The current windows are not original to the Boathouse. Wherever they are being retained, the current windows are also proposed to be replaced with new aluminum windows in the existing openings.

New Signage and Planter Beds for the Boathouse

Updated wooden signage for the Boathouse is proposed to be placed in front of the building (Fig. 3). It will be enhanced with ground mounted lighting. A new planter bed is also proposed to be placed with the proposed sign. It will act as a landscaping buffer between the road and the Boathouse. Planter beds have also been proposed in other places on the site:

- By the proposed washroom addition; and
- Between the cantilevered patio and the walkway on the western side of the Boathouse

Commemorative Plaque

A commemorative plaque has also been proposed to inform visitors of the history of the site, and of Victoria Park. The plaque has been proposed to be placed in the entrance lobby of the Boathouse, although that is subject to change. The content and design of the plaque have not yet been finalized. Staff will be working with the applicant to finalize the content and design of the plaque in the coming months.

Proposed Addition on the East Façade of the Boathouse

A washroom addition is required to service the proposed use of the Boathouse as a restaurant and venue space. The washroom addition is proposed to be located on the east façade of the Boathouse towards the rear. It is proposed to be clad in Mitrex – with an appearance of either stone or wood so that it is compatible with the Boathouse and the surrounding Romantic landscape of Victoria Park.

Cantilevered Patio

One of the other major changes proposed in the surrounding landscape of the Boathouse is a new cantilevered patio, spreading across the entirety of the existing patio space, with a small portion located above the water (Fig. 5 &6). The patio will include a steel-frame cantilevered structure with a composite wood decking system. It will also include a 1.07 m high surface mounted glass guards for safety and to create maximum visibility of the lake and the surrounding landscape. No supports are proposed to be located within the lake.



Figure 5. Rendering showing the cantilevered patio over the water.



Figure 6. Image of what the rear portion of the Boathouse looks like currently.

Draft Scoped Heritage Impact Assessment (HIA) for the Boathouse

A scoped Heritage Impact Assessment (HIA) dated September 23, 2022, and revised October 7, 2022, was required to assess the impacts of the proposed development on the Boathouse and the surrounding landscape. The scoped HIA provided a history of the existing Boathouse, outlined the proposed development and assessed the impacts of the proposed development against the *Standards and Guidelines for Conservation of Historic Places in Canada (*Attachment B*)* and the VPAHCD Plan. The HIA made several recommendations that have been incorporated in the proposed redesign of the site. Some of the conclusionary remarks made in the HIA include:

- *The proposal maintains the existing building footprint which is a positive ecological impact;*
- *Re-introduction of commercial and retail functions have been made that were vital to the historic success of the area;*
- *The proposed development preserves the original historic use of the Boathouse building;*
- *The proposal creates a more natural and prominent front entrance point that works well with the symmetrical balanced façade;*
- *Proposed enlargement of the existing rear façade openings will offer a new view from the Boathouse, this creates a middle ground of the exiting foreground and lake in the background.*
- *Use of natural materials like wood in the proposed washroom addition for the soffit and interior cladding;*
- *Replacing concrete paving with grass (low-mid height planting up to the edge of Jubilee Road) to provide a buffer between the walkways and proposed deck railing;*
- *The proposed washroom additions and alterations do not negatively impact the existing views to the Lake and the commons from David Street, Roland Street, and Park Street (Jubilee Drive);*
- *A commemorative installation is recommended to be proposed. This education intervention will describe the history of the site to the park visitors and future used at the subject site.*

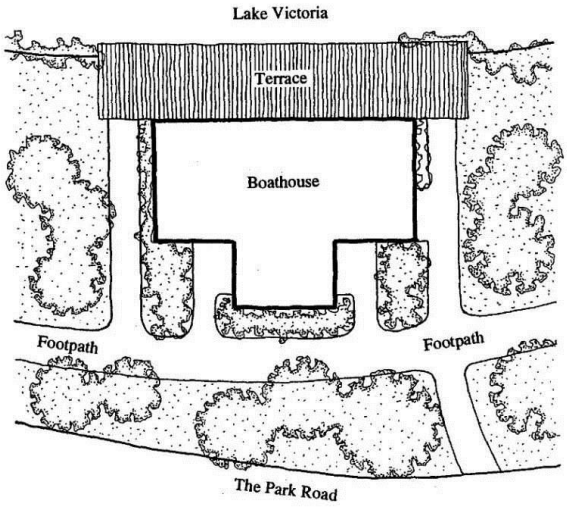
The scoped HIA is still in its draft stage and has not yet been approved by the Director of the Planning.

Victoria Park Neighborhood Heritage Conservation District Plan

The Victoria Park Neighborhood Heritage Conservation District Plan includes various policies and guidelines for alterations, additions, and conservation of the Romantic Landscape of the Victoria Park. The VPAHCD Plan identifies that the Boathouse should be redesigned so that they better fit into the Romantic Landscape style of Victoria Park. The Plan also states:

> *"The two features that require particular improvement are the Pavilion and Boathouse. These are larger buildings that need to be finished and landscaped in a manner that blends them more successfully into the park."*

The VPAHCD Plan further lists out certain measures that could be included as part of the improvement of the Boathouse design:

VPAHCD Plan Guidelines/Policy	Commentary
Relocating exterior wall-mounted conduits and services so as not to be visible.	There are currently no visible wall-mounted conduits and services, apart from the lamps that are currently on the building.
Coordinating all signage type, size and colour as to be blend with the building facade	The proposed signage will be made of wood, located at the front of the building, and will blend in with the building façade and the overall landscape of the Park.
Remove roof spot lights but retaining antique wall-mounted globes using white light.	The current roof of the building is not original, having been re-roofed in 2020. For now, the roof spot lights will not be removed, and the antique wall-mounted globes will be retained.
Removing all existing timber retaining walls, posts and features and replacing with a simple rectangular water-side timber terrace.	A cantilevered patio has been proposed to be installed, which respects the vision for the water-side timber terrace (Fig. 7). The patio will, however, will extend over the water, but will not have negative impact on the lake or the water.  **Figure 7. Excerpt from the VPAHCD Plan showing 'suggested improvements' to the Boathouse.**
Removing brick paving and replacing with grass and low to mid-storey planting up to the edge of the Park Road.	The current brick paving that surrounds the front façade of the Boathouse is proposed to be retained for now. However, planter beds with low to mid-

	height planting have been proposed in various locations around the Boathouse: - At the front of the building to provide a buffer between the building and Jubilee Drive; and - On either side of the building to provide a landscape buffer between the new proposed addition on the east façade and between the walkway and proposed cantilevered patio and the walkway on the west façade.
Extending the principle gravel lakeside footpath past the Boathouse.	Not applicable. The existing footpath does go past the Boathouse currently.

Table 1. Assessment of the proposed development according to the guidelines and/or policies within the VPAHCD regarding the Boathouse.

Additionally, the VPAHCD Plan also includes certain policies and guidelines for new additions within the District and for the conservation of the Romantic Landscape style of the Park. Summarized below are these conformity of the proposed development with the relevant guidelines and/or policies:

VPAHCD Plan Guidelines/Policy	**Conformity of the Proposed Development**
Victoria Park Lake	
<u>*Conservation Guideline:*</u> *The lake should be conserved as an open, uninterrupted body of water.*	The proposed cantilevered deck will extend from the Boathouse above over the water. However, no structural infrastructure is proposed be installed in the lake to support the deck, ensuring that it is conserved as an open, uninterrupted body of water. Furthermore, the cantilevered patio would be a reversible design intervention, which could be removed in the future, if necessary, without having an adverse impact on the lake.
Signage:	
<u>*Conservation Policies:*</u> 1. *Signage style shall be simple and direct and contribute to and enhance the naturalistic park character.* 2. *Signage shall be discreet and inconspicuous while effective*	The proposed signage uses traditional and simple materials like wood, which would enhance the naturalistic park character. The signage will be discreet, with ground mounted lighting and the colour palette will be coordinated with other painted features in the Park. The proposed signage will also

3. *A classic forest green colour, which is historically appropriate, shall be considered as the base background colour* 4. *Signage colour palette shall be coordinated with all other painted features in the Park.*	be compatible with the overall Romantic Landscape of the Park.
Vistas <u>*Conservation Guideline:*</u> *The following intermittent vistas in the Park should be conserved and enhanced:* • *The sequence along the Park Road (Jubilee Drive) in both directions, including views to the Commons and Lake; and* • *Views from David Street and Roland Street to the Commons and Victoria Park Lake*	There will no impact on the existing views and vistas.
Building Addition Policies *Location – Additions shall be located to the rear or rear side of the existing historic building so as to maintain the original principal façade as a visual entity. Where additions are brough forward, they shall not visually dominate or overpower the existing historic building.*	The proposed addition is located on the rear side of the east façade of the existing building, thus maintain the principal façade as a visual entity.
Design – A clear distinction between the old and new building design is encouraged. Contemporary design for additions is encouraged that is complementary in terms of scale, mass, and texture to the existing or neighboring historic building.	The new addition is contemporary in its design and is visually distinguishable but compatible with the existing Boathouse building.
Height – Height of additions shall complement the predominant height of the original building and immediate streetscape.	The proposed height of the addition is one-storey, complementing the predominant height of the original building and the immediate streetscape.

Materials – For additions, materials typical of the Area shall be used, with an emphasis on brick, stone and wood.	The proposed addition will be clad in Mitrex cladding, to give the visual appearance of stone or wood. Furthermore, given that the building has been modified extensively since the 1960s, contemporary materials are being used to keep the addition distinguishable but compatible with the existing building.
Roof – Original historic roof shapes, finishes, chimneys and details shall be conserved. The roof of the addition shall be similar or complementary to the existing historic building or style in the Area.	The roof of the proposed addition will be flat, which will be complementary to the Boathouse. There is an opportunity for planting on the roof, in order to make the proposed addition ecologically friendly.
Entrances – New entrances to additions are encouraged to be located on secondary rather than principal facades.	Entrances are proposed on the front and rear facades of the addition. However, since the addition is recessed from the principal façade of the original existing building, the entrances will not negatively impact the existing Boathouse building.
Windows – The appearance, placement and proportion of height to width of windows shall be similar or complementary to the existing historic building style or as established in the vicinity. Closing-in of existing windows shall be avoided, but, when, unavoidable, windows should be made blind to retain an impression of their past presence.	Since the addition would just include washrooms to service the restaurant and venue space, no windows are proposed on the addition.

Table 2. Assessment of the proposed development according to the guidelines and/or policies within the VPAHCD regarding the alterations, new additions, and conservation of the Romantic Landscape style of the Park.

Forthcoming Site Plan Application

The applicants also need to submit a Stamp Plan 'A' Site Plan Application to undertake the proposed work (Fig. 8). Staff are anticipating that some of the elements of this proposal which have not been finalized yet – such as the commemorative plaque or any changes in materials – will be dealt with and finalized prior to full site plan approval. Staff will be working with the applicant to fulfill these conditions as the site plan application process progresses. As part of the conditions for approval for the Site Plan Application, a heritage permit would be required to undertake the proposed work, which is why the conditions of approval outlined for this heritage permit application are also required to be fulfilled prior to the final site plan approval. This will ensure that conditions relating to heritage elements outlined in this heritage permit application will be implemented through the site plan approval process. This will also ensure that the final plans are consistent with the approvals associated with this heritage permit application.

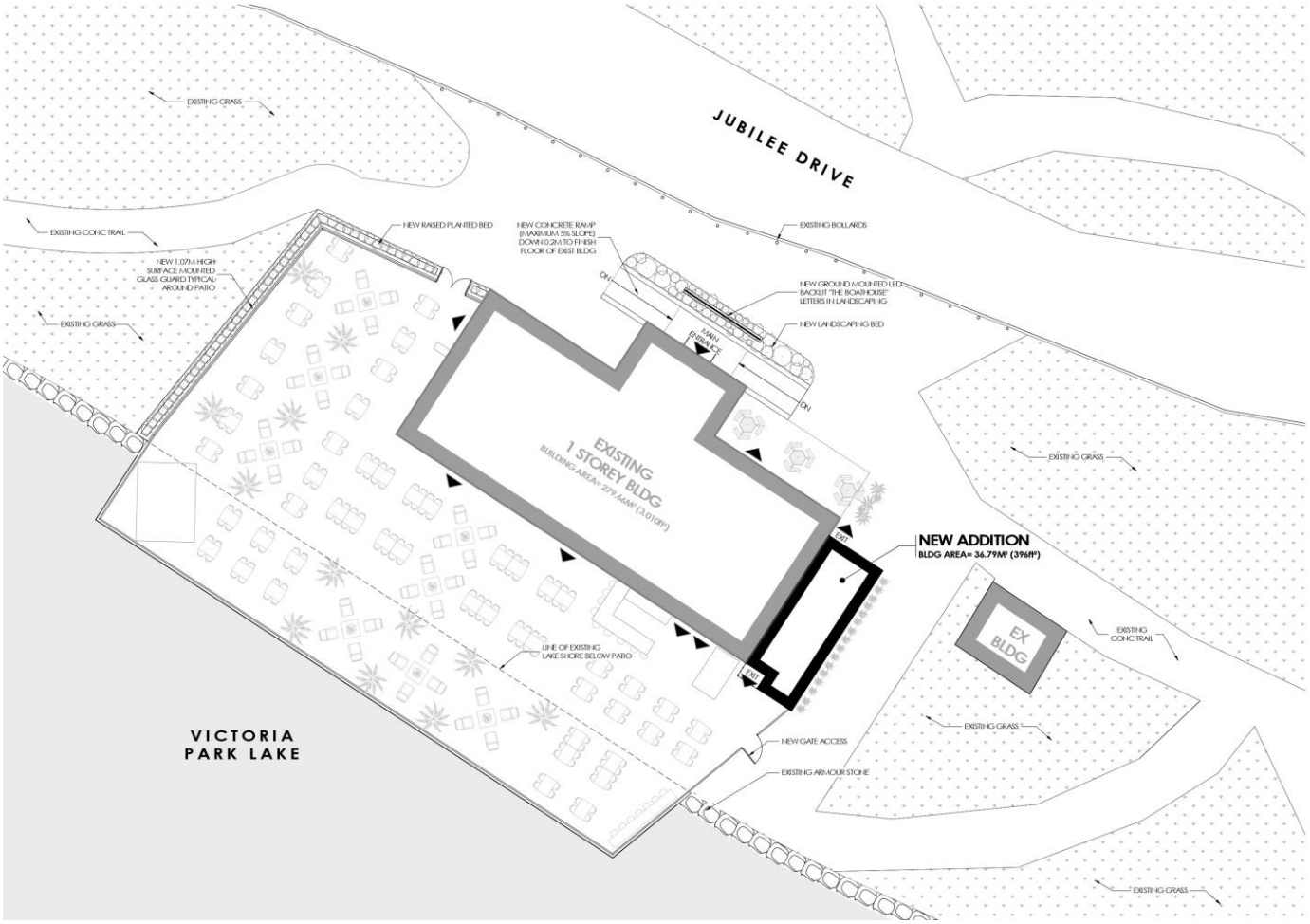


Figure 8. A proposed site plan which has been submitted as part of this heritage permit application.

Heritage Planning Comments

In reviewing merits of this application, heritage planning staff make the following comments:

- The property municipally addressed as 57 Jubilee Drive is located within the Victoria Park Area Heritage Conservation District and is designated under Part V of the *Ontario Heritage Act*;
- The proposal involves the adaptive re-use of the Boathouse building and restoration of its original use as a public amenity and gathering space;
- A number of alterations to door and window openings have been proposed, as well as the introduction of new openings on all facades of the building and replacement of windows;
- The proposed development also includes a new addition on the rear side of the east side of the building, as well new signage and installing an accessibility ramp;
- A cantilevered patio has also been proposed which would extend over the water;
- The existing Boathouse building has the original footprint of the building, but has been extensively modified after a fire in 1967 and years after;
- All of the changes proposed are contemporary in nature and design, but are still compatible with the existing Boathouse, Victoria Park, and the HCD;
- All the changes proposed will not have an adverse impact on the existing Boathouse, the Romantic Landscape style of Park, and the overall District;

- The modifications proposed through this heritage permit application are required to re-purpose the existing vacant building in order to restore it to its original intended use and to better utilize this resource in Victoria Park; and

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.

CONSULT – The Heritage Kitchener Committee will be consulted regarding the subject Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2021*

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

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2022-V-027
Attachment B – Scoped Heritage Impact Assessment (HIA) for the Boathouse

HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division – 200 King Street West, 6th Floor
P.O. Box 1118, Kitchener ON N2G 4G7
519-741-2426; planning@kitchener.ca

PART A: SUBMISSION REQUIREMENTS

The following requirements are designed to assist applicants in submitting sufficient information in order that their Heritage Permit Application may be deemed complete and processed as quickly and efficiently as possible. If further assistance or explanation is required please contact heritage planning staff at heritage@kitchener.ca.

1. WHAT IS A HERITAGE PERMIT APPLICATION?

The Province of Ontario, through the *Ontario Heritage Act*, has enacted legislation to assist its citizens with the protection and conservation of cultural heritage resources.

Once properties are designated under the *Ontario Heritage Act*, the City is enabled to manage physical change to the cultural heritage resources as a means of protection. The principal mechanism of management is the Heritage Permit Application process, which allows the municipality to review site-specific applications and determine if proposed changes will beneficially or detrimentally affect the reasons for designation and heritage attributes.

As a general rule, the preferred alterations to heritage properties are those that repair rather than replace original heritage attributes, and those that do not permanently damage cultural heritage resources and their heritage attributes. Where replacement of materials or new construction is necessary, these should be compatible with the original. Reversibility is also preferable as this allows for the future reinstatement of heritage attributes.

According to the *Ontario Heritage Act*, no owner of designated property shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, unless the owner applies to the council of the municipality and receives written consent. This consent is obtained through the approval of a Heritage Permit Application.

Heritage Permit Applications are applicable for all individually designated properties (under Part IV of the *Ontario Heritage Act*) and all properties located within the boundaries of Heritage Conservation Districts (designated under Part V of the *Ontario Heritage Act*).

2. WHEN IS A HERITAGE PERMIT APPLICATION REQUIRED?

Under the Ontario Heritage Act, R.S.O. 1990, any new construction or "alteration" to a property designated under Part IV of the Act (individually designated property) or a property designated under Part V of the Act (within a Heritage Conservation District) requires a Heritage Permit Application. "Alteration" is defined as: "to change in any manner and includes to restore, renovate, repair or disturb." In addition, the approval of a Heritage Permit Application is required for any demolition of a property designated under Part IV or V of the Act. **Please contact Heritage Planning staff directly to confirm if your specific project requires the approval of a Heritage Permit Application.**

Below are some examples of typical Part IV alterations that may require a Heritage Permit Application:

- Addition and/or alteration to an existing building or accessory building
- Replacement of windows or doors, or a change in window or door openings
- Change in siding, soffit, fascia or roofing material
- Removal and/or installation of porches, verandahs and canopies
- Removal and/or installation of cladding and chimneys
- Changes in trim, cladding, or the painting of masonry
- Repointing of brick

Note: Heritage Permit Application requirements differ between Part V designations depending on the policies and guidelines of the respective Heritage Conservation District Plans. Please refer to the City of Kitchener's website at www.kitchener.ca/heritage to download a copy of the relevant Heritage Conservation District Plan (Civic Centre Neighbourhood, St. Mary's, Upper Doon, and Victoria Park Area).

3. WHAT INFORMATION IS REQUIRED WITH A HERITAGE PERMIT APPLICATION?

The information required varies with each application. The intent of the application is to ensure that Heritage Planning staff and, where required, the Heritage Kitchener committee understand the specific details of any proposed changes in order to be sufficiently informed so they may offer advice to the applicant and, where required, to City Council. An incomplete application cannot be processed and the official notice of receipt (as required under the *Ontario Heritage Act*) will not be issued until all of the documents have been submitted. Failure to provide a complete application may result in deferral by Heritage Planning staff or the Heritage Kitchener committee in order to secure additional information, which will delay final approval. At minimum, the following information is required:

Heritage Permit Application Form

The applicant must provide a complete original copy, including signature of the owner, of the Heritage Permit Application Form.

Written Description

The applicant must provide a complete written description of all proposed work. The description should complement drawings, detailed construction plans, photos and any other sketches or supporting information submitted with the application. The written description must include a list and the details of all proposed work including, but not limited to, proposed colours, materials, sizes, etc.

Construction and Elevation Drawings

Along with construction elevation drawings (drawn to scale) the applicant may also, **but not in lieu of**, submit a sketch of the proposed work made over a photograph.

Drawings must be drawn to scale and include:

a) Overall dimensions

b) Site plan depicting the location of existing buildings and the location of any proposed new building or addition to a building

c) Elevation plan for each elevation of the building

d) Specific sizes of building elements of interest (signs, windows, awnings, etc.)

e) Detailed information including trim, siding, mouldings, etc., including sizes and profiles

f) Building materials to be used (must also be included in the written description)

g) Construction methods and means of attachment (must also be included in the written description)

Some of the above components may be scoped or waived at the discretion of Heritage Planning staff following discussion with the applicant.

Photographs

Photographs of the building including general photos of the property, the streetscape in which the property is located, facing streetscape and, if the property is located at an intersection, all four corners. Photos of the specific areas that may be affected by the proposed alteration, new construction, or demolition must be included.

Electronic copies of construction and elevation drawings, sketches, and photographs, along with hard copies submitted with the application, are encouraged.

Samples

It is recommended that applicants bring samples of the materials to be used to the Heritage Kitchener meeting when their application is to be considered. This may include a sample of the windows, brick, siding, roofing material, as well as paint chips to identify proposed paint colours.

Other Required Information

In some circumstances Heritage Planning staff may require additional information, such as a Heritage Impact Assessment or Conservation Plan, to support the Heritage Permit Application. The requirement for additional information will be identified as early on in the Heritage Permit Application process as possible. Pre-consultation with Heritage Planning staff before formal submission of a Heritage Permit Application is strongly encouraged.

4. WHAT CAN I DO IF MY HERITAGE PERMIT APPLICATION IS DENIED?

City of Kitchener Heritage Planning staff and the Heritage Kitchener committee endeavour to come to solutions for every Heritage Permit Application submitted. Discussions with the applicant and revisions usually result in successful applications.

However, if the municipality refuses your application and you choose not to resolve the issue with a revised application, you have the option of appealing the decision to the Conservation Review Board (for alterations to designated properties under Part IV) or the Ontario Municipal Board (for demolition of property designated under Part IV or for any work to designated property under Part V).

5. IMPORTANT NOTES

Professional Assistance

Although it is not a requirement to obtain professional assistance in the preparation of this information, the applicant may wish to seek such assistance from an architect, architectural technologist, draftsperson or others familiar with the assessment of buildings and the gathering together of building documents.

Building Codes and Other By-laws

It is the applicant's responsibility to ensure compliance with all other applicable legislation, regulations and by-laws. These items include the Ontario Building and Fire Codes, and the City's zoning and property standards by-laws.

2022 Heritage Permit Application Submission Deadlines	2022 Heritage Kitchener Meeting Dates
November 26, 2021	January 4, 2022
December 17, 2021	February 1, 2022
January 21, 2022	March 1, 2022
February 25, 2022	April 5, 2022
March 25, 2022	May 3, 2022
April 29, 2022	June 7, 2022
-	No July Meeting
June 24, 2022	August 2, 2022
July 29, 2022	September 6, 2022
-	No October Meeting
September 23, 2022	November 1, 2022
-	No December Meeting

6. HOW DO I PROCEED WITH SUBMITTING MY HERITAGE PERMIT APPLICATION?

a) Heritage Planning Staff are available to meet with applicants and review all documentation prior to formal submission. Often Heritage Planning staff can assist you with historical and architectural information that might help with your proposed changes.

b) Formal submission of a Heritage Permit Application with all supporting documentation (written description, construction drawings, sketch plans, scale drawing, photographs) to Heritage Planning staff are due approximately five (5) weeks prior to a Heritage Kitchener meeting (see schedule for submission deadlines and committee meeting dates).

c) Upon confirmation of the submission of a complete application, including the owner's signature and all supporting documentation, Heritage Planning staff will issue a Notice of Receipt, as required by the *Ontario Heritage Act*, to the Applicant.

d) Heritage Planning staff determine whether the Heritage Permit Application may be processed under delegated authority approval without the need to go to Heritage Kitchener and/or Council. Where Heritage Permit Applications can be processed under delegated authority approval without the need to go to Heritage Kitchener and Council, Heritage Planning staff will endeavour to process the application within 10 business days.

e) Where Heritage Permit Applications are required to go to Heritage Kitchener, Heritage Planning staff prepare a staff Report based on good conservation practice and the designating by-law, or the guidelines and policies in the Heritage Conservation District Plan. Preparation of the staff Report may require a site inspection.

f) Heritage Kitchener Meeting Agenda, including staff Report, circulated to Committee members prior to Heritage Kitchener meeting. Staff Report circulated to applicant prior to meeting.

g) Heritage Permit Application is considered at Heritage Kitchener meeting. Heritage Planning staff present staff Report and Recommendations to Heritage Kitchener. Applicants are encouraged to attend the Heritage Kitchener meeting in order to provide clarification and answer questions as required. Failure to attend the Heritage Kitchener meeting may result in a deferral in order to secure additional information, which would delay consideration of the Heritage Permit Application. Where the applicant, Heritage Planning staff, and Heritage Kitchener support the Heritage Permit Application, the application may be processed under delegated authority and approved by the Coordinator, Cultural Heritage Planning. Where the applicant, Heritage Planning staff and/or Heritage Kitchener do not support the Heritage Permit Application, the staff report with recommendation and Heritage Kitchener recommendation will be forwarded to Council for final decision.

h) Where the staff report with recommendation and Heritage Kitchener recommendation are forward to Council for final decision, Council may:

1. Approve the Heritage Permit Application;
2. Approve the Heritage Permit Application on Terms and Conditions; or,
3. Refuse the Heritage Permit Application.

i) Within 30 days of receiving Notice of Council's Decision, the applicant may appeal the decision and/or terms and conditions to the Conservation Review Board or Local Planning Appeal Tribunal (LPAT).

7. SPECIFIC REQUIREMENTS FOR NEW CONSTRUCTION, ALTERATIONS AND ADDITIONS TO DESIGNATED PROPERTY

Information presented in the Heritage Permit Application should indicate an understanding of the reasons for designation and heritage attributes of the designated property and, if applicable, the surrounding area, including the following:

Setting

1. Positioning of the heritage building or structure on the property
2. Lot size related to building size
3. Streetscape (relationship to other properties and structures on the street)

Building Details

1. Proportion and massing
2. Roof type and shape
3. Materials and detailing
4. Windows and doors:
   - Style
   - Proportions
   - Frequency or placement
5. Relationship of the heritage building to other buildings on the lot and to the streetscape

Heritage Attributes

The following applies where a Heritage Permit Application includes work on heritage attributes:

Windows and Doors

The applicant should consider in order of priority:

1. Repairing or retrofitting the existing units (information on how to make older windows more energy efficient is available from Heritage Planning staff)
2. Replacing the units with new units matching the originals in material, design, proportion and colour
3. Replacing the units with new units that are generally in keeping with the original units

If historic window units are proposed to be replaced the application should include the following:

- Description of the condition of the existing units
- Reasons for replacing the units
- Description of the proposed new units

If approval to replace historic window units is given, the following action should be considered:

- A sample of a window removed should be stored on site in case a future owner wishes to construct a replica of the original
- The masonry opening and/or door framing should not be disturbed
- Exterior trim should match the original

Roofing

The application should include:

- Description of proposed roofing material to be applied
- If there is a request to install a different roofing material, the applicant may wish to investigate what the original material might have been

Masonry Work

The application should include:

- A description of the proposed work, materials (type/style of brick, type of mortar mix, etc.) and methods of repair and application
- Outline the reasons for the work

Signage

The application should include:

- A general written description of the proposed signage to be installed
- A scale drawing of the signage with dimensions, materials, methods of construction, colours and means of attachment (the means of attachment should be arranged to anchor into joints between historic masonry units or into wood building elements)
- Type of illumination, if applicable

Awnings

The application should include:

- A sketch view of the proposed awning – perhaps over a photo
- A scale drawing of the awning on the building with dimensions, materials, operating mechanism, method of construction, colours and means of attachment (the means of attachment should be arranged to anchor into joints between masonry units or into wooden building elements)
- Type of illumination, if applicable.

8. SPECIFIC REQUIREMENTS FOR DEMOLITION

Information presented in the Heritage Permit Application should describe the existing conditions, including the existing setting and existing heritage attributes, of the designated property and the surrounding area, specifically as they relate to the building proposed for demolition. The Heritage Permit Application should provide a detailed rationale for the demolition, including an assessment of the current condition of the building, and a cost comparison identifying the difference in cost to repair and restore the building versus cost to demolish and construct a new building.

9. HERITAGE CONSERVATION PRINCIPLES

The Heritage Permit Application must demonstrate how the proposed work (e.g., alteration, new construction or demolition) is consistent with the designating by-law for individual properties (Part IV) or the Heritage Conservation District Plan for properties within a Heritage Conservation District (Part V designation). In addition, the Heritage Permit Application must demonstrate how the proposed work is consistent with the Parks Canada*'s Standards and Guidelines for the Conservation of Historic Places in Canada* (available at www.historicplaces.ca/en/pages/standards-normes.aspx).

For more information on Heritage Planning in the City of Kitchener please contact our heritage planning staff at heritage@kitchener.ca.

HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division – 200 King Street West, 6th Floor
P.O. Box 1118, Kitchener ON N2G 4G7
519-741-2426; planning@kitchener.ca

STAFF USE ONLY

Date Received:	Accepted By:	Application Number:
		HPA-2021-

PART B: HERITAGE PERMIT APPLICATION FORM

1. NATURE OF APPLICATION

☐ Exterior ☐ Interior ☒ Signage
☐ Demolition ☒ New Construction ☒ Alteration ☐ Relocation

2. SUBJECT PROPERTY

Municipal Address: 57 Jubilee Drive, Kitchener, ON N2G 7T6, ON

Legal Description (if know):

Building/Structure Type: ☐ Residential ☒ Commercial ☐ Industrial ☐ Institutional

Heritage Designation: ☐ Part IV (Individual) ☒ Part V (Heritage Conservation District)

Is the property subject to a Heritage Easement or Agreement? ☐ Yes ☐ No

3. PROPERTY OWNER

Name: City of Kitchener

Address:

City/Province/Postal Code:

Phone:

Email:

4. AGENT (if applicable)

Name: James Barr

Company: Walkinshaw Holdings

Address: 847 Queens Blvd

City/Province/Postal Code: Kitchener, ON, N2M 1A6

Phone: [redacted]

Email: [redacted]

5. WRITTEN DESCRIPTION

Provide a written description of the project including any conservation methods proposed. Provide such detail as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc. Use additional pages as required. Please refer to the City of Kitchener Heritage Permit Application Submission Guidelines for further direction.

The following renovations and a new washroom addition are proposed for the Boathouse building:
- A new outdoor deck structure in the form of a cantilever addition at the rear of the existing building;
- A new primary accessible entrance and ramp at the front of the existing building to improve accessibility;
- A new bank of exterior washrooms located east of the existing building &
- Enlargement of existing openings and addition of new openings. Please refer to the additional page -1 for more information, renders and drawings.

6. REVIEW OF CITY OF KITCHENER HERITAGE PERMIT APPLICATION SUBMISSION GUIDELINES

Describe why it is necessary to undertake the proposed work:

The proposed work is necessary to rehabilitate the Boathouse building to ensure its continued use as a commercial space for the community. The proposed alterations, accessible outdoor terrace and washroom addition are designed per best Conservation practices and guidelines which do not affect the attributes of the cultural heritage landscape and existing views adversely. Re-introducing commercial and retail functions on this site would support economic revitalization of the district and create opportunities for more people to enjoy this beautiful historic site.

Describe how the proposal is consistent with the Part IV individual designating by-law or the Part V Heritage Conservation District Plan:

The proposed work is consistent with Part V Heritage District Plan guidelines. The existing views to and from Park Street (Jubilee Drive), Roland Street and David Street will be preserved. The proposed decking would visually reference wood to blend with the landscape. The existing concrete paving along the proposed terrace would be replaced by a landscape buffer with low-mid height planting. The proposed waterfront terrace with low-storey plantings around the building are improvements that are inline with the Victoria Park Heritage Conservation Plan guidelines (prepared by Nicholas Hill, 1996).

Describe how the proposal is consistent with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (www.historicplaces.ca/en/pages/standards-normes.aspx):

Please refer to additional page -2.

7. PROPOSED WORKS

a) Expected start date: January 2, 2023 Expected completion date: June 16, 2023

b) Have you discussed this work with Heritage Planning Staff? ☒ Yes ☐ No

- If yes, who did you speak to? Deeksha Choudhry

c) Have you discussed this work with Building Division Staff? ☐ Yes ☒ No

- If yes, who did you speak to?

d) Have you applied for a Building Permit for this work? ☐ Yes ☒ No

e) Other related Building or Planning applications: Application number

8. ACKNOWLEDGEMENT

The undersigned acknowledges that all of the statements contained in documents filed in support of this application shall be deemed part of this application. The undersigned acknowledges that receipt of this application by the City of Kitchener - Planning Division does not guarantee it to be a 'complete' application. The undersigned acknowledges that the Council of the City of Kitchener shall determine whether the information submitted forms a complete application. Further review of the application will be undertaken and the owner or agent may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted. Once the application is deemed to be fully complete, the application will be processed and, if necessary, scheduled for the next available Heritage Kitchener committee and Council meeting. Submission of this application constitutes consent for authorized municipal staff to enter upon the subject property for the purpose of conducting site visits, including taking photographs, which are necessary for the evaluation of this application. The undersigned acknowledges that where an agent has been identified, the municipality is authorized but not required to contact this person in lieu of the owner and this person is authorized to act on behalf of the owner for all matters respecting the application. The undersigned agrees that the proposed work shall be done in accordance with this application and understands that the approval of this application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation including but not limited to the requirements of the Building Code and the Zoning By-law. The undersigned acknowledges that in the event this application is approved, any departure from the conditions imposed by the Council of the City of Kitchener or from the plans or specifications approved by the Council of the City of Kitchener is prohibited and could result in a fine being imposed or imprisonment as provided for under the *Ontario Heritage Act*.

Signature of Owner/Agent: [redacted] Date: September 29, 2022

Signature of Owner/Agent: _____ Date: _____

9. AUTHORIZATION

If this application is being made by an agent on behalf of the property owner, the following authorization must be completed:

I / We, _____, owner of the land that is subject of this application,

hereby authorize _____ to act on my / our behalf in this regard.

Signature of Owner/Agent: _____ Date: _____

Signature of Owner/Agent: _____ Date: _____

The personal information on this form is collected under the legal authority of Section 33(2), Section 42(2), and Section 42(2.2) of the Ontario Heritage Act. The information will be used for the purposes of administering the Heritage Permit Application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. If you have any questions about this collection of personal information, please contact the Manager of Corporate Records, Legislated Services Division, City of Kitchener (519-741-2769).

STAFF USE ONLY

Application Number: _____

Application Received: _____

Application Complete: _____

Notice of Receipt: _____

Notice of Decision: _____

90-Day Expiry Date: _____

PROCESS:

☐ Heritage Planning Staff: _____

☐ Heritage Kitchener: _____

☐ Council: _____

Additional Page - 1

Heritage Permit Application
Boathouse Building, Victoria Park Heritage Conservation District, City of Kitchener
57 Jubilee Drive, Kitchener, ON N2G 7T6, ON

Written Description:

Detailed architectural description of the proposed materials and construction details:

1. Washroom Addition:
· Mitrex cladding (with potential for solar integration) - the face of this integrated cladding system is recommended to be a traditional look ie. stone or wood.
· Flat roof with single ply membrane and parapet cap
· Matching hollow metals doors for washrooms and storage areas
· Wood cedar t&g soffit and washroom interiors (to match cedar shake roof of existing)
· Durable epoxy coating with grit in washrooms and storage areas for ease of cleaning and safety

2. Cantilevered Deck
· Steel frame cantilevered structure (over entirety of existing patio space) with max dimensions of 18” above high water level
· Composite decking system - color and tone to resemble natural wood.
· 1.07m high surface mounted Glass guards throughout to create maximum visibility of pond and existing structure

3. New Double Door at the front and rear facade
- A new double door accessible entrance is proposed at the front facade of the boathouse building. The design of the doors includes a transom on top to emulate the design of the existing doors on the front facade. The door of the new washroom addition will be contemporary in design and distinguishable from the existing fabric. Existing doors at the front along the east and west facades are recommended to be brick infilled. The infill brick is recommended to be set slightly back from the face of the existing brick, to show that doors previously existed, and could be re-installed in the future if desired. This follows the conservation practices of reversibility and is recommended.

4. New Replacement Windows
- The existing windows are not original to the boathouse building. These will be replaced with better performing aluminum double hung windows emulating the design of the original windows. Please refer to CHIA report for historic photos.

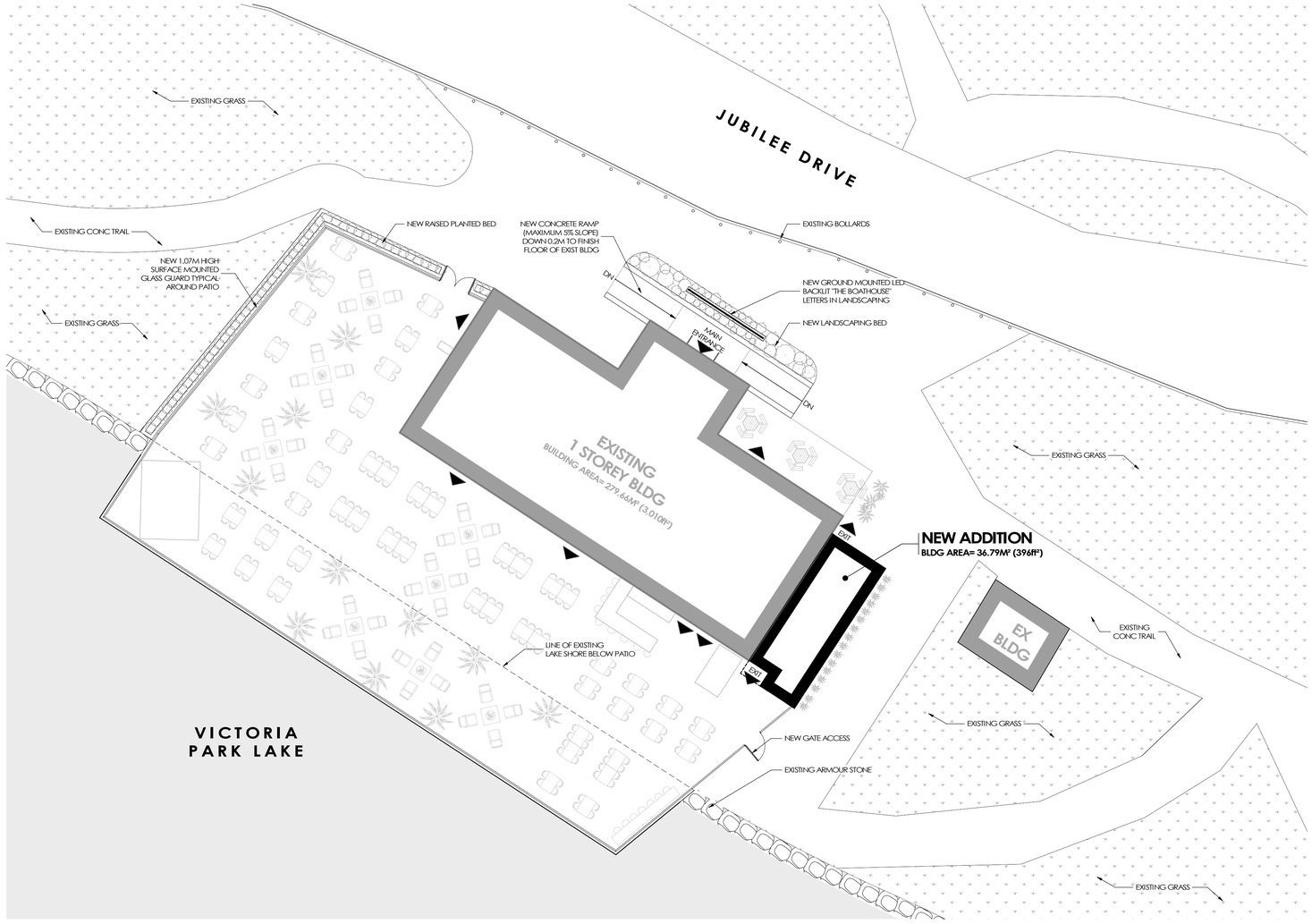
5. New Glazing in Existing Building
A folding partition is proposed as part of the rear elevation to enhance 4 season uses and greater accessibility between interior and exterior spaces. The design includes a transom window on top with glazing panels below to maintain and enhance views of the lake from the Boathouse building.

6. Exterior Lighting
· Replace existing bulb lighting sconces and poles with new efficient led lighting with minimized architectural profile (complimentary with the park) which minimizes light pollution on the neighbourhood while maximizing safety and utility for building uses.

7. New Ramp & Signage
- A new concrete ramp (maximum 5% slope) with 6” high curbs at grade will be provided for improved accessibility.
- A new ground mounted LED Backlit signage 'The Boathouse' letters is proposed infront of the building as part of the landscaping and the new planter bed.

8. New Planter Bed acting as a landscape buffer between the walkways and the proposed outdoor terrace.

9. Commemorative Plaque
- A commemorative installation is proposed in the entrance lobby of the Boathouse building. This education intervention will describe the history of the site to the park visitors and future users at the subject site.



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TRUE NORTH | PROJECT NORTH

ISSUED FOR:

SCHEMATIC DESIGN	2022.09.23
DEVELOPED DESIGN	
SITE PLAN APPROVAL	
BUILDING PERMIT	
BIDDING/TENDER	

NO.	REVISION DESCRIPTION	DATE

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ARCHITECT'S SEAL

PROJECT NAME

THE BOATHOUSE RENOVAITON

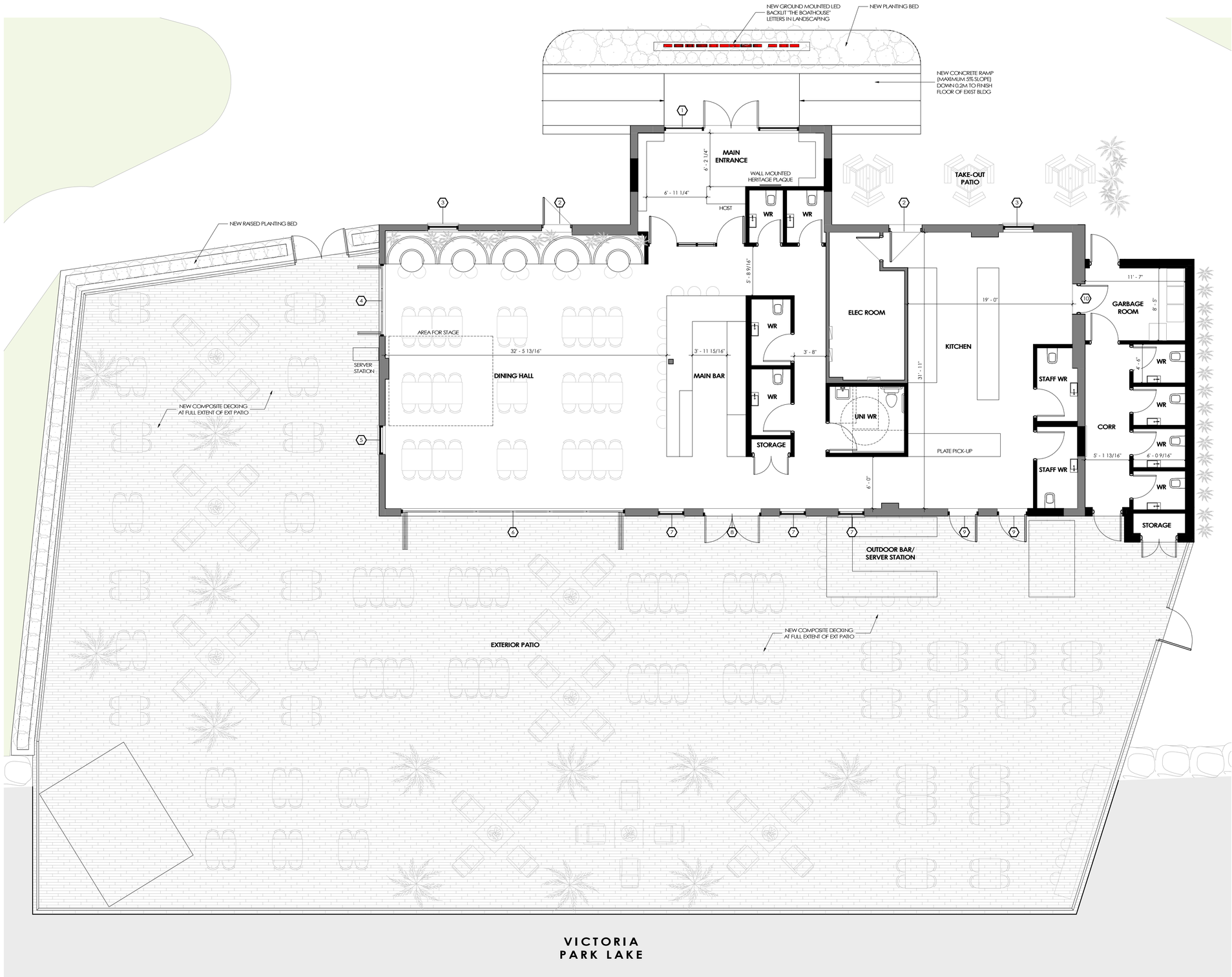
57 JUBILEE DRIVE, KITCHENER ON

CLIENT

DRAWING TITLE

PROPOSED SITE PLAN

PROJECT NUMBER	DRAWING NUMBER
22049	A1.1
SCALE: 1 : 150	
SHEET SIZE: 24x36	



PROPOSED OPENING SIZES

1	15'-6"W x 9'-8"H
2	3'-6"W x 9'-0"H
3	3'-6"W x 6'-0"H
4	8'-4"W x 9'-8"H
5	3'-4"W x 6'-0"H
6	25'-10"W x 9'-8"H
7	3'-0"W x 6'-0"H
8	6'-8"W x 9'-8"H
9	3'-6"W x 9'-8"H
10	3'-6"W x 7'-2"H

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NO.	REVISION DESCRIPTION	DATE

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PROJECT NAME

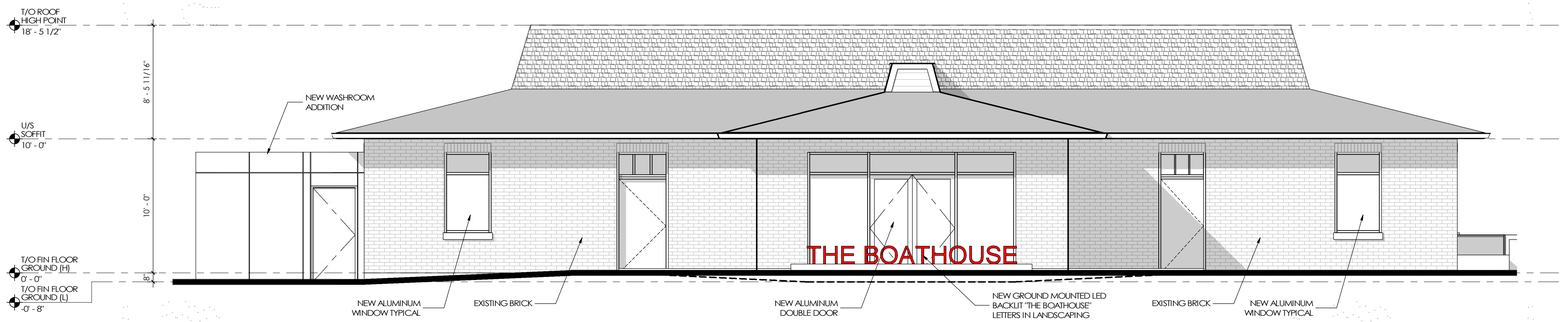
THE BOATHOUSE RENOVAITON
57 JUBILEE DRIVE, KITCHENER ON

CLIENT

DRAWING TITLE

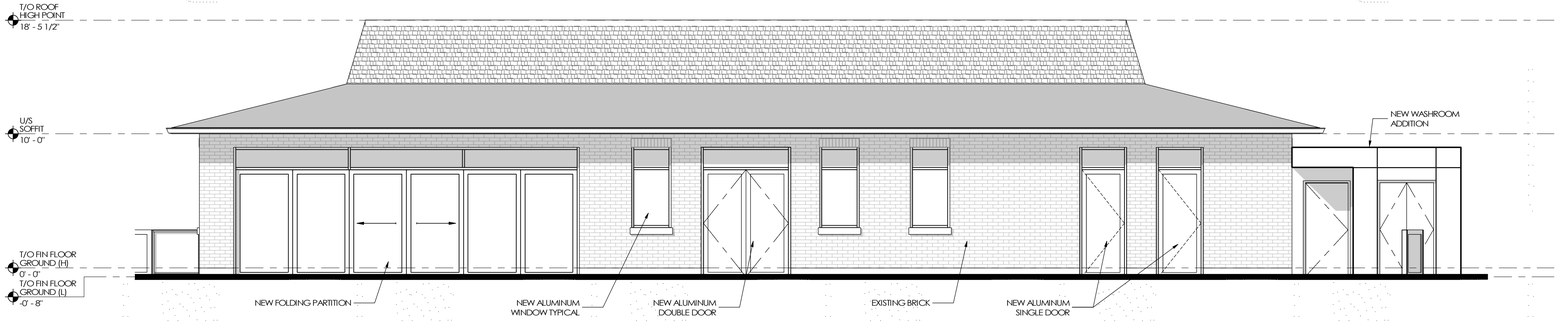
PROPOSED FLOOR PLAN

PROJECT NUMBER	DRAWING NUMBER
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SCALE: 3/16"= 1'-0"	
SHEET SIZE: 24x36	



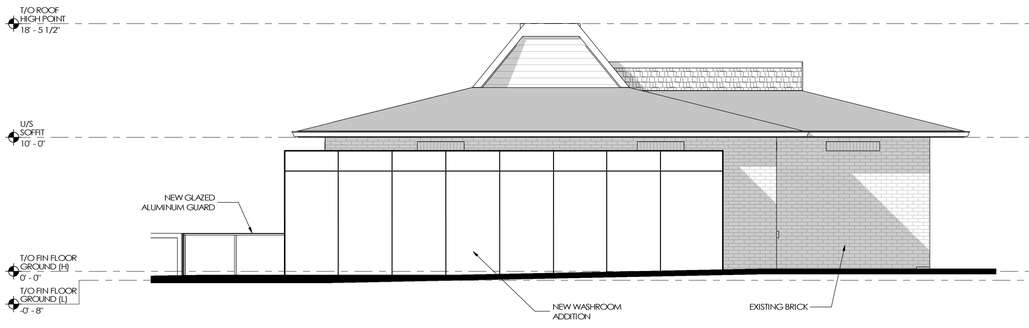
1 A3.1 **PROPOSED NORTH ELEVATION**

3/16" = 1'-0"



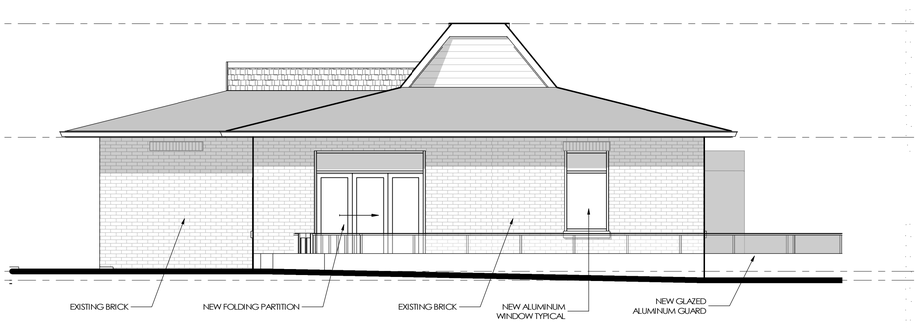
2 A3.1 **PROPOSED SOUTH ELEVATION**

3/16" = 1'-0"



3 A3.1 **PROPOSED EAST ELEVATION**

3/16" = 1'-0"



4 A3.1 **PROPOSED WEST ELEVATION**

3/16" = 1'-0"

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ISSUED FOR:

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DEVELOPED DESIGN	
SITE PLAN APPROVAL	
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BIDDING/TENDER	

NO.	REVISION DESCRIPTION	DATE

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PROJECT NAME

THE BOATHOUSE
RENOVAITON
57 JUBILEE DRIVE, KITCHENER ON

CLIENT

DRAWING TITLE

PROPOSED ELEVATIONS

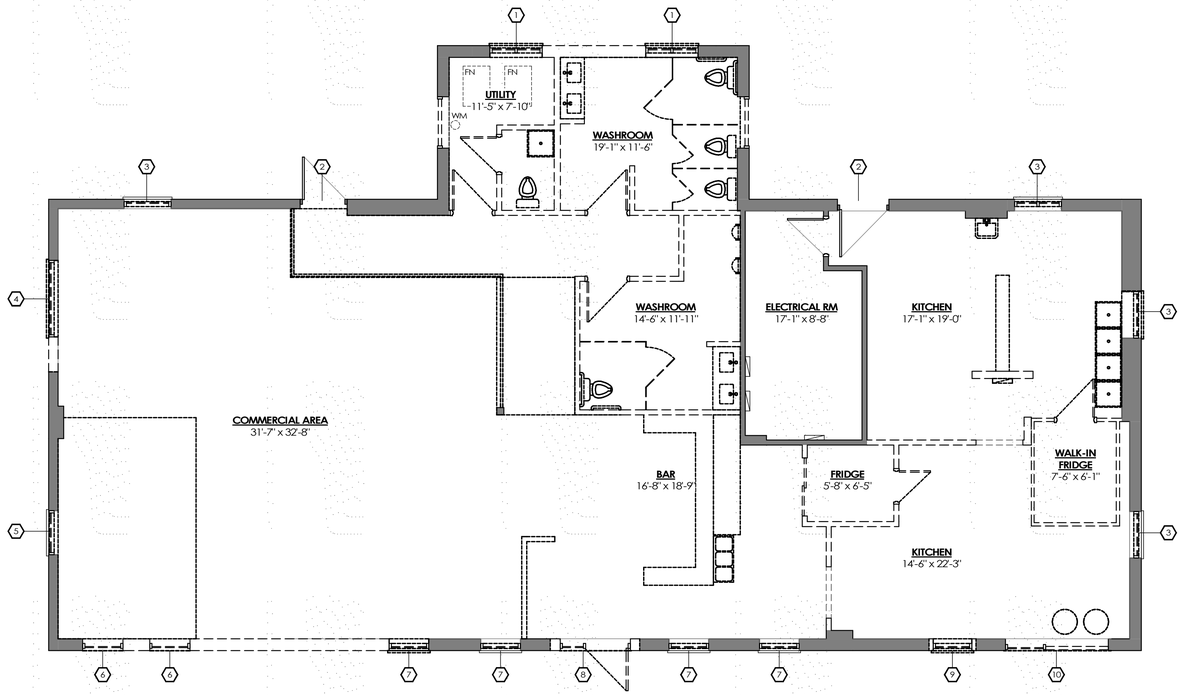
PROJECT NUMBER	DRAWING NUMBER
22049	A3.1
SCALE: 3/16" = 1'-0"	
SHEET SIZE: 24x36	



View of the proposed ramp, new washroom addition and new prime entrance. (Source: DFy, October 2022)



View of the proposed accessible terrace with proposed planter bed along the railing. (Source: DFy, October 2022)

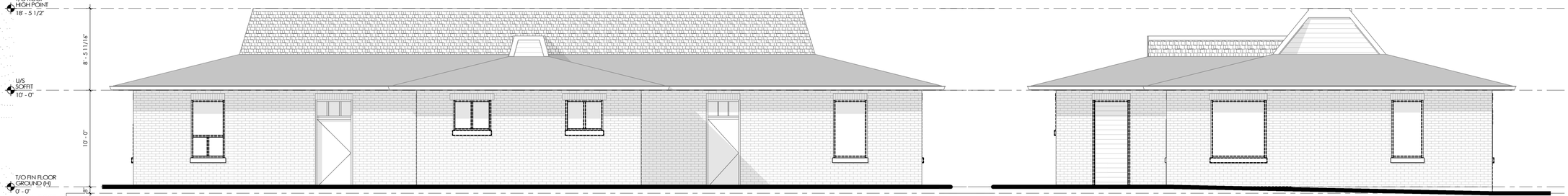


EXISTING OPENING SIZES

1. 3'-2"W x 3'-11"H
2. 3'-6"W x 9'-0"H
3. 3'-6"W x 6'-0"H
4. 5'-9"W x 6'-0"H
5. 3'-4"W x 6'-0"H
6. 3'-0"W x 7'-2"H
7. 3'-0"W x 6'-0"H
8. 5'-3"W x 7'-2"H
9. 3'-6"W x 9'-8"H
10. 3'-6"W x 7'-2"H

5 EX2.1 **EXISTING GROUND FLOOR**

3/16" = 1'-0"

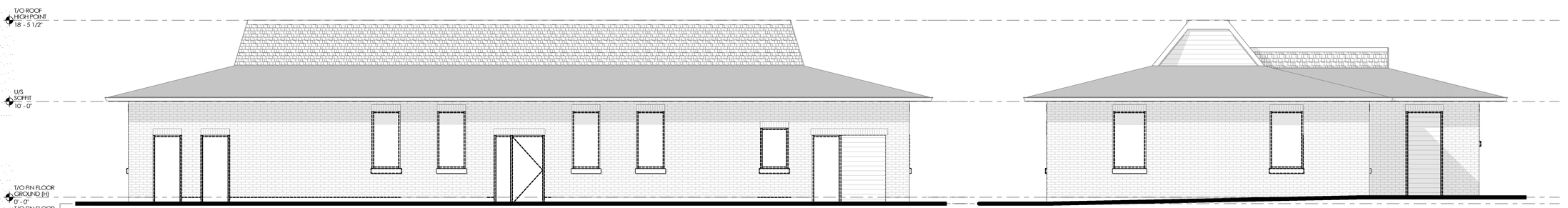


1 EX2.1 **EXISTING NORTH ELEVATION**

3/16" = 1'-0"

4 EX2.1 **EXISTING WEST ELEVATION**

3/16" = 1'-0"



2 EX2.1 **EXISTING SOUTH ELEVATION**

3/16" = 1'-0"

3 EX2.1 **EXISTING EAST ELEVATION**

3/16" = 1'-0"

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PROJECT NAME

THE BOATHOUSE RENOVAITON

57 JUBILEE DRIVE, KITCHENER ON

CLIENT

DRAWING TITLE

EXISTING PLAN & ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER
22049	EX2.1
SCALE: 3/16"=1'-0"	
SHEET SIZE: 24x36	

Additional Page - 2

6.0 Applicable Heritage Planning policies and Conservation guidelines

The Boathouse building is subject to several policies and guidelines. The following section outlines the relevant sections of those policies and guidelines and provides responses with regards to the heritage resource and proposed development.

6.1 Standards and Guidelines for the Conservation of Historic Places in Canada

Section 3: General Standards for Preservation, Rehabilitation and Restoration[5]

1	**Conserve** the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.	The proposal maintains the existing footprint of the building. The latter is not proposed to be moved or relocated.
2	**Conserve** changes to an historic place that, over time, have become character-defining elements in their own right.	The existing views from Park Street (Jubilee Drive), Roland Street and David Street will be preserved.
3	**Conserve** heritage value by adopting an approach calling for minimal intervention.	The proposal calls for minimum interventions that are required to make the red-brick building code compliant ensuring health and safety of its occupants and add support services which would help engage with the community more fully.
4	**Recognize** each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	The proposed alterations and additions are contemporary in design and distinguishable from the existing building and adjacent fabric.
5	**Find** a use for an historic place that requires minimal or no change to its character-defining elements	The former use of the Boathouse building is maintained. It will continue to be used as a restaurant/ event space that will bring in more people from the community and promote economic vitalization of the Victoria Park which aligns with the HCD goals for this cultural landscape.
6	**Protect** and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take	With proper stabilization and monitoring throughout all phases of the project, there should be no impact on the integrity of the existing building. As a precaution, vibration monitoring and regular inspections should take place prior to,

[5] Standards and Guidelines for the Conservation of Historic Places in Canada, pp 21-23. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

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	mitigation measures to limit damage and loss of information.	during and post construction. If any unexpected situation or damage does occur, a discussion with a qualified professional should occur prior to any decisions being made. The design of the cantilevered patio is intended to have no impact to the water and waters edge.
7	**Evaluate** the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	No character-defining elements are negatively affected as no existing views are impacted and connected pathways around the facility remain.
8	**Maintain** character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes	The Victoria Park is an excellent example of a Victorian era park designed in the Romantic style. Per the guidelines provided within the Victoria Park HCD Plan, the sequence along Park Road in both directions including views to the Commons and lake and views from David, Roland should be considered to be the Park's visual edge. The proposed alterations do not affect the visual aesthetics negatively.
9	**Make** any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	Please refer to comment above. Detailed drawings have been prepared which will serve as documentary evidence (Appendix A).

Additional Standards Relating to Rehabilitation

10	**Repair** rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	The new addition will be non-imposing in scale. The ramp design will be simple with a low height curb with a maximum slope of 5%. The terrace railing will be glass to ensure transparency and minimal impact on exiting views. The new windows and doors will emulate the design and proportions of the existing openings.
11	**Conserve** the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and	The proposed alterations and the washroom addition will alter the historic facade of the existing red-brick building however no heritage attributes will be impacted adversely as the new addition will

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	visually compatible with, subordinate to and distinguishable from the historic place.	not be imposing in scale, will employ contemporary materials and the new ramp will provide accessibility which is a positive impact. The proposed works will be distinguishable from the old fabric and are reversible in nature.
12	**Create** any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.	The proposed works will be distinguishable from the old fabric and are reversible in nature.

Section 4.3 Guidelines for Buildings

Section 4.3.1 Exterior Form[6]

Accessibility Considerations

18	**Finding** solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.	Understanding and considering the existing site constraints, a new ramp is proposed that will lead to the new primary entrance. The proposal does not alter the building's exterior radically. The new ramp curb is proposed to be 6" high with a 5% slope on making it non-imposing and with minimal visual impacts.
19	**Working** with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.	The proposed ramp addition does not alter the existing visual relationships that are critical to this cultural landscape. The proposed elements will not visually compete with the existing overall aesthetic.

[6] Standards and Guidelines for the Conservation of Historic Places in Canada, pp 132. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

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The subject site is within a cultural landscape. The following guidelines from Section 4.1 Guidelines for Cultural Landscapes, including heritage districts apply:

Section 4.1 General Guidelines for Preservation, Rehabilitation and Restoration[7]

1	**Understanding** land use and how it contributes to the heritage value of the cultural landscape.	The proposal maintains the former use of the property. The boathouse will be used as an event and restaurant space.
5	**Protecting** and maintaining past links connecting archaeological sites, such as roads, trails, paths and visual relationships.	The proposed alterations do not alter the existing visual relationships. The proposed elements will not visually compete with the existing overall aesthetic.
7	**Replacing** in kind extensively deteriorated or missing parts of a feature that support a land use where there are surviving prototypes.	The proposed alterations and the washroom addition will alter the historic facade of the existing red-brick building however no heritage attributes will be impacted adversely as the new addition will not be imposing in scale, will employ contemporary materials and the new ramp will provide accessibility which is a positive impact. The proposed works will be distinguishable from the old fabric and are reversible in nature.
8	**Documenting** all interventions that affect the land use and ensuring that this documentation will be available to those responsible for future interventions	Detailed drawings have been prepared which will serve as documentary evidence (Appendix A).

Additions or Alterations to a Cultural landscape

12	**Designing** a new feature when required by a new use that is compatible with the past or continuing land use. For example, building a visitor access road along the margin of a field and woodlot in an historic farm site, so that both can continue to function.	The new washroom addition will not be imposing in scale, will employ contemporary materials and the new ramp at the front of the building will improve accessibility which is a positive impact. A waterfront terrace will help maintain continuous use of the property. This is recommended by the HCD Plan. The proposed works will be distinguishable from the old fabric and are reversible in nature. The view to the Victoria Park Lake will be maintained as view from Jubilee Drive, Roland Street and Park Street.

[7] Standards and Guidelines for the Conservation of Historic Places in Canada, pp 52. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

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		The proposed development will help revitalize the Victoria Park by acknowledging the strengths of the existing building. By continuing its use as a contemporary commercial space, it guarantees the building will continue to contribute to the cultural heritage landscape and thrive as an active, prominent building for the community.

Given that the Heritage Conservation District Plan is focussed on Building Conservation and maintenance while we are looking at rehabilitation, guidelines for Doors and Windows have been referenced from the Standards and Guidelines for the Conservation of Historic Places in Canada for the proposed development.

Section 4.3.5: Windows, Doors and Storefronts[8]

20	**Designing** and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character	The existing windows and doors are not original historic. The proposed new windows and doors will be compatible with the building's style and character.

6.2 Victoria Park Heritage Conservation District Plan

2.3 Victoria Park
Policies and Guidelines applicable to the proposed development are as follows:

Buildings, Monuments and Structures	New buildings and monuments shall build on the tradition of hand craftsmanship, natural materials and a visual blend with the landscape. Artificial materials and treatments such as pressure-treated lumber, plastic and pre-cast concrete shall be strongly discouraged.	It is recommended that natural materials that visually blend in the landscape in the terrace be used for the proposed development. The proposed composite decking should visual reference wood.
Boathouse Landscape Guidelines	The following intermittent vistas in the Park should be conserved and enhanced: • The sequence along the Park Road in both directions, including views to the Commons and lake. • Views from David Street and Roland Street to the Commons and Victoria Park lake	The existing views to and from Park Street (Jubilee Drive), Roland Street and David Street will be preserved.

[8] Standards and Guidelines for the Conservation of Historic Places in Canada, pp 157. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

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Existing Site Conditions: Photos and Drawings



Photo #1: View of the existing building on site from Jubilee Drive looking southeast



Photo #2: View of the existing building on site from the walkway along the lake looking northeast



Photo #3: View of the existing building on site from the park walkway along the lake looking southeast



Photo #4: View of the Victoria Park Lake standing rear of the existing building looking southwest



Photo #5: View of the Victoria Park Lake standing rear of the existing building looking south



Photo #6: View of the existing building on site from the park walkway along the lake looking northwest



Photo #7: View of the existing building on site from Jubilee Drive looking southwest



Photo #8: View of the east facade of the existing building on site



Photo #9: View of the existing building on site looking northwest



Photo #10: View of the existing windows and doors on the rear facade of the existing building

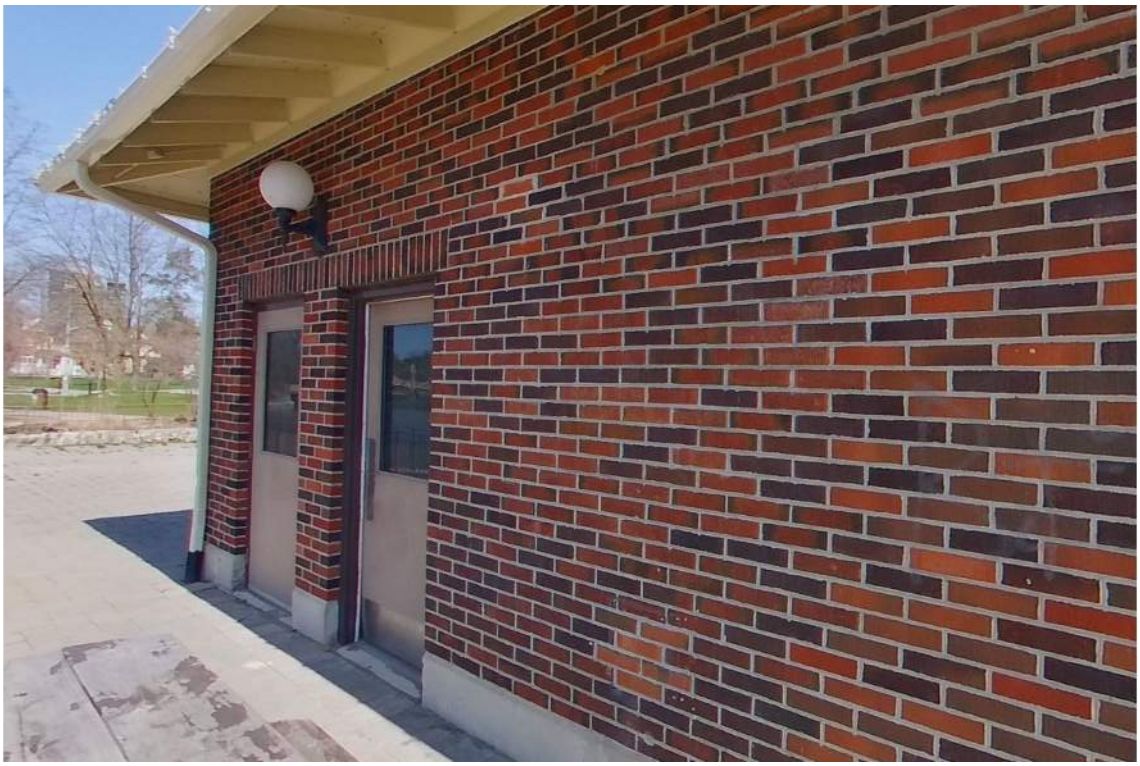


Photo #11: View of the existing rear entrance/exit doors from the commercial area



Photo #12: View of the existing blocked opening along the west facade.



Photo #13: Existing washroom (Men)



Photo #14: Existing commercial area



Photo #15: Existing entrance corridor looking east



Photo #16: Existing entrance corridor looking west



Photo #17: Existing kitchen (rear portion)



Photo #18: Existing kitchen (front portion)



Photo #19: Existing electrical room

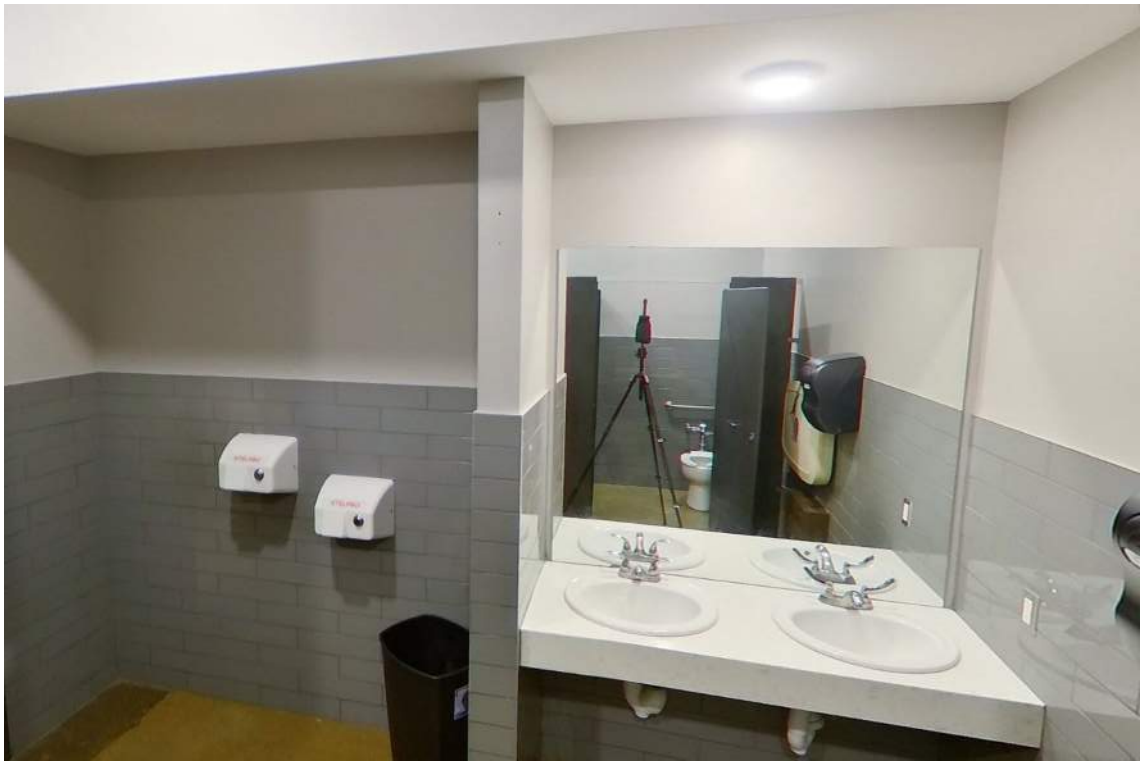
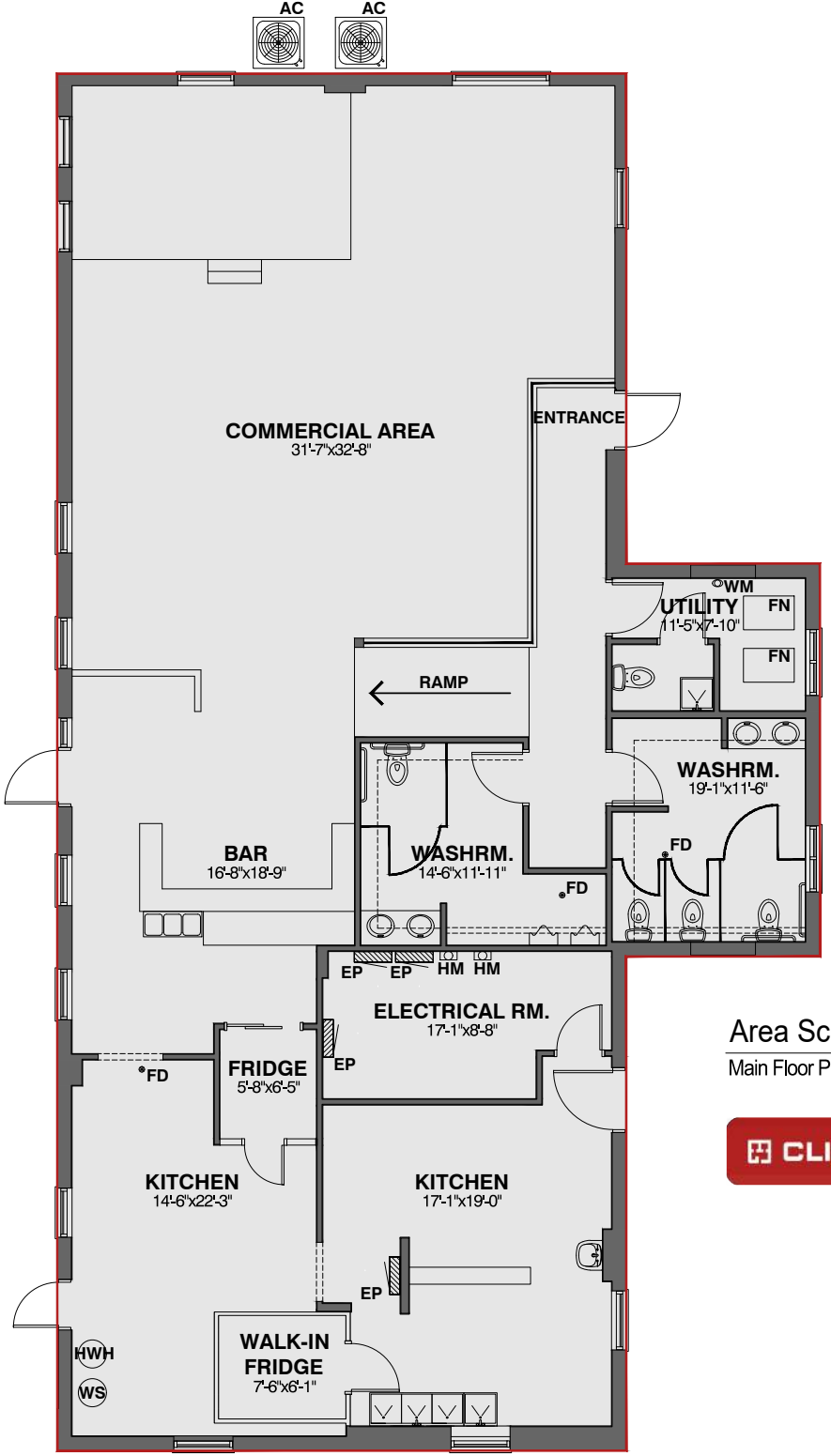


Photo #20: Existing washroom (women)

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to Mapply before proceeding with any work. All documents remain the property of Mapply. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The material contained herein reflects the Consultants best judgement in light of the information available at the time of preparation. Any use which a third party makes of the documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the documents.



Area Schedule (sq.ft.)

Main Floor Plan	3010

CLICK TO TOUR

Project No.: 213.22.4

EXISTING CONDITIONS

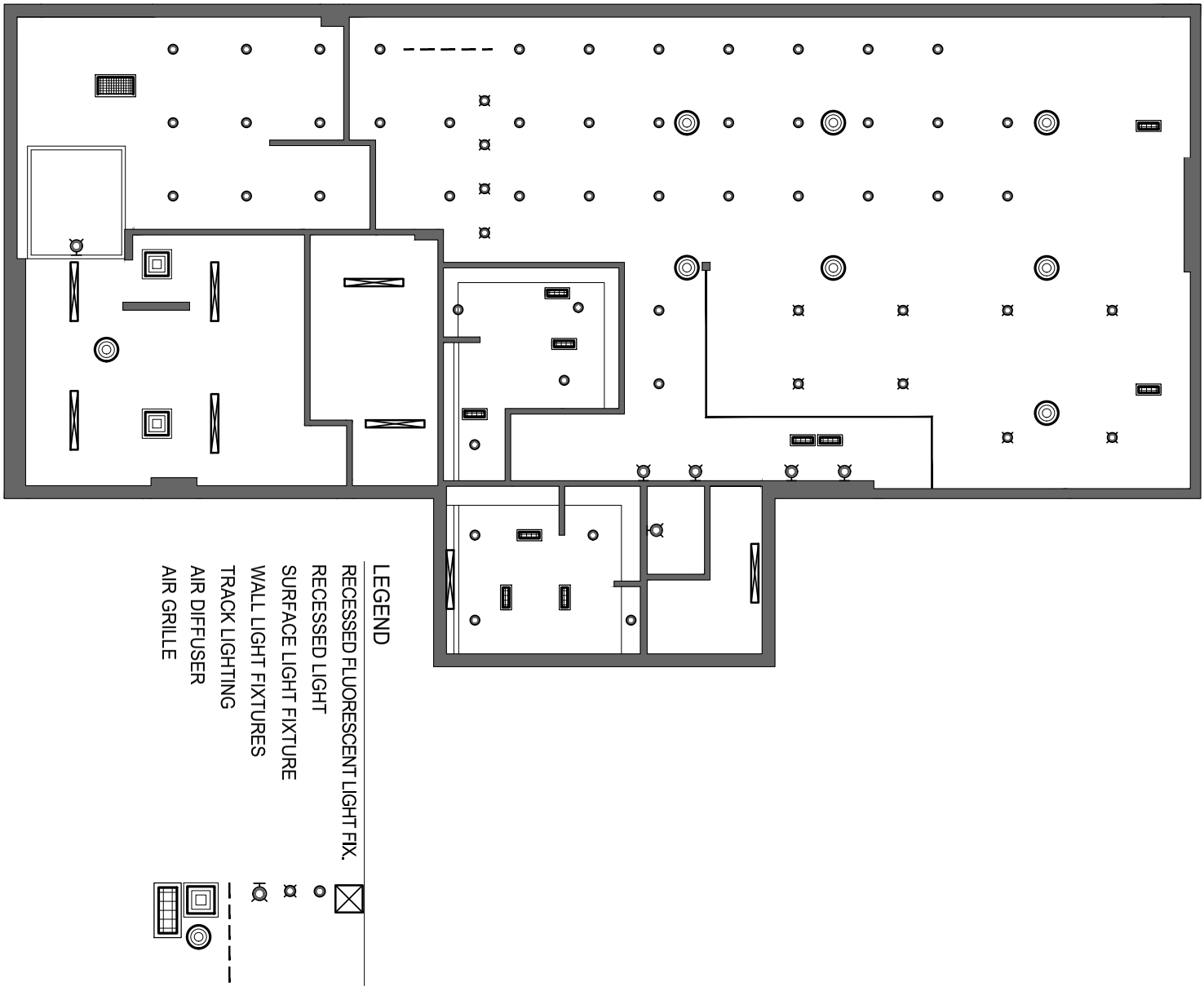
MAIN FLOOR PLAN

57 JUBILEE DR, KITCHENER, ON

3/32"=1'-0"

2022.05.04

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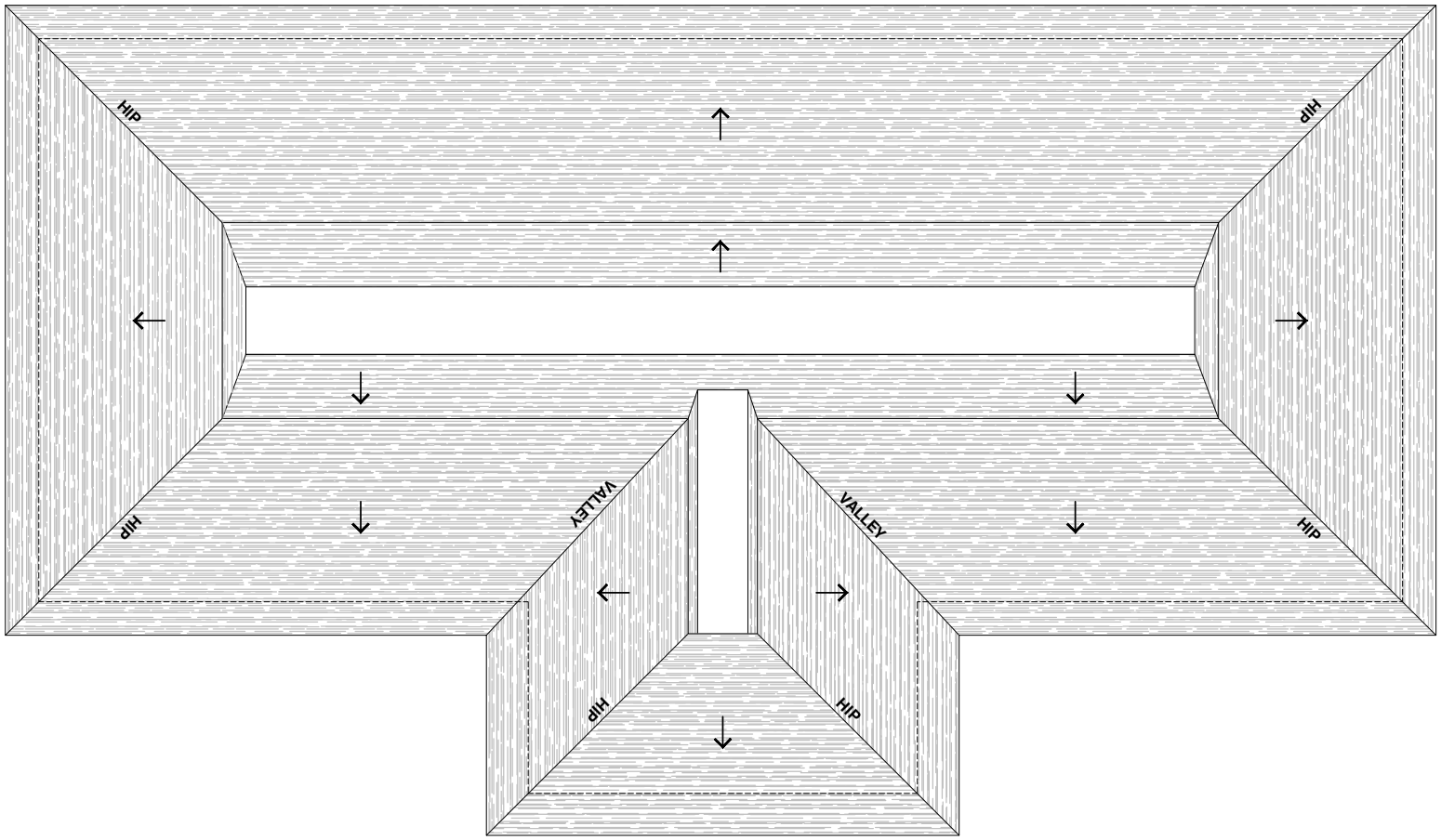
1.2

3/32"=1'-0"
2022.05.04

MAIN FLOOR RCP
57 JUBILEE DR, KITCHENER, ON

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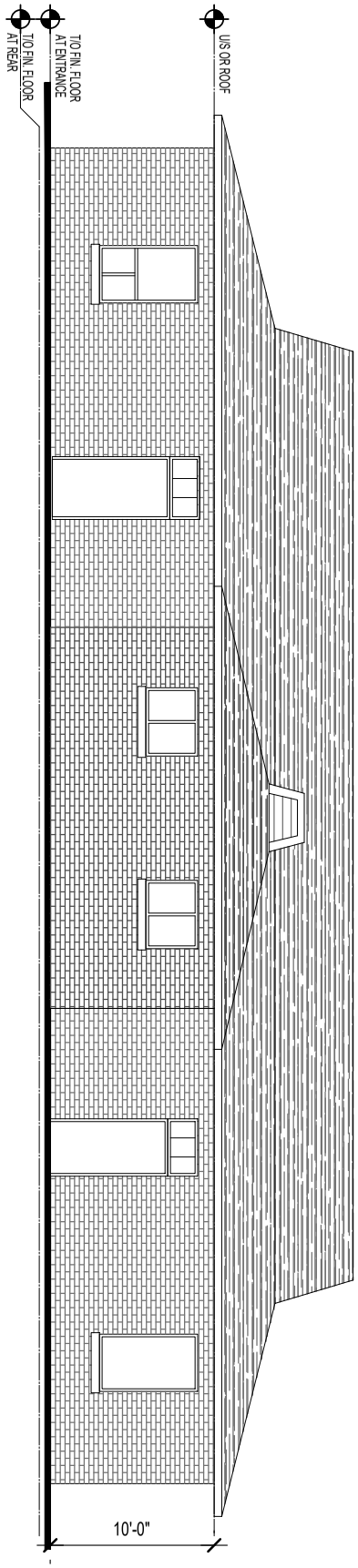
1.3

3/32"=1'-0"
2022.05.04

ROOF PLAN
57 JUBILEE DR, KITCHENER, ON

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3/32"=1'-0"
2022.05.04

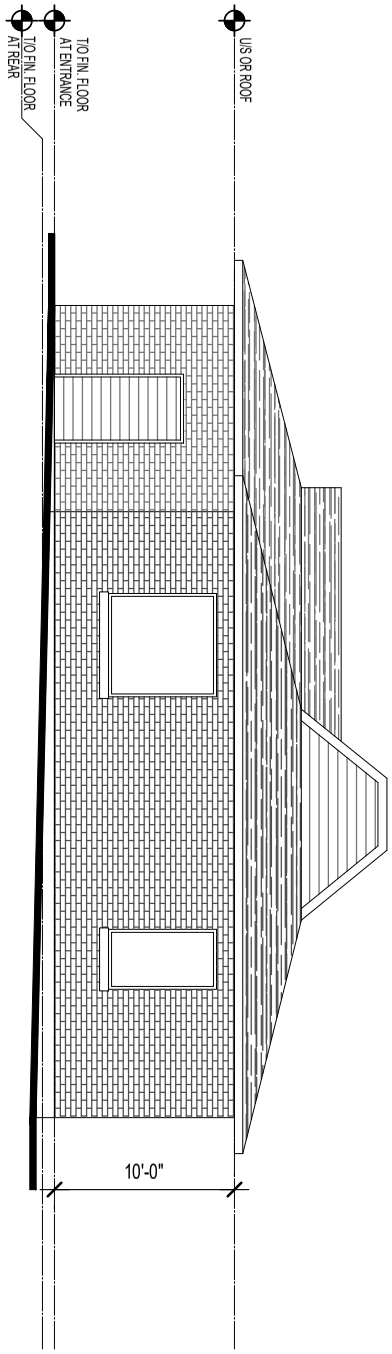
FRONT ELEVATION

57 JUBILEE DR, KITCHENER, ON

Project No.: 213.22.4

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2.2

3/32"=1'-0"
2022.05.04

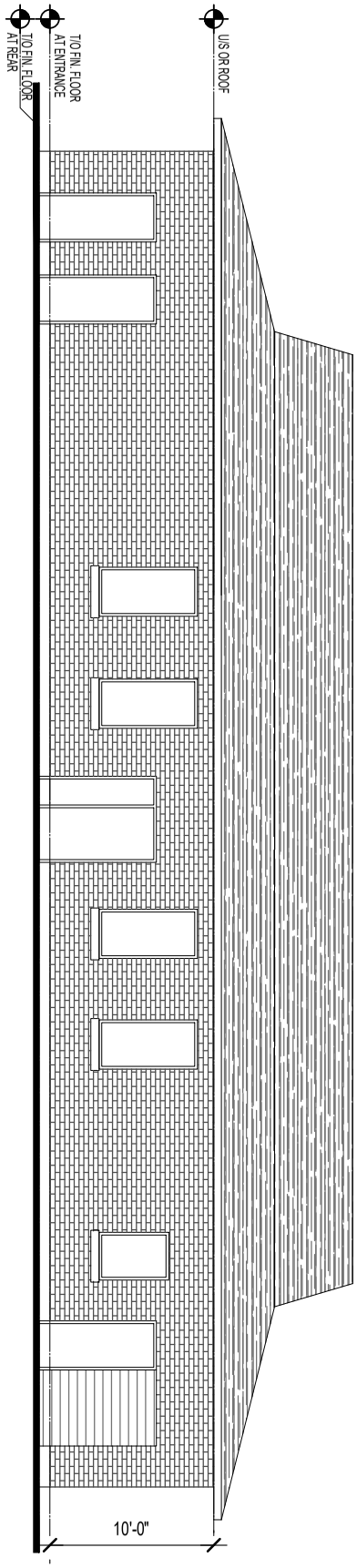
RIGHT ELEVATION

57 JUBILEE DR, KITCHENER, ON

Project No.: 213.22.4

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3/32"=1'-0"
2022.05.04

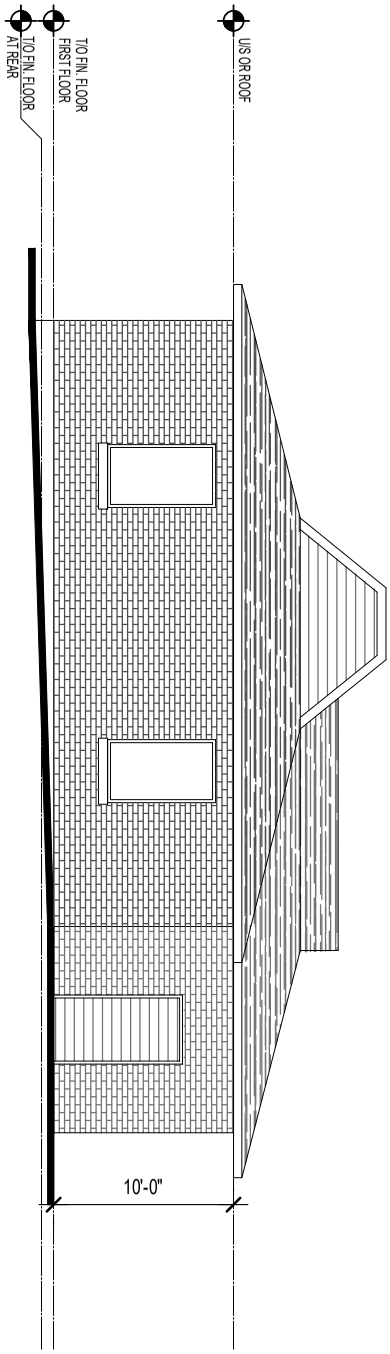
REAR ELEVATION

57 JUBILEE DR, KITCHENER, ON

Project No.: 213.22.4

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2.4

3/32"=1'-0"
2022.05.04

LEFT ELEVATION

57 JUBILEE DR, KITCHENER, ON

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SITE EQUIPMENT CHECKLIST

CLICK TO TOUR

BUILDING EQUIPMENT	FLOOR PLAN	VIRTUAL TOUR	PHOTOGRAPHS
	INCLUDED	INCLUDED	INCLUDED
PLUMBING			
FLOOR DRAINS (FD)	☒	☒	☐
HOT WATER HEATER (HWH):	☒	☒	☒
WATER METER (WM)	☒	☒	☒
WATER SOFTERNER (WS)	☒	☒	☐
PLUMBING FIXTURES	☒	☒	☐
HEATING VENTILATION AND AIR CONDITIONING			
AIR CONDITIONER UNIT (AC):	☒	☒	☒
FURNACE (FN):	☒	☒	☒
GAS METER (GM)	☒	☒	☒
THERMOSTAT (T)	☐	☒	☐
AIR REGISTERS	☐	☒	☐
DUCT WORK	☐	☒	☐
ELECTRICAL			
HYDRO METER (HM):	☒	☒	☒
ELECTRICAL PANEL (EP):	☒	☒	☒
EMERGENCY EXIT LIGHTS	☐	☒	☐
ARCHITECTURAL ELEMENTS:			
EXTERIOR:			
FRONT AND REAR	☒	☒	☐
SIDES AND EACH CORNER	☒	☒	☐
BALCONIES/PATIOS	☐	☒	☐
INTERIOR:			
STRUCTURAL ELEMENTS	☒	☒	☐
OPENINGS (WINDOWS AND DOORS)	☒	☒	☐
CEILING ELEMENTS	☒	☒	☐
MILLWORK	☒	☒	☐

Project No.: 213.22.4
EXISTING CONDITIONS

SITE INFORMATION
57 JUBILEE DR, KITCHENER, ON
NTS
2022.05.04



The Boathouse
57 Jubilee Drive, Kitchener, ON N2G 7T6, ON

Heritage Impact Assessment Study
Prepared for: James Barr, Walkinshaw Holdings

September 23, 2022
Revision 1: October 7, 2022

DRAFT

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Hamilton, ON L8L 6A1
905.526.6700

mccallumsather.com

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October 7, 2022

James Barr
james@walkinshaw.one
Walkinshaw Holdings

Re: Heritage Impacts Assessment Study
Building Permit Application
57 Jubilee Drive, Kitchener, ON N2G 7T6, ON

1.0 Purpose

We are pleased to submit the information below to satisfy the requirement for the assessment of any potential impacts due to the proposed development on the Boathouse property located within the Victoria Park Heritage Conservation District within the City of Kitchener, ON, to suggest potential mitigation strategies to sensitively incorporate the proposed development at this historic site. This study will present how the proposed development appropriately conserves, adapts and adds to its existing cultural landscape. Furthermore, this study would be reviewed by Heritage staff, Heritage Kitchener Committee and if required by the Council.

2.0 Background

McCallumSather was retained by Walkinshaw Holdings ('client') in September 2022 to complete a scoped Cultural Heritage Impact Assessment report for a proposed development at the Boathouse property. The subject property is owned by the city who will be signing a lease with the operators (client).

The proposal includes the following renovations to the Boathouse building:
- A new outdoor deck structure in the form of a cantilever addition at the rear of the existing building;
- A new primary accessible entrance and ramp at the front of the existing building to improve accessibility;
- A new bank of exterior washrooms located east of the existing building &
- Enlargement of existing openings and addition of new openings.

The proposed renovations to be completed by the operator are required to be approved by the Kitchener Heritage Committee prior to the City Council signing off on the lease between the city and operator. This CHIA report will evaluate the proposed design to determine any possible impacts to the Victoria Park cultural heritage landscape and will be reviewed by City Heritage Staff and the Heritage Committee for their approval.

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3.0 Description of Historic Place

The subject property municipally addressed 57 Jubilee Drive, the 'subject site', in Kitchener, contains the Boathouse building that is a landmark for the community within Victoria Park and Victoria Park Heritage Conservation District. It is a single storey red-brick building that sits along and northeast of the Victoria Park Lake (Figure 2). Queen Victoria Statue and Victoria Park Ice Rink are located north of the subject site, landscaped zones on both east and west with the Victoria Park Lake to its south.

3.1 Victoria Park

Victoria Park is located immediately west of downtown Kitchener and bound by Joseph, David, the Canadian National Rail ROW, Devon and Jubilee Drive. The following description is an excerpt on the History of Victoria Park from the City of Kitchener's Cultural Heritage Landscape Data Sheets[1]:

'*Victoria Park was developed in 1895-96 as Kitchener's second civic park after Woodside Park. The lands were purchased from Samuel B. Schneider for $6,000. The Park site is shown in the 1894 insurance map as an elongated natural pond centred on Schneider's Creek. The site was described as wetland and probably required drainage and filling to create the Park landscape. The initial capital investment in the Park was a civic debenture of $12,000. The Park was originally designed by J.M. Stuebler, a Kitchener Parks Board member, with the assistance of Buffalo, New York engineer, M. A. Richer. The Park was designed in the Romantic Style. Romanticism was an artistic, literary and intellectual movement that originated in Europe toward the end of the 18th century and influenced landscape design well into the 20th century. Romanticism was a rejection of classical design, opting instead for more natural forms with curvilinear lines and natural compositions. It was not a true restoration of nature, but a manicured, idealized natural landscape inspired by romantic landscape paintings. There was a great emphasis on creating specific views with defined focal points at the end of these views. New York's Central Park (1858) was one of the first public parks constructed in North America to adhere to Romantic landscape concepts. There are many similar parks in Ontario inspired by the Romantic movement including Stratford's Queens Park and Lake Victoria (1911), Niagara Fall's Victoria Park (1888) and High Park in Toronto (1876). Victoria Park was opened to the public on August 27th, 1896. Many of the Park's existing features were added by Bernard Koehler after his appointment as Park Superintendent in 1914. The park features include: a naturalistic layout with open swathes of turf; random specimens and groupings of trees focused on the man-made lake and surrounding the Commons; and, meandering paths connecting park features. Over many years it has contained a variety of architectural and landscape features including: a remnant clock tower from Kitchener's 1924 City Hall; a fine example of statuary commemorating Queen Victoria's reign (installed in the Park in 1911 at a cost of $6,000); Roos Island Bridge (1896); the Courtland Entrance ornamental gates (1930); a 1924 park pavilion (the second, the first was lost to a fire during the First World War); washrooms (1910); a grandstand (demolished); gazebo; boat house and restaurant (1929/1967); peace garden; drinking fountains; and, contemporary features such as bridges, washrooms (2014), parking lots and sculpture. The Park Lake was remediated in 2011 to improve water quality at a cost of $10.1 million.'*

[1] L-OPS-5. Kitchener Cultural Heritage Landscape – Victoria Park - Appendix – 6. December 2014, pp 68. (Retrieved online from: https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_CHL_Study_Appendix_6_CHL_Data_Sheets.pdf)

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Figure 1: Kitchener Cultural Heritage Landscape – Victoria Park (Open Space and Park) - Appendix – 6.

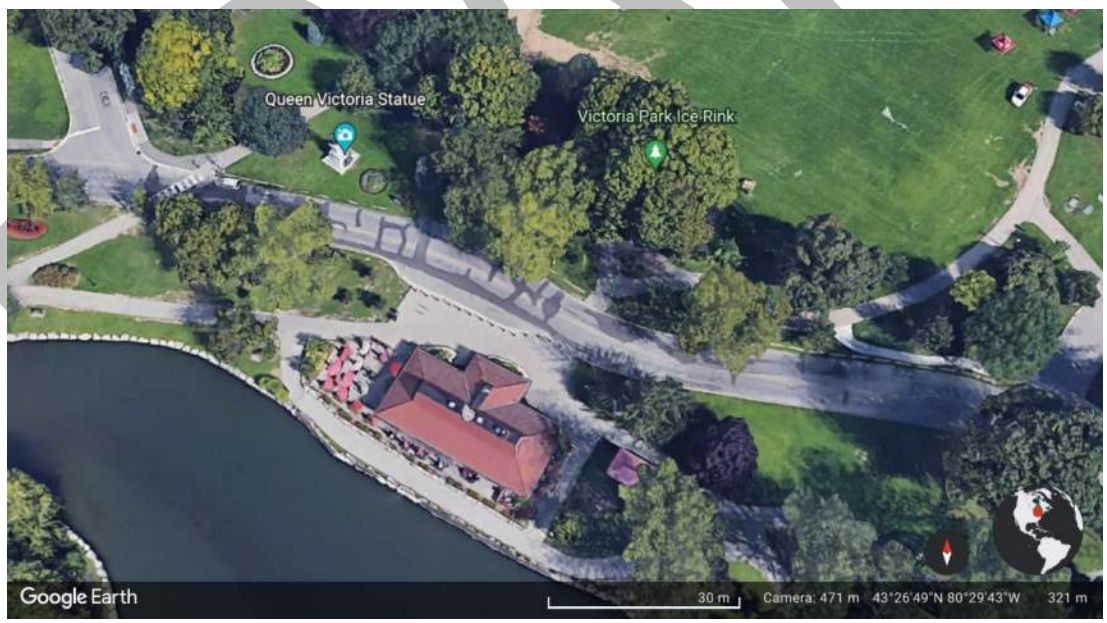


Figure 2: Aerial image showing the location of the subject site and the adjacent context.
Source: Google Earth Imagery

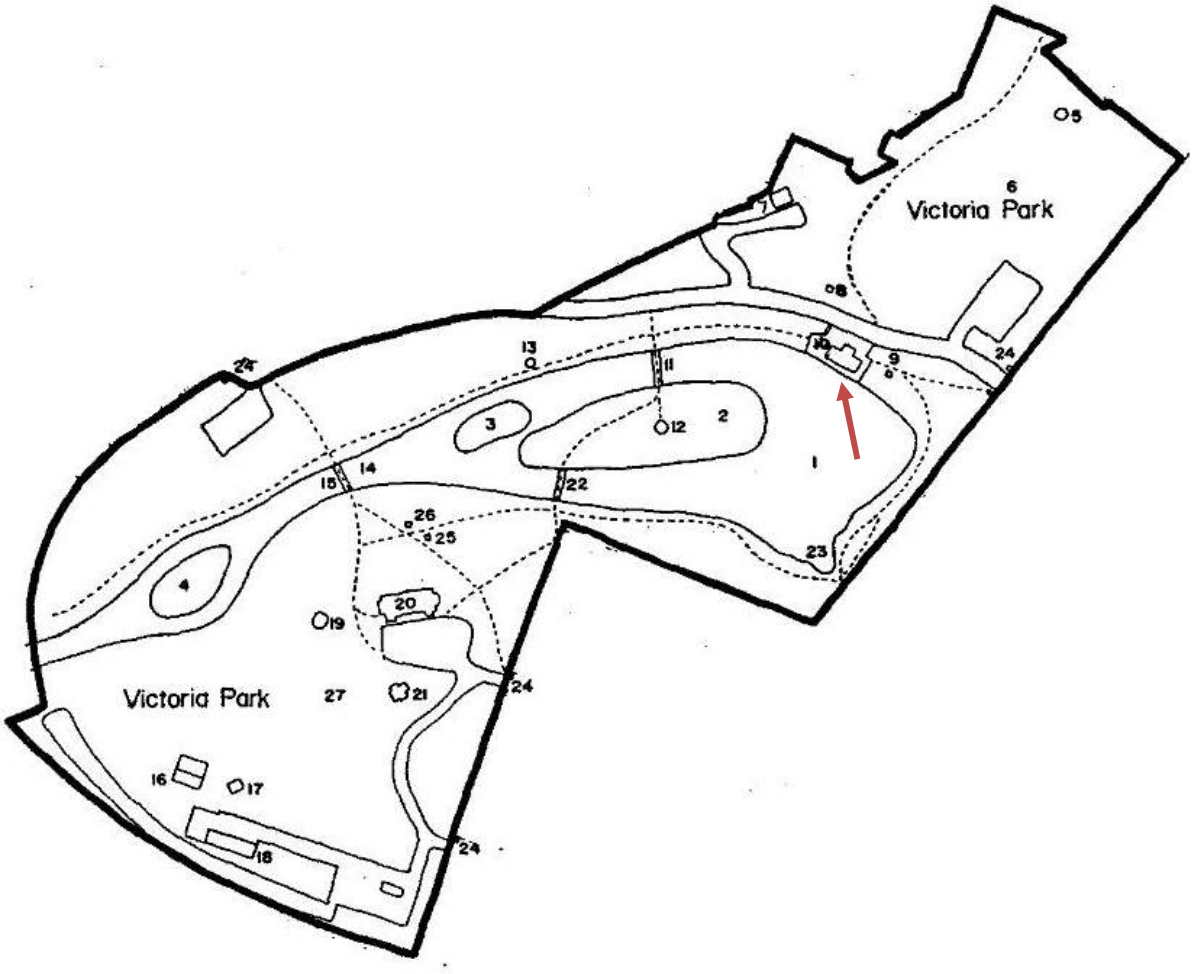


Figure 3: Victoria Park – Buildings, Monuments and structures, Victoria Park Area Heritage Conservation District Plan. Prepared by Nicholas Hill, 1996. Retrieved online from: https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Heritage_Plan_Victoria_Park.pdf
Annotated by mCs to show the subject site.

3.2 Boathouse Building

The existing Boathouse building was built in 1929 and was originally constructed to store canoes and as a shelter for people putting on their skates. It is a single storey building of brown brick and demonstrates a cottage style roof. It is one of the large buildings along with the Pavilion located within the park. The boathouse building was heavily modified after a fire c.1960s[2].

Originally when Victoria Park opened in 1896, a boathouse, was built along the David Street shore by Reuben Bowman (Figure 4). It was a 5-bay building in wood construction which deteriorated overtime from continual exposure to the lake water and was eventually demolished and replaced in 1929 with a 2-storey brick building (Figure 5) at the north end of the lake. This two-storey brick structure was designed by architect Charles Knetchel. Canoes and rowboats were stored on racks within each end of the building and were rented from its dock. During winters when the canoes were offsite, the two storage areas were used as skate changing rooms – females at the east end and males at the west end. The second floor included dressing rooms and showers for Kitchener's football club. On the north side, he designed modern washrooms that would serve both the park visitors and the boathouse users.



Figure 4: The original boathouse building built c.1890s.
Source: The Record. Retrieved online from: https://www.therecord.com/life/local-history/2021/08/06/flash-from-the-past-kitcheners-multi-tasking-victoria-park-boathouse.html)

[2] Hill, Nicholas. Victoria Park Area Kitchener. May 1996. Retrieved online from: Heritage plan victoria park (kitchener.ca)



Figure 5: The 2-storey boathouse building built in 1929.
Source: The Record. Retrieved online from: https://www.therecord.com/life/local-history/2021/08/06/flash-from-the-past-kitcheners-multi-tasking-victoria-park-boathouse.html)



Figure 6: Skating on Victoria Lake in mid 90s. The 2-storey boathouse building can be seen in the background.
Source: The Record. Retrieved online from: https://www.therecord.com/life/local-history/2021/08/06/flash-from-the-past-kitcheners-multi-tasking-victoria-park-boathouse.html)

A fire in 1967 destroyed the upper storey, the walls and foundations remained firm (Figure 7). It was then the boathouse was redesigned to include a 60's style roof replacing the upper storey. The boathouse building was used for boat rentals, skating (Figure 6) and concession sales until the end of the 20th century. Since its construction, it served as a tea house, a pub and more recently a bar with live music.



Figure 7: 1967 fire that destroyed the second storey of the boathouse building.
Source: The Record. Retrieved online from: https://www.therecord.com/life/local-history/2021/08/06/flash-from-the-past-kitcheners-multi-tasking-victoria-park-boathouse.html)

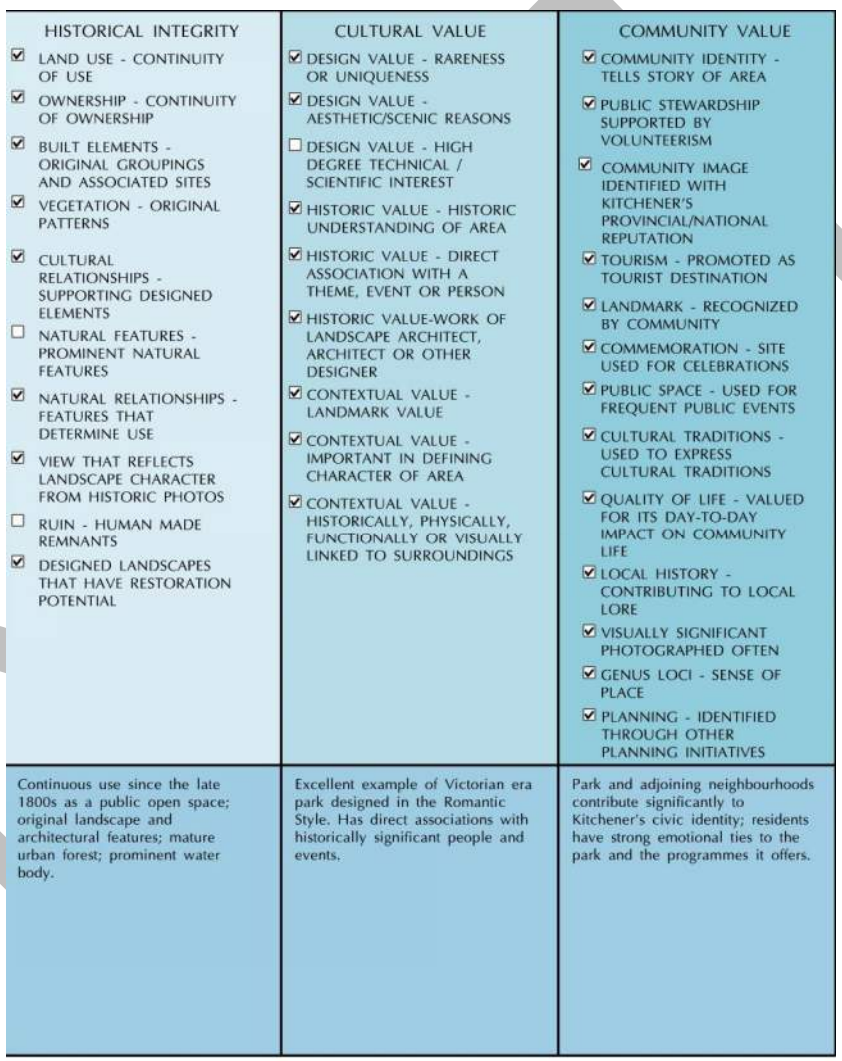


Figure 8: The existing boathouse building at the subject site with the lake at the rear and the Queen Victoria statue at the top right and mature trees contributing to the streetscape.
Source: Google Earth imagery, 2021

4.0 Heritage Value

Victoria Park is designated as a public open space through which one can walk and experience both closed and open spaces. Open spaces are defined as comparatively large areas without obstruction across which are views and vistas of distant features[3].

Victoria Park – Character Defining Features:
A Victorian era park designed in the Romantic Style with mature trees, original streetscape, a lake, bridges, monuments, and architectural features typical of the periods in which they were constructed[4].



HISTORICAL INTEGRITY	CULTURAL VALUE	COMMUNITY VALUE
☑ LAND USE - CONTINUITY OF USE ☑ OWNERSHIP - CONTINUITY OF OWNERSHIP ☑ BUILT ELEMENTS - ORIGINAL GROUPINGS AND ASSOCIATED SITES ☑ VEGETATION - ORIGINAL PATTERNS ☑ CULTURAL RELATIONSHIPS - SUPPORTING DESIGNED ELEMENTS ☐ NATURAL FEATURES - PROMINENT NATURAL FEATURES ☑ NATURAL RELATIONSHIPS - FEATURES THAT DETERMINE USE ☑ VIEW THAT REFLECTS LANDSCAPE CHARACTER FROM HISTORIC PHOTOS ☐ RUIN - HUMAN MADE REMNANTS ☑ DESIGNED LANDSCAPES THAT HAVE RESTORATION POTENTIAL	☑ DESIGN VALUE - RARENESS OR UNIQUENESS ☑ DESIGN VALUE - AESTHETIC/SCENIC REASONS ☐ DESIGN VALUE - HIGH DEGREE TECHNICAL / SCIENTIFIC INTEREST ☑ HISTORIC VALUE - HISTORIC UNDERSTANDING OF AREA ☑ HISTORIC VALUE - DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON ☑ HISTORIC VALUE-WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER ☑ CONTEXTUAL VALUE - LANDMARK VALUE ☑ CONTEXTUAL VALUE - IMPORTANT IN DEFINING CHARACTER OF AREA ☑ CONTEXTUAL VALUE - HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS	☑ COMMUNITY IDENTITY - TELLS STORY OF AREA ☑ PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM ☑ COMMUNITY IMAGE IDENTIFIED WITH KITCHENER'S PROVINCIAL/NATIONAL REPUTATION ☑ TOURISM - PROMOTED AS TOURIST DESTINATION ☑ LANDMARK - RECOGNIZED BY COMMUNITY ☑ COMMEMORATION - SITE USED FOR CELEBRATIONS ☑ PUBLIC SPACE - USED FOR FREQUENT PUBLIC EVENTS ☑ CULTURAL TRADITIONS - USED TO EXPRESS CULTURAL TRADITIONS ☑ QUALITY OF LIFE - VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE ☑ LOCAL HISTORY - CONTRIBUTING TO LOCAL LORE ☑ VISUALLY SIGNIFICANT PHOTOGRAPHED OFTEN ☑ GENUS LOCI - SENSE OF PLACE ☑ PLANNING - IDENTIFIED THROUGH OTHER PLANNING INITIATIVES
Continuous use since the late 1800s as a public open space; original landscape and architectural features; mature urban forest; prominent water body.	Excellent example of Victorian era park designed in the Romantic Style. Has direct associations with historically significant people and events.	Park and adjoining neighbourhoods contribute significantly to Kitchener's civic identity; residents have strong emotional ties to the park and the programmes it offers.

Figure 9: Kitchener Cultural Heritage Landscape – Victoria Park (Open Space and Park) – Heritage Value and Character Defining Elements - Appendix – 6.

[3] Hill, Nicholas. Distinctive Spaces, Victoria Park Heritage Conservation District Study. 1995.

[4] Ibid

The façade is largely symmetrical and contained a variety of fenestration, including flat arched windows. The front of the building connected directly to the street. The location of the building, its scale on the lakeshore and how it was imbedded into the landscape made this building a landmark of Victoria Park.



Figure 10: The existing boathouse building at the subject site.
Source: Google Earth imagery, 2021



Figure 11: The existing boathouse building at the subject site.
Source: Google Earth imagery, 2020

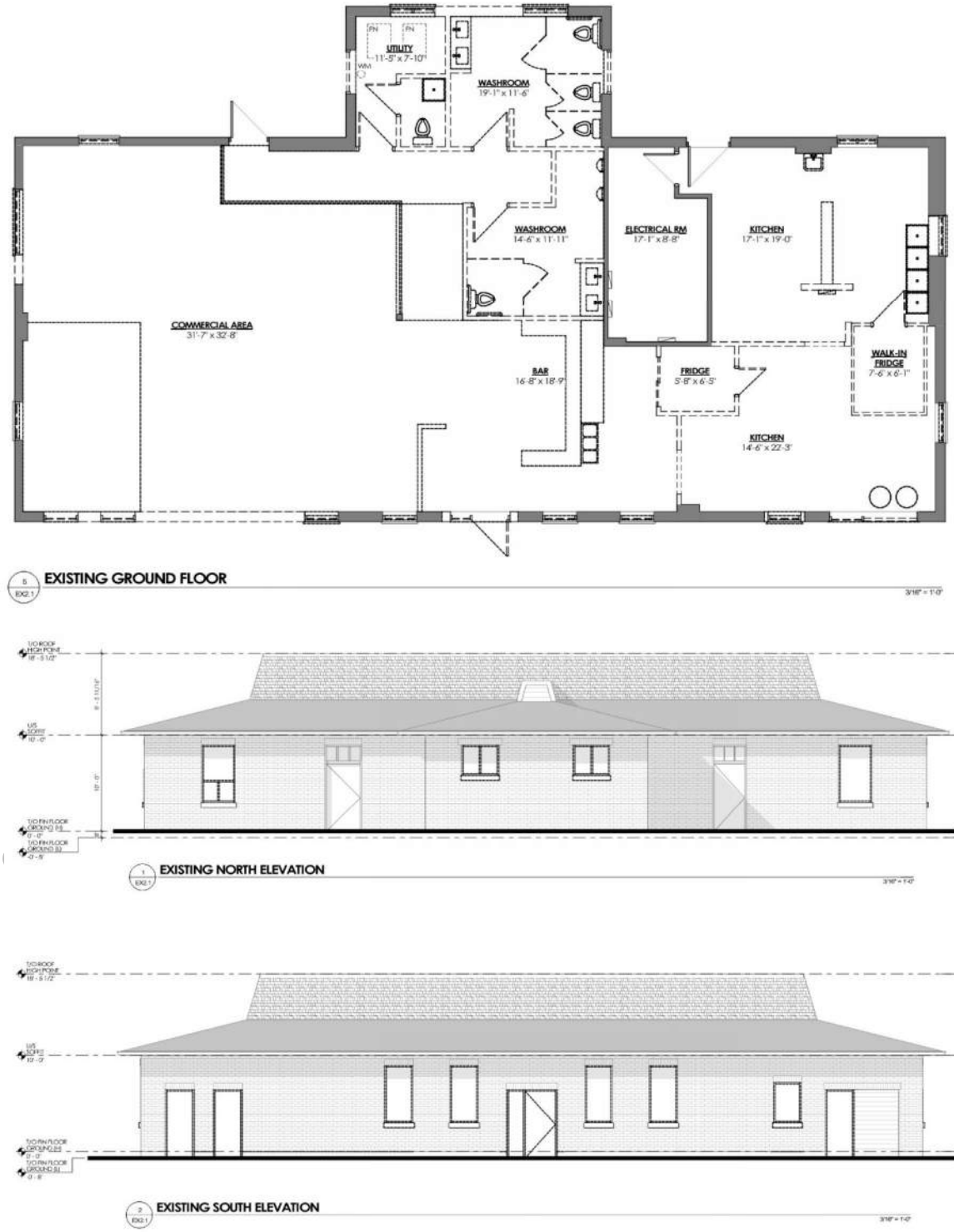


Figure 12: As-existing drawings for boathouse building at the subject site.
Source: EDGE Architects, 2022

5.0 Description of Proposed Development

The proposal includes the following renovations to the Boathouse building:

- A new outdoor deck structure in the form of a cantilever addition at the rear of the existing building;
- A new entrance ramp at the front of the existing building to improve accessibility;
- A new bank of exterior washrooms located east of the existing building &
- Enlargement of existing openings and addition of new openings along with a new accessible entrance door.

City Staff Deeksha Choudhry, Heritage Planner, City of Kitchener was consulted for their initial comments and feedback during the design development process. As part of the comments provided, it was requested that the following items be considered during the design decision making process for the proposed works:

- Provide renderings/visuals for the proposed cantilevered dock not obstructing the lake
- Provide a review of the proposed development with the policies and guidelines that have been included in the Plan and make recommendations accordingly
- A brief write-up on how the dock will function
- Allowing for alternations that are reversible in nature per best Conservation Practices
- Materiality for the proposed development

The above considerations have been addressed and incorporated into this report – described in the following sub-sections.

The following specifications provide a detailed architectural description of the proposed materials and construction details for the following:

5.1 Washroom Addition

- Mitrex cladding (with potential for solar integration) - the face of this integrated cladding system is recommended to be a traditional look ie. stone or wood.
- Flat roof with single ply membrane and parapet cap
- Matching hollow metals doors for washrooms and storage areas
- Wood cedar t&g soffit and washroom interiors (to match cedar shake roof of existing)
- Durable epoxy coating with grit in washrooms and storage areas for ease of cleaning and safety

5.2 Cantilevered Deck

- Steel frame cantilevered structure (over entirety of existing patio space) with max dimensions of 18” above high water level
- Composite decking system
- 1.07m high surface mounted Glass guards throughout to create maximum visibility of pond and existing structure

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5.3 New Double Door at the front and rear facade

- A new double door accessible entrance is proposed at the front facade of the boathouse building.
- The design of the doors includes a transom on top to emulate the design of the existing doors on the front facade. The door of the new washroom addition will be contemporary in design and distinguishable from the existing fabric. Existing doors at the front along the east and west facades are recommended to be brick infilled. The infill brick is recommended to be set slightly back from the face of the existing brick, to show that doors previously existed, and could be re-installed in the future if desired. This follows the conservation practices of reversibility and is recommended.

5.4 New Replacement Windows

- The existing windows are not original to the boathouse building. These will be replaced with better performing aluminum double hung windows emulating the design of the original windows.

5.5 New Glazing in Existing Building

- A folding partition is proposed as part of the rear elevation to enhance 4 season uses and greater accessibility between interior and exterior spaces. The design includes a transom window on top with glazing panels below to maintain and enhance views of the lake from the Boathouse building.

5.6 Exterior Lighting

- Replace existing bulb lighting sconces and poles with new efficient led lighting with minimized architectural profile (complimentary with the park) which minimizes light pollution on the neighbourhood while maximizing safety and utility for building uses.

5.7 New Ramp & Signage

- A new concrete ramp (maximum 5% slope) with 6” high curbs at grade will be provided for improved accessibility.
- A new ground mounted LED Backlit signage 'The Boathouse' letters is proposed infront of the building as part of the landscaping and the new planter bed.

5.8 New Planter Bed

- New planter bed acting as a landscape buffer between the walkways and the proposed outdoor terrace.

5.9 Commemorative Plaque

- A commemorative installation is proposed in the entrance lobby of the Boathouse building. This education intervention will describe the history of the site to the park visitors and future users at the subject site.

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Figure 13: Proposed Ground Floor plan for boathouse building at the subject site.
Source: EDGE Architects, October 2022

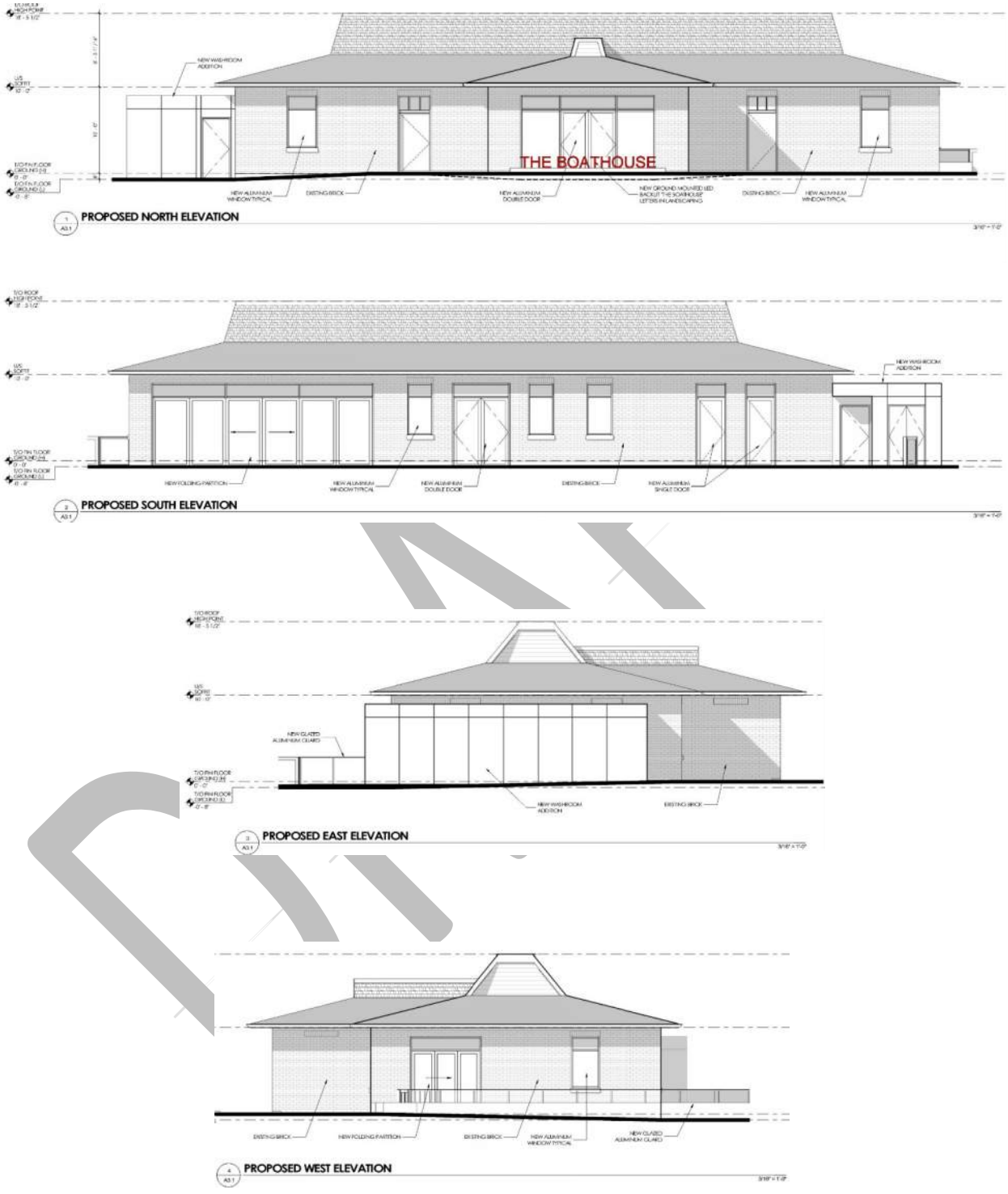


Figure 14: Proposed Elevations for boathouse building at the subject site.
Source: EDGE Architects, October 2022

6.0 Applicable Heritage Planning policies and Conservation guidelines

The Boathouse building is subject to several policies and guidelines. The following section outlines the relevant sections of those policies and guidelines and provides responses with regards to the heritage resource and proposed development.

6.1 Standards and Guidelines for the Conservation of Historic Places in Canada

Section 3: General Standards for Preservation, Rehabilitation and Restoration[5]

1	**Conserve** the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.	The proposal maintains the existing footprint of the building. The latter is not proposed to be moved or relocated.
2	**Conserve** changes to an historic place that, over time, have become character-defining elements in their own right.	The existing views from Park Street (Jubilee Drive), Roland Street and David Street will be preserved.
3	**Conserve** heritage value by adopting an approach calling for minimal intervention.	The proposal calls for minimum interventions that are required to make the red-brick building code compliant ensuring health and safety of its occupants and add support services which would help engage with the community more fully.
4	**Recognize** each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	The proposed alterations and additions are contemporary in design and distinguishable from the existing building and adjacent fabric.
5	**Find** a use for an historic place that requires minimal or no change to its character-defining elements	The former use of the Boathouse building is maintained. It will continue to be used as a restaurant/ event space that will bring in more people from the community and promote economic vitalization of the Victoria Park which aligns with the HCD goals for this cultural landscape.
6	**Protect** and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take	With proper stabilization and monitoring throughout all phases of the project, there should be no impact on the integrity of the existing building. As a precaution, vibration monitoring and regular inspections should take place prior to,

[5] Standards and Guidelines for the Conservation of Historic Places in Canada, pp 21-23. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

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	mitigation measures to limit damage and loss of information.	during and post construction. If any unexpected situation or damage does occur, a discussion with a qualified professional should occur prior to any decisions being made. The design of the cantilevered patio is intended to have no impact to the water and waters edge.
7	**Evaluate** the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.	No character-defining elements are negatively affected as no existing views are impacted and connected pathways around the facility remain.
8	**Maintain** character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes	The Victoria Park is an excellent example of a Victorian era park designed in the Romantic style. Per the guidelines provided within the Victoria Park HCD Plan, the sequence along Park Road in both directions including views to the Commons and lake and views from David, Roland should be considered to be the Park's visual edge. The proposed alterations do not affect the visual aesthetics negatively.
9	**Make** any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	Please refer to comment above. Detailed drawings have been prepared which will serve as documentary evidence (Appendix A).

Additional Standards Relating to Rehabilitation

10	**Repair** rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	The new addition will be non-imposing in scale. The ramp design will be simple with a low height curb with a maximum slope of 5%. The terrace railing will be glass to ensure transparency and minimal impact on exiting views. The new windows and doors will emulate the design and proportions of the existing openings.
11	**Conserve** the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and	The proposed alterations and the washroom addition will alter the historic facade of the existing red-brick building however no heritage attributes will be impacted adversely as the new addition will

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	visually compatible with, subordinate to and distinguishable from the historic place.	not be imposing in scale, will employ contemporary materials and the new ramp will provide accessibility which is a positive impact. The proposed works will be distinguishable from the old fabric and are reversible in nature.
12	**Create** any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.	The proposed works will be distinguishable from the old fabric and are reversible in nature.

Section 4.3 Guidelines for Buildings

Section 4.3.1 Exterior Form[6]

Accessibility Considerations

18	**Finding** solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.	Understanding and considering the existing site constraints, a new ramp is proposed that will lead to the new primary entrance. The proposal does not alter the building's exterior radically. The new ramp curb is proposed to be 6" high with a 5% slope on making it non-imposing and with minimal visual impacts.
19	**Working** with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.	The proposed ramp addition does not alter the existing visual relationships that are critical to this cultural landscape. The proposed elements will not visually compete with the existing overall aesthetic.

[6] Standards and Guidelines for the Conservation of Historic Places in Canada, pp 132. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

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The subject site is within a cultural landscape. The following guidelines from Section 4.1 Guidelines for Cultural Landscapes, including heritage districts apply:

Section 4.1 General Guidelines for Preservation, Rehabilitation and Restoration[7]

1	**Understanding** land use and how it contributes to the heritage value of the cultural landscape.	The proposal maintains the former use of the property. The boathouse will be used as an event and restaurant space.
5	**Protecting** and maintaining past links connecting archaeological sites, such as roads, trails, paths and visual relationships.	The proposed alterations do not alter the existing visual relationships. The proposed elements will not visually compete with the existing overall aesthetic.
7	**Replacing** in kind extensively deteriorated or missing parts of a feature that support a land use where there are surviving prototypes.	The proposed alterations and the washroom addition will alter the historic facade of the existing red-brick building however no heritage attributes will be impacted adversely as the new addition will not be imposing in scale, will employ contemporary materials and the new ramp will provide accessibility which is a positive impact. The proposed works will be distinguishable from the old fabric and are reversible in nature.
8	**Documenting** all interventions that affect the land use and ensuring that this documentation will be available to those responsible for future interventions	Detailed drawings have been prepared which will serve as documentary evidence (Appendix A).

Additions or Alterations to a Cultural landscape

12	**Designing** a new feature when required by a new use that is compatible with the past or continuing land use. For example, building a visitor access road along the margin of a field and woodlot in an historic farm site, so that both can continue to function.	The new washroom addition will not be imposing in scale, will employ contemporary materials and the new ramp at the front of the building will improve accessibility which is a positive impact. A waterfront terrace will help maintain continuous use of the property. This is recommended by the HCD Plan. The proposed works will be distinguishable from the old fabric and are reversible in nature. The view to the Victoria Park Lake will be maintained as view from Jubilee Drive, Roland Street and Park Street.

[7] Standards and Guidelines for the Conservation of Historic Places in Canada, pp 52. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

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		The proposed development will help revitalize the Victoria Park by acknowledging the strengths of the existing building. By continuing its use as a contemporary commercial space, it guarantees the building will continue to contribute to the cultural heritage landscape and thrive as an active, prominent building for the community.

Given that the Heritage Conservation District Plan is focussed on Building Conservation and maintenance while we are looking at rehabilitation, guidelines for Doors and Windows have been referenced from the Standards and Guidelines for the Conservation of Historic Places in Canada for the proposed development.

Section 4.3.5: Windows, Doors and Storefronts[8]

20	**Designing** and installing new windows, doors or storefronts required by a new use on non-character-defining elevations in a manner that is compatible with the building's style, era and character	The existing windows and doors are not original historic. The proposed new windows and doors will be compatible with the building's style and character.

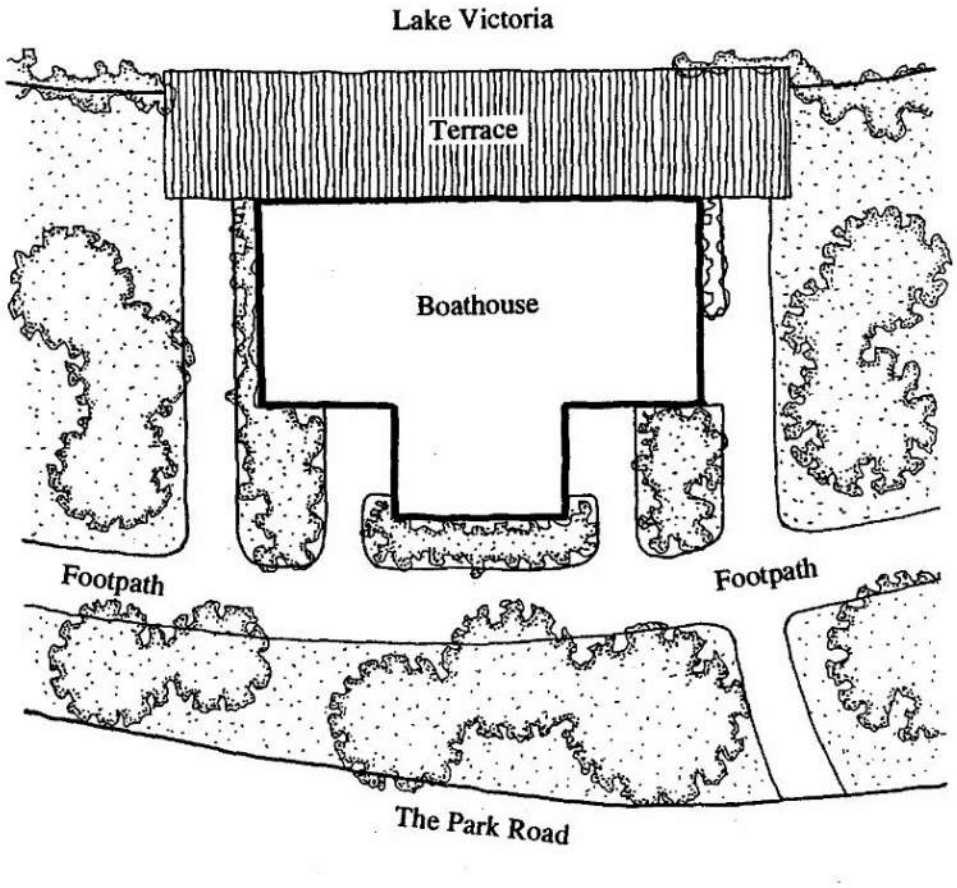
6.2 Victoria Park Heritage Conservation District Plan

2.3 Victoria Park
Policies and Guidelines applicable to the proposed development are as follows:

Buildings, Monuments and Structures	New buildings and monuments shall build on the tradition of hand craftsmanship, natural materials and a visual blend with the landscape. Artificial materials and treatments such as pressure-treated lumber, plastic and pre-cast concrete shall be strongly discouraged.	It is recommended that natural materials that visually blend in the landscape in the terrace be used for the proposed development. The proposed composite decking should visual reference wood.
Boathouse Landscape Guidelines	The following intermittent vistas in the Park should be conserved and enhanced: • The sequence along the Park Road in both directions, including views to the Commons and lake. • Views from David Street and Roland Street to the Commons and Victoria Park lake	The existing views to and from Park Street (Jubilee Drive), Roland Street and David Street will be preserved.

[8] Standards and Guidelines for the Conservation of Historic Places in Canada, pp 157. Retrieved online from: 81468-parks-s+g-eng-web2.pdf (historicplaces.ca)

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Suggested improvements to the Boathouse include the removal of all the timber retaining walls and paving to be replaced by a far simpler landscape that blends into the broader park character. This landscape would include a new waterfront terrace and grass with low-storey plantings around the Boathouse and up to the edge of the Park Road.

Figure 15: The Boathouse building – Landscape Guidelines
Source: Victoria Park Heritage Conservation Plan prepared by Nicholas Hill, 1996

7.0 Conclusion

The proposed development takes cues from the historic cultural landscape and is expressed through the following interventions:

- The proposed development preserves the original historic use of the Boathouse building;
- The proposal maintains the existing building footprint which is a positive ecological impact;
- The proposed accessible outdoor terrace would enhance community engagement and promote health and well being for residents and potentially act as a destination for the community.
- Addition of a new washroom will act as an added amenity for the visitors will be a positive impact. The washroom addition is proposed to step back from the front façade of the existing boathouse which will ensure minimal visual impacts;
- The east façade of the proposed washroom block will incorporate blank panels that would act as a 'Blank canvas' for community engagement and public art;
- The proposed front entrance ramp improves accessibility;
- The proposal creates a more natural and prominent front entrance point that works well with the symmetrical balanced façade;
- Proposed enlargement of the existing rear facade openings will offer a new view from the Boathouse, this creates a middle ground to the existing foreground and the lake in the background. This is a positive impact.
- Use of natural materials like wood in the proposed washroom addition for the soffit and interior cladding;
- Replacing concrete paving with grass (low-mid height planting up to the edge of Jubilee Road) to provide a buffer between the walkways and the proposed deck railing;
- The proposed washroom additions and alterations do not negatively impact existing views to the Lake and the commons from David Street, Roland Street and Park Street (Jubilee Drive);
- Re-introduction of commercial and retail functions have been made that were vital to the historic success of the area.
- A commemorative installation is recommended to be proposed. This education intervention will describe the history of the site to the park visitors and future users at the subject site.

The proposed development supports economic revitalization of the district and creates opportunities for more people to enjoy this beautiful historic site and is thus supported by this study.

Sincerely,

Drew Hauser
Director of Design & Business Development
Hons. Vis. Arts, B.Arch., OAA, FRAIC, AIA, CAHP

Kanika Kaushal
Heritage Specialist
B. Arch., M. Arch, Intern Architect, CAHP Intern, APT, MRAIC

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8.0 Appendices

Appendix A:

Canada's Historic Places
2010 Standards and Guidelines for the Conservation of Historic Places in Canada. Second Addition. Canada's Historic Places, Ottawa. Electronic Document: https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf

City of Kitchener:
2014 Kitchener Cultural Heritage Landscape – Victoria Park - Appendix – 6. December 2014, pp 68. (Retrieved online from: https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_CHL_Study_Appendix_6_CHL_Data_Sheets.pdf)

1996 Hill, Nicholas. Victoria Park Area Heritage Conservation District Plan. Retrieved online from: https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Heritage_Plan_Victoria_Park.pdf

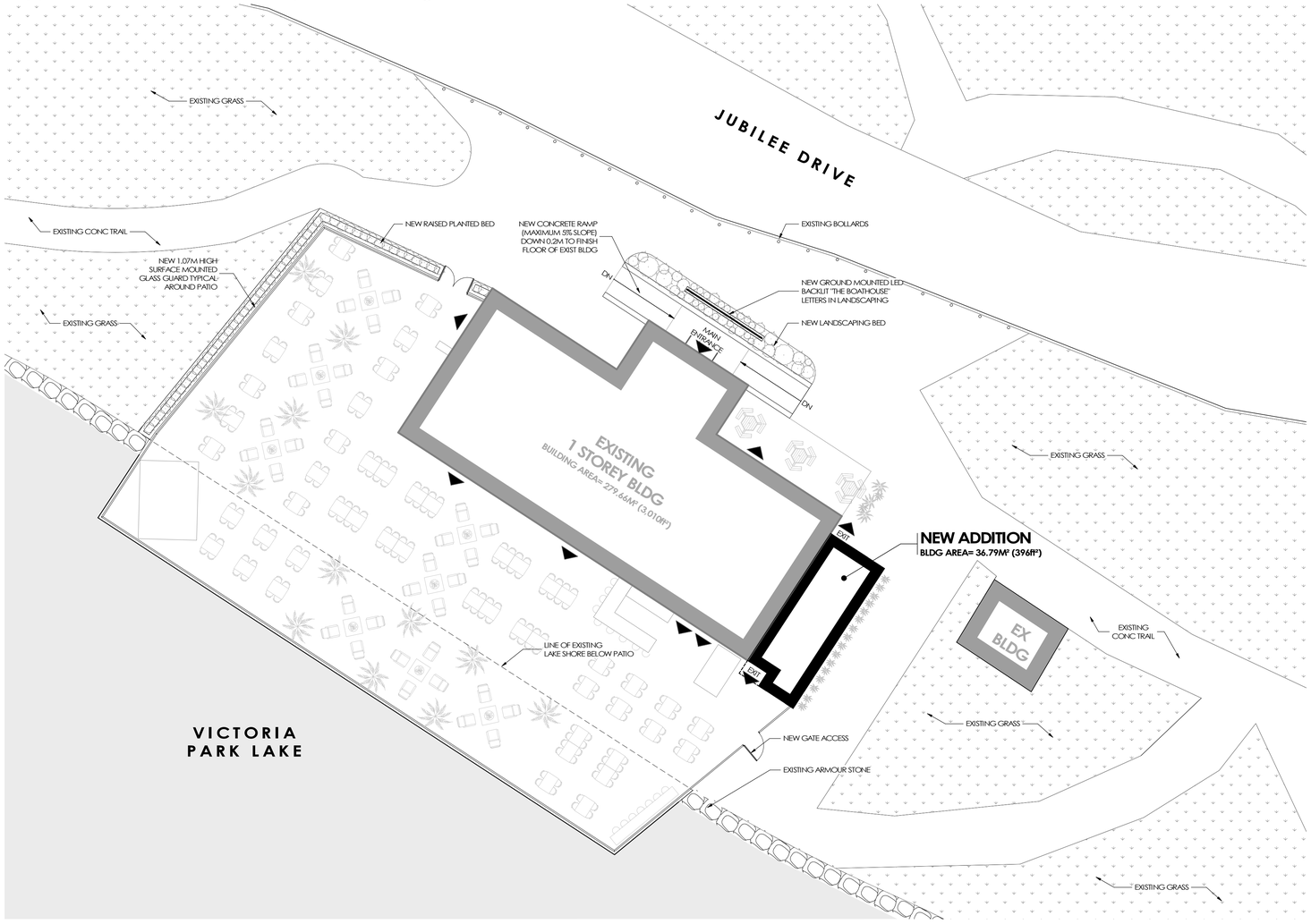
1995 Hill, Nicholas. Distinctive Spaces, Victoria Park Heritage Conservation District Study.

Appendix B: Design Package for the Proposed Development, October 2022, EDGE Architects & DFy

Appendix C: Existing Site Photos and Drawings, Building Measurement Company Mapply

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Appendix B: Proposed Development Drawings, EDGE Architects



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ISSUED FOR:

SCHEMATIC DESIGN	2022.09.23
DEVELOPED DESIGN	
SITE PLAN APPROVAL	
BUILDING PERMIT	
BIDDING/TENDER	

NO.	REVISION DESCRIPTION	DATE

EDGE ARCHITECTS LTD
www.edgeltd.ca

ARCHITECT'S SEAL

PROJECT NAME

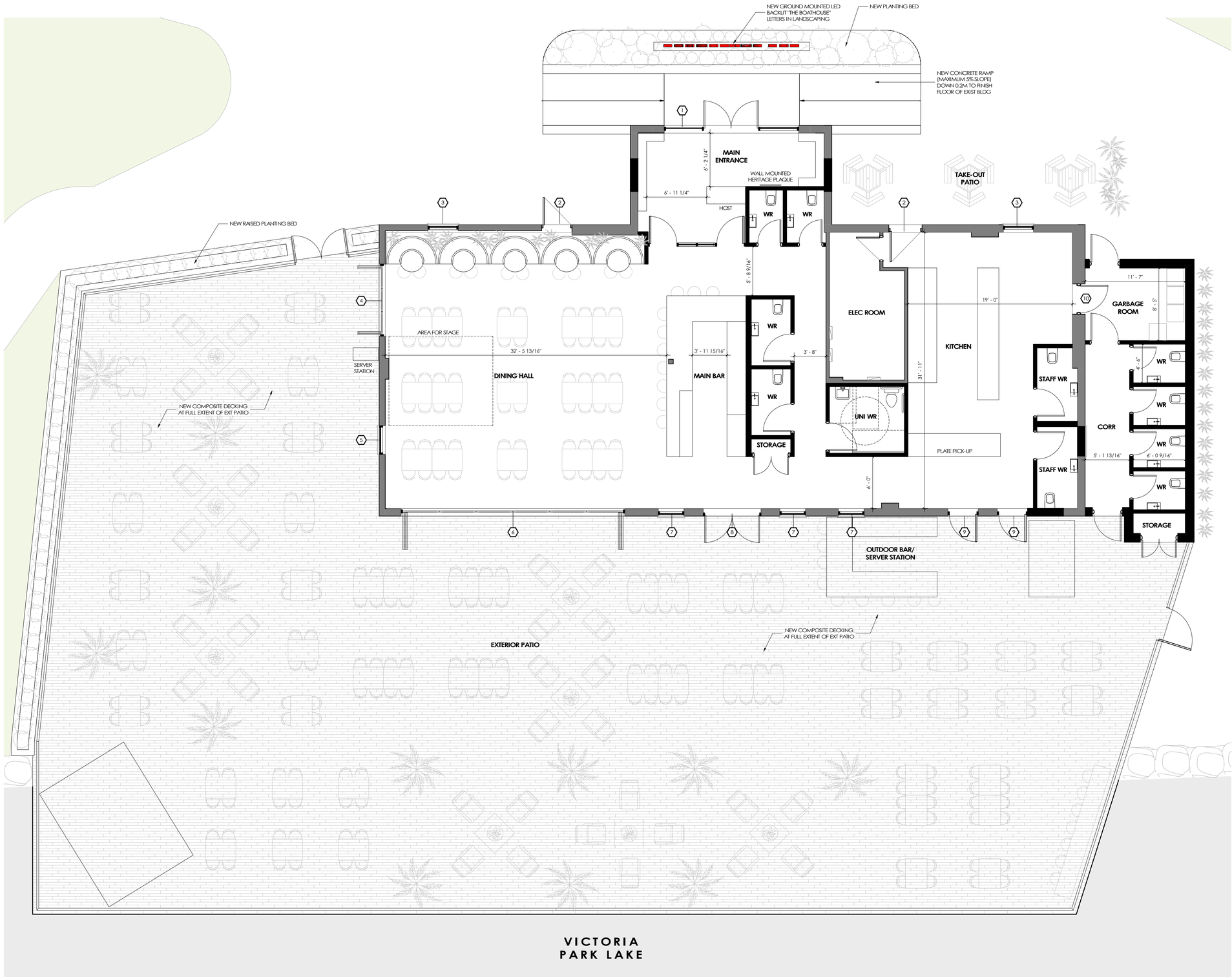
THE BOATHOUSE RENOVAITON
57 JUBILEE DRIVE, KITCHENER ON

CLIENT

DRAWING TITLE

PROPOSED SITE PLAN

PROJECT NUMBER	DRAWING NUMBER
22049	A1.1
SCALE: 1 : 150	
SHEET SIZE: 24x36	



PROPOSED OPENING SIZES

1. 15'-6"W x 9'-8"H
2. 3'-6"W x 9'-0"H
3. 3'-6"W x 6'-0"H
4. 8'-4"W x 9'-8"H
5. 3'-4"W x 6'-0"H
6. 25'-10"W x 9'-8"H
7. 3'-0"W x 6'-0"H
8. 6'-8"W x 9'-8"H
9. 3'-6"W x 9'-8"H
10. 3'-6"W x 7'-2"H

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DEVELOPED DESIGN	
SITE PLAN APPROVAL	
BUILDING PERMIT	
BIDDING/TENDER	

NO.	REVISION DESCRIPTION	DATE

EDGE
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ARCHITECT'S SEAL

PROJECT NAME

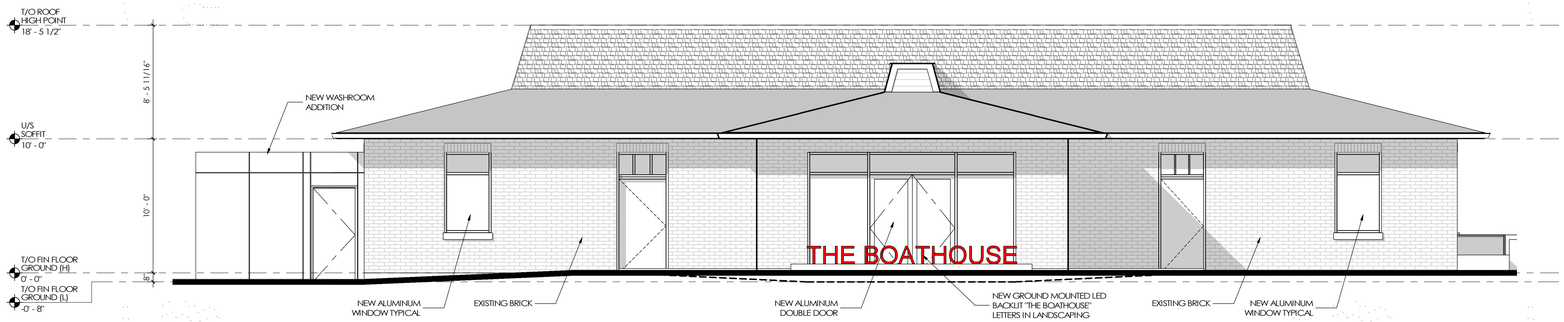
THE BOATHOUSE RENOVAITON
57 JUBILEE DRIVE, KITCHENER ON

CLIENT

DRAWING TITLE

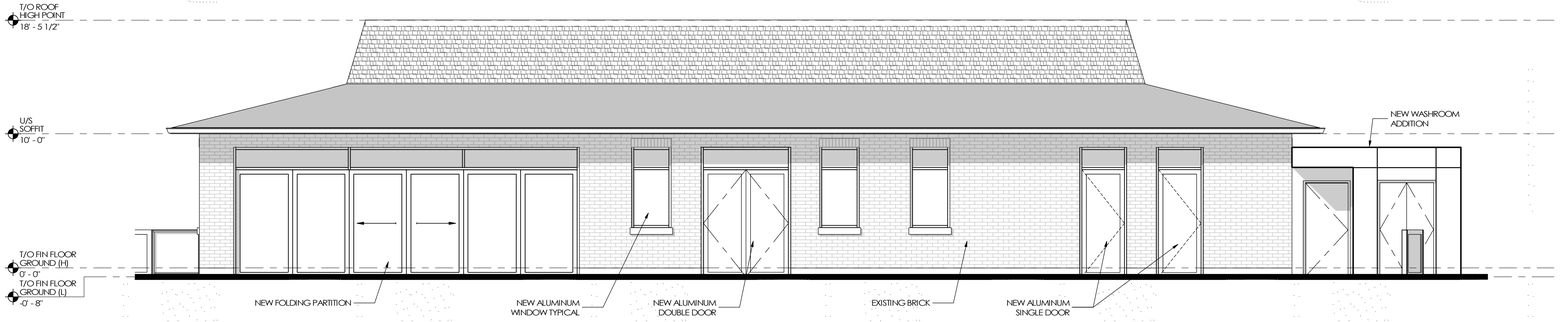
PROPOSED FLOOR PLAN

PROJECT NUMBER	DRAWING NUMBER
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SCALE: 3/16"= 1'-0"	
SHEET SIZE: 24x36	



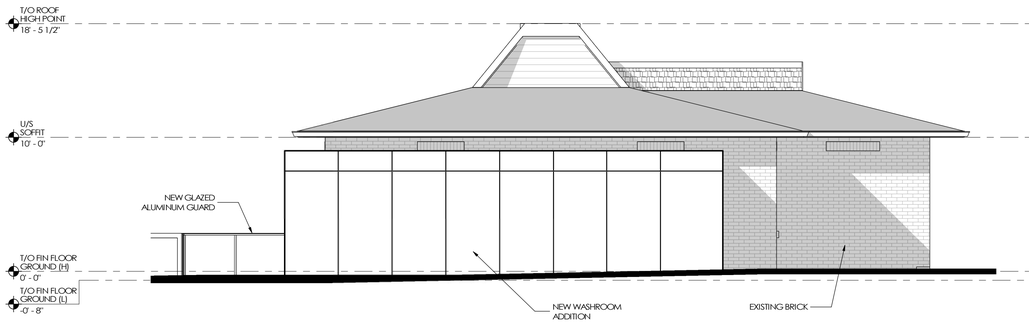
1 A3.1 **PROPOSED NORTH ELEVATION**

3/16" = 1'-0"



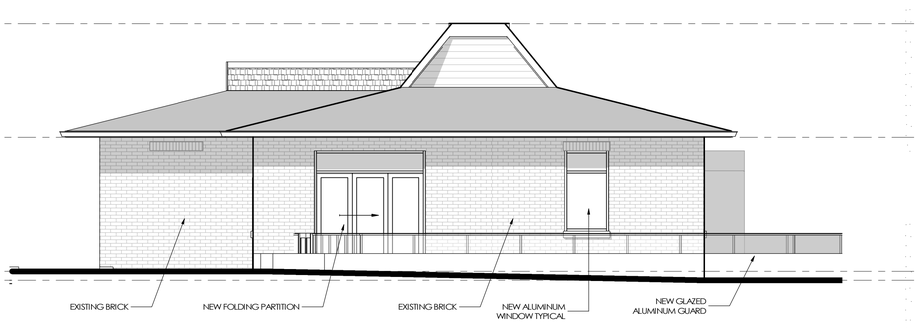
2 A3.1 **PROPOSED SOUTH ELEVATION**

3/16" = 1'-0"



3 A3.1 **PROPOSED EAST ELEVATION**

3/16" = 1'-0"



4 A3.1 **PROPOSED WEST ELEVATION**

3/16" = 1'-0"

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THIS DRAWING SHALL NOT BE SCALED.

ISSUED FOR:

SCHEMATIC DESIGN	2022.09.23
DEVELOPED DESIGN	
SITE PLAN APPROVAL	
BUILDING PERMIT	
BIDDING/TENDER	

NO.	REVISION DESCRIPTION	DATE

EDGE
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PROJECT NAME

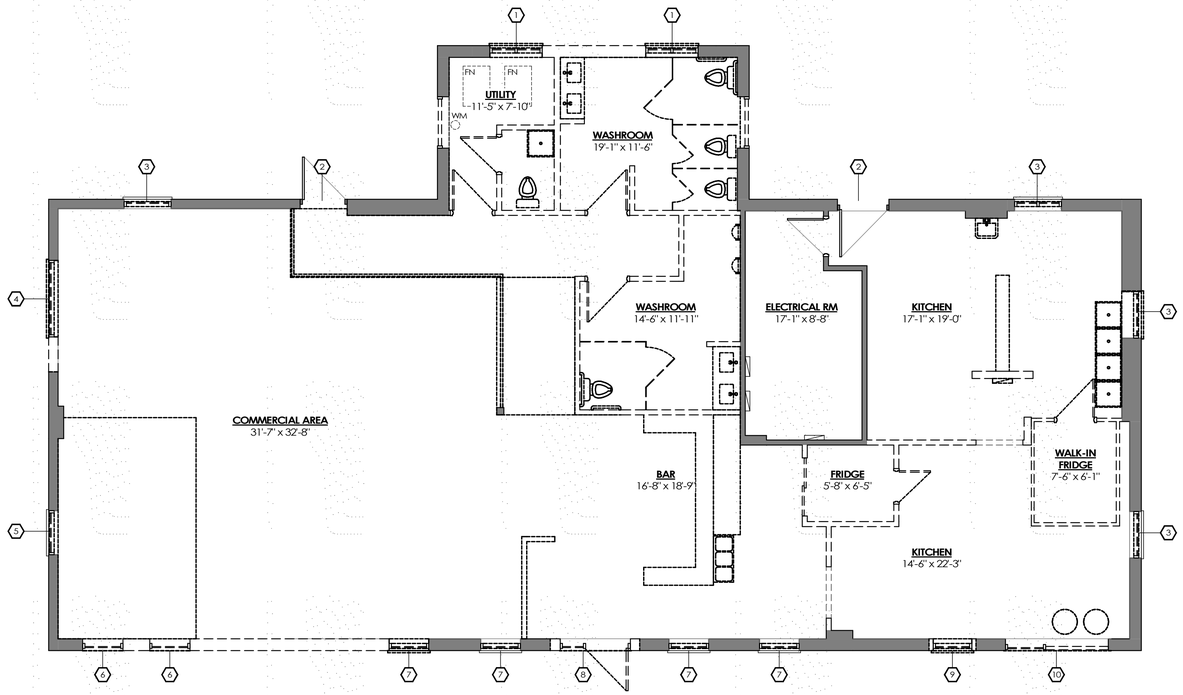
THE BOATHOUSE
RENOVAITON
57 JUBILEE DRIVE, KITCHENER ON

CLIENT

DRAWING TITLE

PROPOSED ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER
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SCALE: 3/16" = 1'-0"	
SHEET SIZE: 24x36	

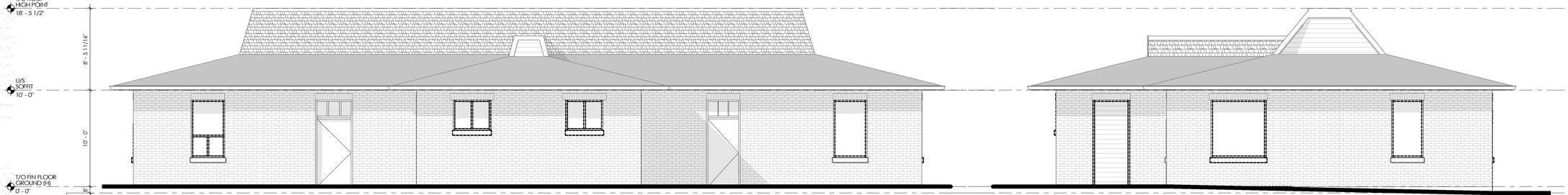


EXISTING OPENING SIZES

1. 3'-2"W x 3'-11"H
2. 3'-6"W x 9'-0"H
3. 3'-6"W x 6'-0"H
4. 5'-9"W x 6'-0"H
5. 3'-4"W x 6'-0"H
6. 3'-0"W x 7'-2"H
7. 3'-0"W x 6'-0"H
8. 5'-3"W x 7'-2"H
9. 3'-6"W x 9'-8"H
10. 3'-6"W x 7'-2"H

5 / EX2.1 **EXISTING GROUND FLOOR**

3/16" = 1'-0"

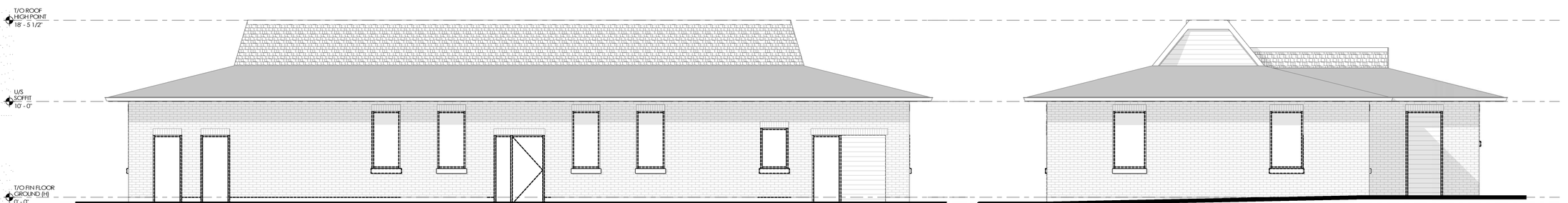


1 / EX2.1 **EXISTING NORTH ELEVATION**

3/16" = 1'-0"

4 / EX2.1 **EXISTING WEST ELEVATION**

3/16" = 1'-0"



2 / EX2.1 **EXISTING SOUTH ELEVATION**

3/16" = 1'-0"

3 / EX2.1 **EXISTING EAST ELEVATION**

3/16" = 1'-0"

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THIS DRAWING SHALL NOT BE SCALED.

TRUE NORTH | PROJECT NORTH

ISSUED FOR:

SCHEMATIC DESIGN	2022.09.23
DEVELOPED DESIGN	
SITE PLAN APPROVAL	
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BIDDING/TENDER	

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PROJECT NAME

THE BOATHOUSE RENOVAITON

57 JUBILEE DRIVE, KITCHENER ON

CLIENT

DRAWING TITLE

EXISTING PLAN & ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER
22049	EX2.1
SCALE: 3/16"=1'-0"	
SHEET SIZE: 24x36	



View of the proposed ramp, new washroom addition and new prime entrance. (Source: DFy, October 2022)



View of the proposed accessible terrace with proposed planter bed along the railing. (Source: DFy, October 2022)

Appendix C: Existing Site Conditions: Photos and Drawings



Photo #1: View of the existing building on site from Jubilee Drive looking southeast



Photo #2: View of the existing building on site from the walkway along the lake looking northeast



Photo #3: View of the existing building on site from the park walkway along the lake looking southeast



Photo #4: View of the Victoria Park Lake standing rear of the existing building looking southwest



Photo #5: View of the Victoria Park Lake standing rear of the existing building looking south



Photo #6: View of the existing building on site from the park walkway along the lake looking northwest



Photo #7: View of the existing building on site from Jubilee Drive looking southwest



Photo #8: View of the east facade of the existing building on site



Photo #9: View of the existing building on site looking northwest



Photo #10: View of the existing windows and doors on the rear facade of the existing building

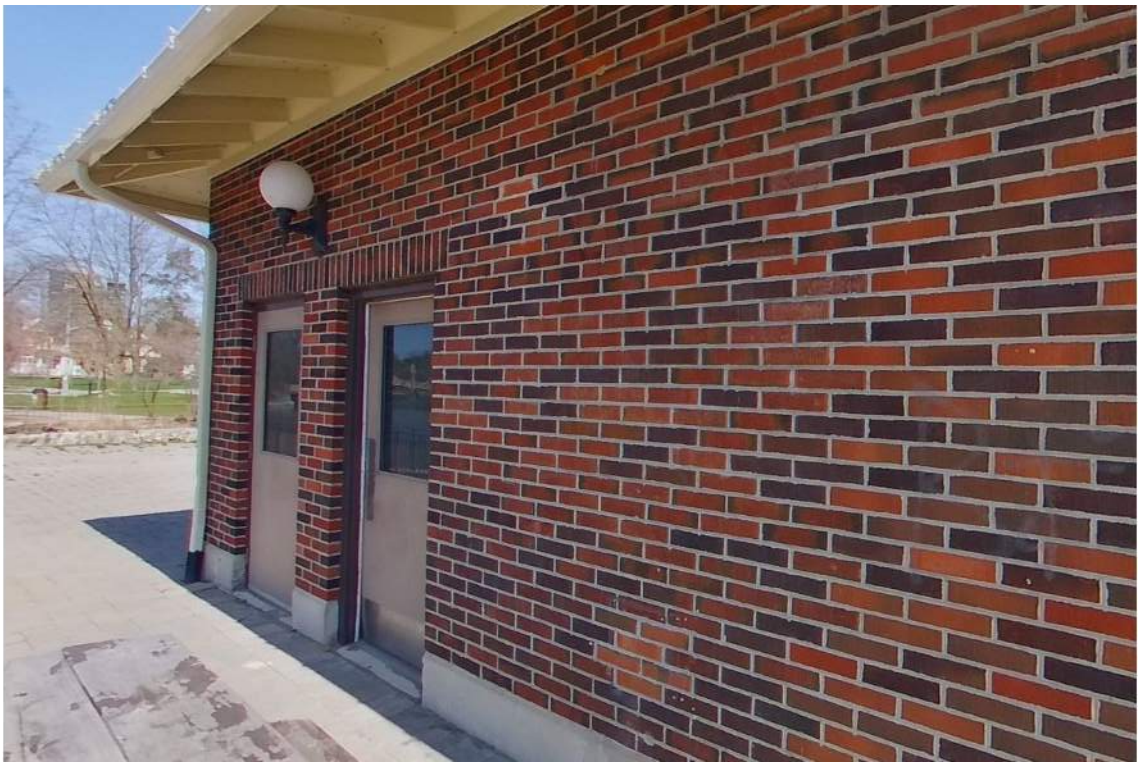


Photo #11: View of the existing rear entrance/exit doors from the commercial area



Photo #12: View of the existing blocked opening along the west facade.



Photo #13: Existing washroom (Men)



Photo #14: Existing commercial area



Photo #15: Existing entrance corridor looking east



Photo #16: Existing entrance corridor looking west



Photo #17: Existing kitchen (rear portion)



Photo #18: Existing kitchen (front portion)



Photo #19: Existing electrical room

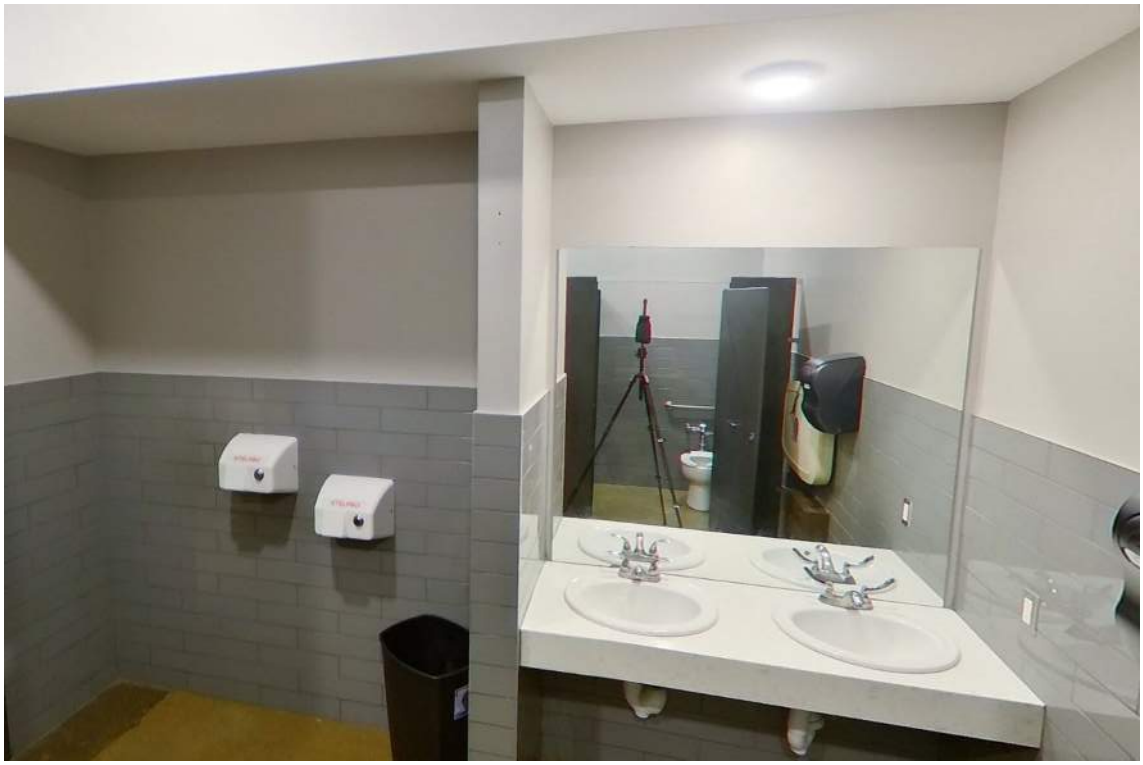
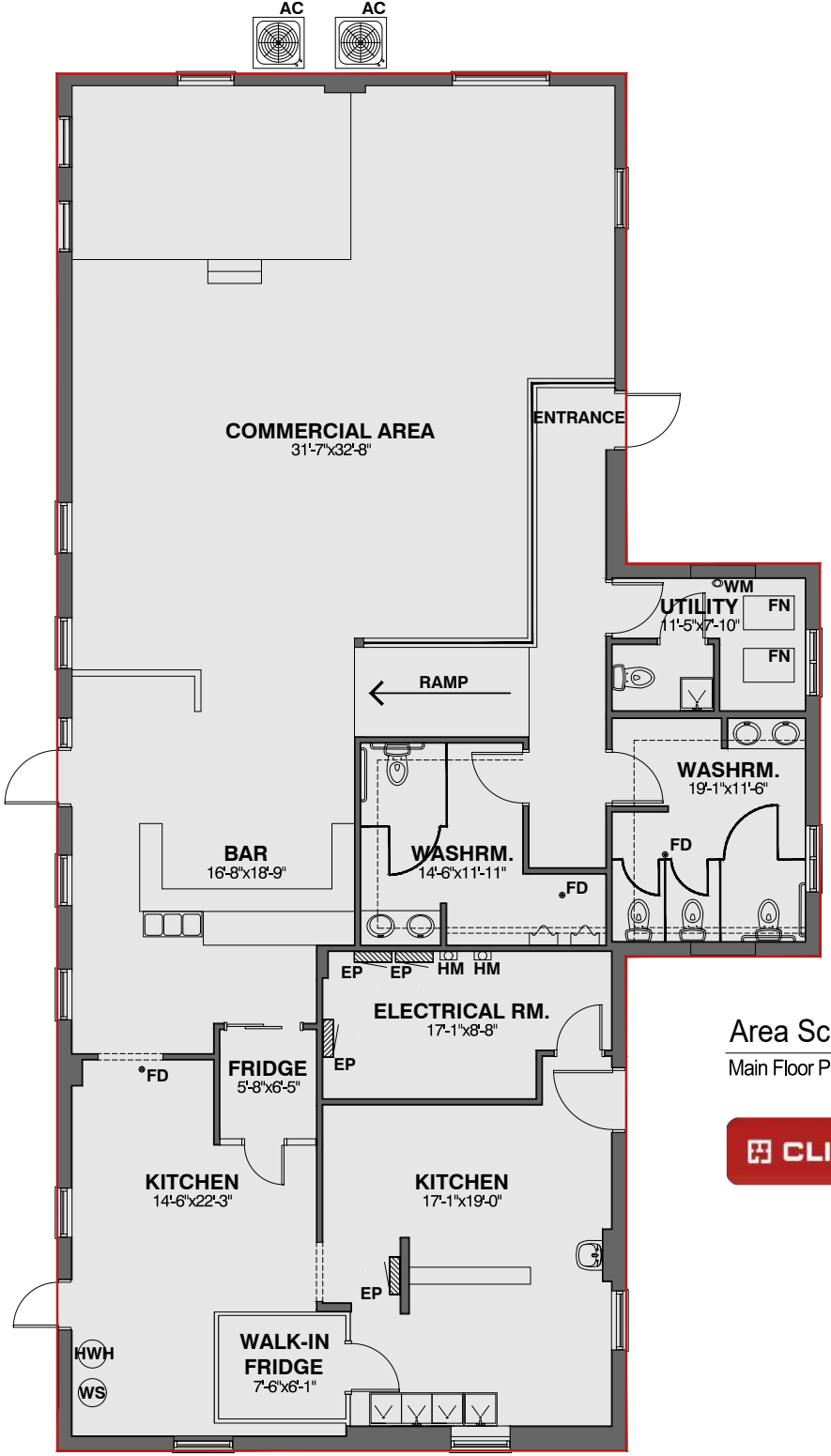


Photo #20: Existing washroom (women)

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Area Schedule (sq.ft.)

Main Floor Plan	3010

CLICK TO TOUR

EXISTING CONDITIONS

Project No.: 213.22.4

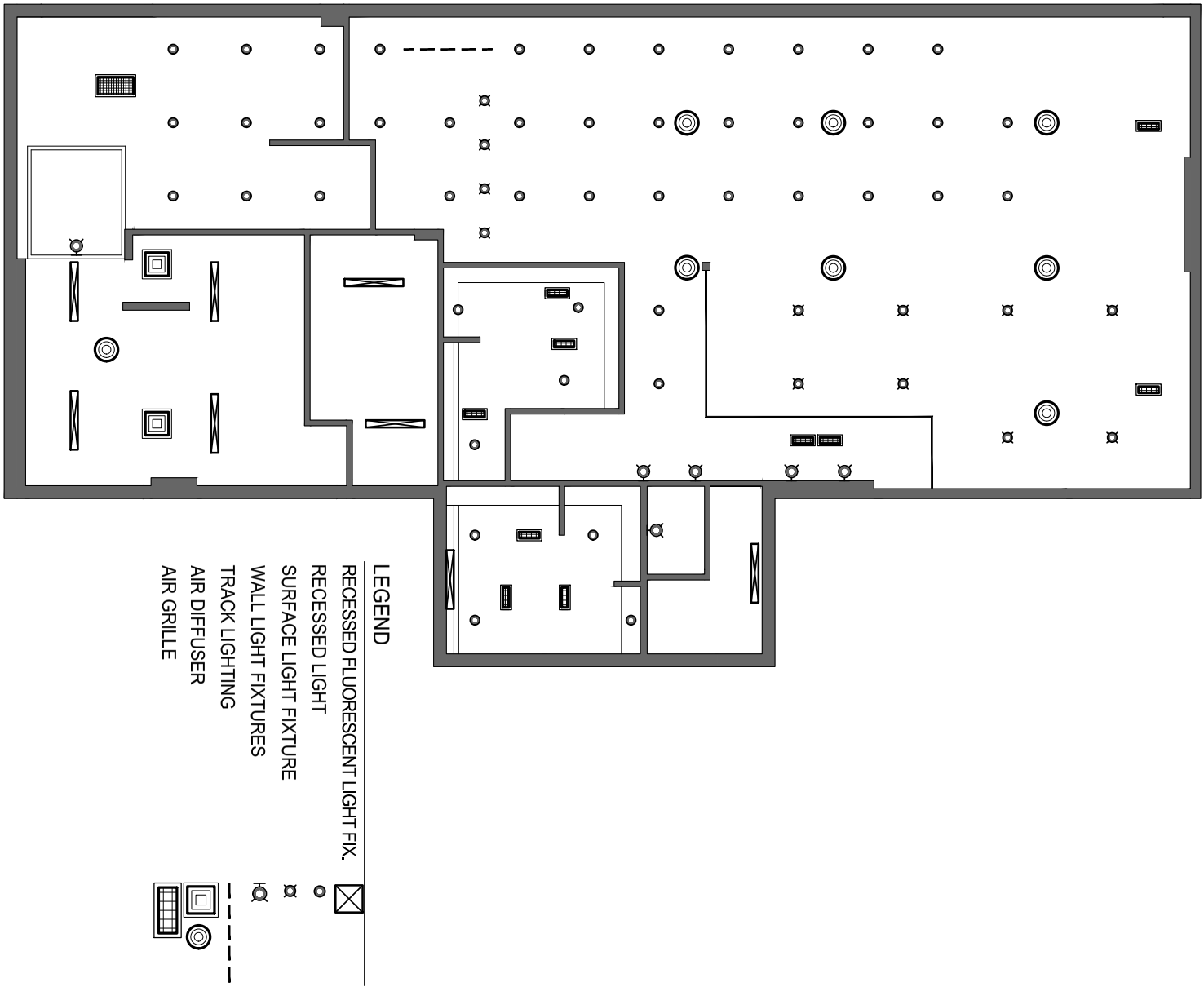
MAIN FLOOR PLAN

57 JUBILEE DR, KITCHENER, ON

3/32"=1'-0"

2022.05.04

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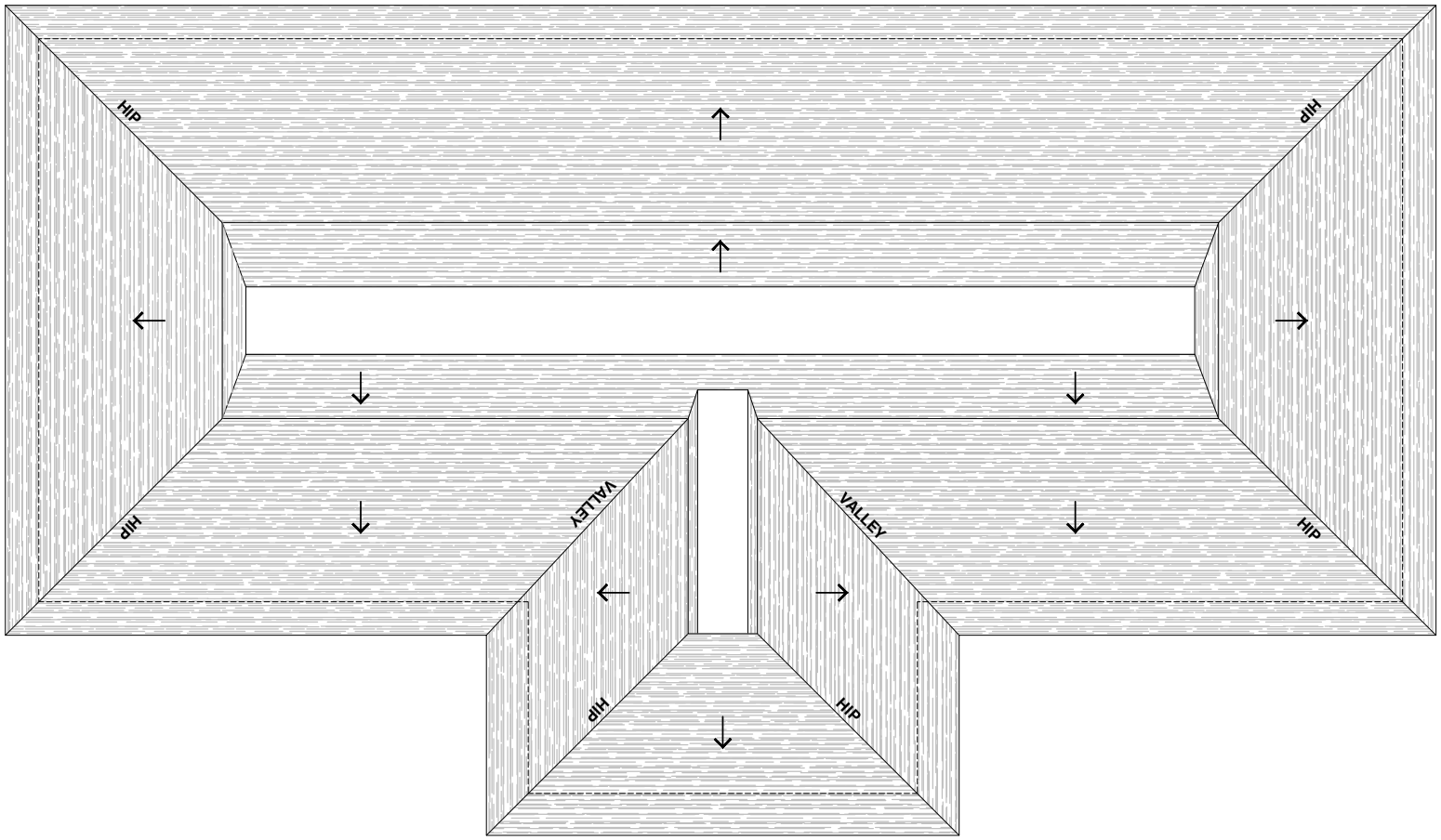
1.2

3/32"=1'-0"
2022.05.04

MAIN FLOOR RCP
57 JUBILEE DR, KITCHENER, ON

Project No.: 213.22.4
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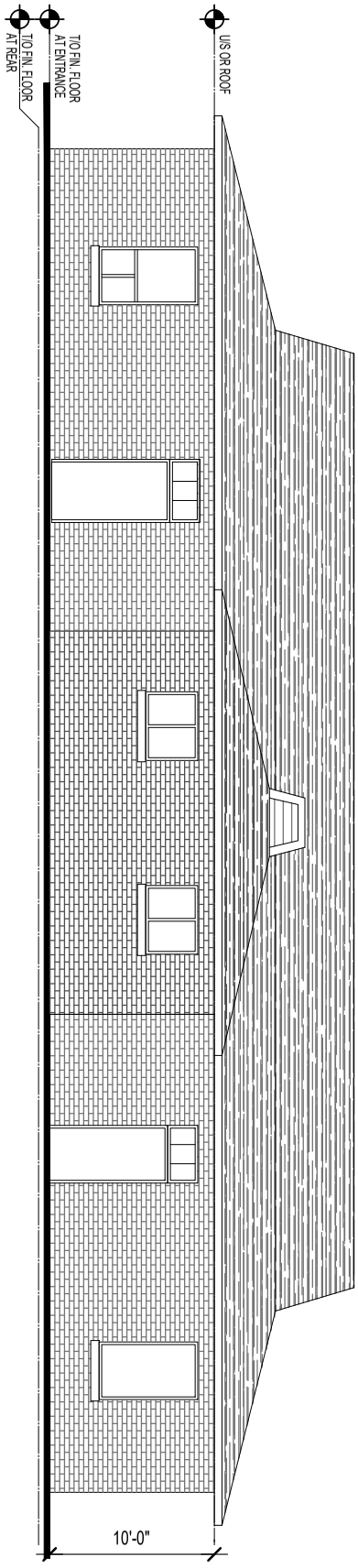
1.3

3/32"=1'-0"
2022.05.04

ROOF PLAN
57 JUBILEE DR, KITCHENER, ON

Project No.: 213.22.4
EXISTING CONDITIONS

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3/32"=1'-0"
2022.05.04

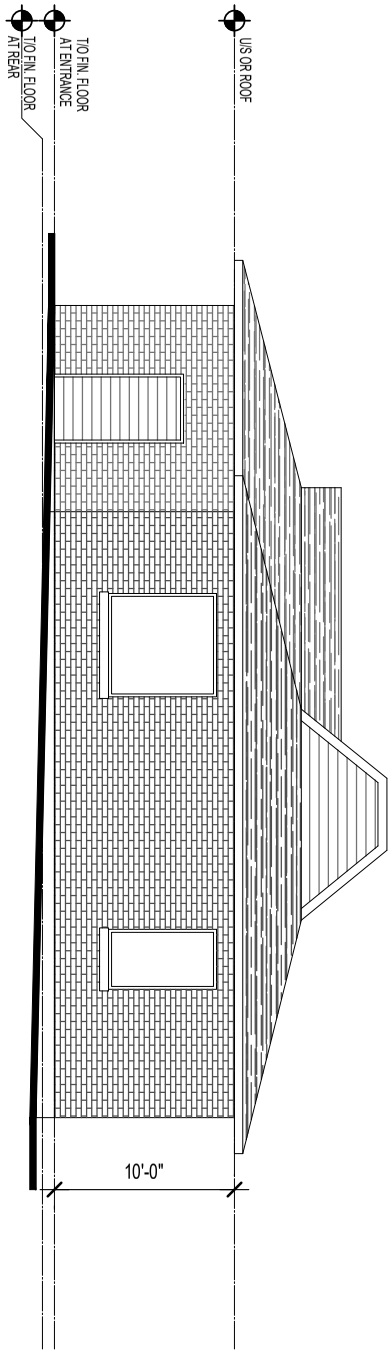
FRONT ELEVATION

57 JUBILEE DR, KITCHENER, ON

Project No.: 213.22.4

EXISTING CONDITIONS

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2.2

3/32"=1'-0"
2022.05.04

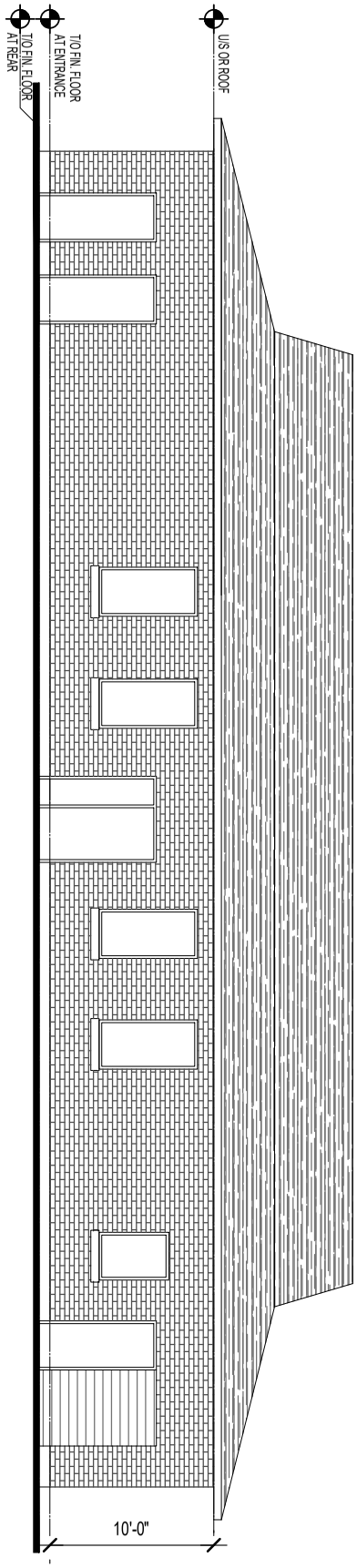
RIGHT ELEVATION

57 JUBILEE DR, KITCHENER, ON

Project No.: 213.22.4

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3/32"=1'-0"
2022.05.04

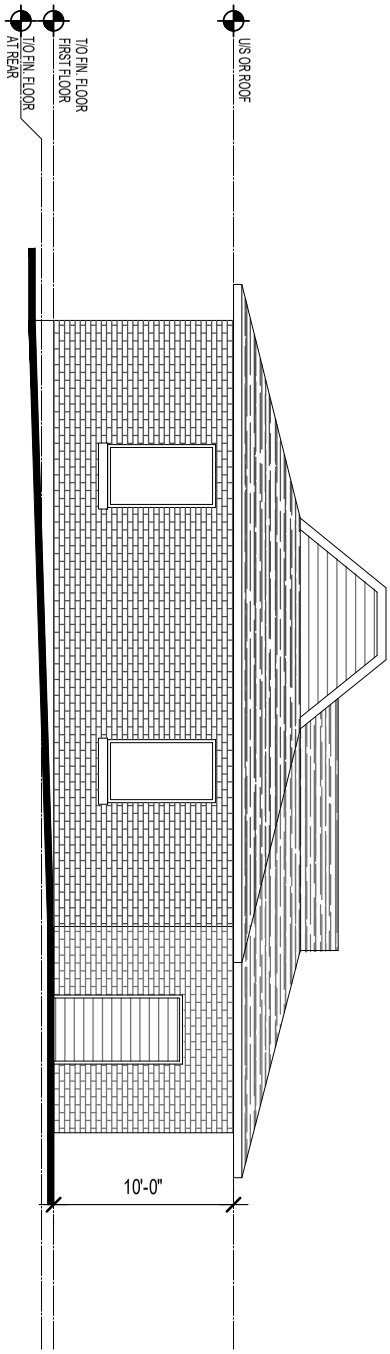
REAR ELEVATION

57 JUBILEE DR, KITCHENER, ON

Project No.: 213.22.4

EXISTING CONDITIONS

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2.4

3/32"=1'-0"
2022.05.04

LEFT ELEVATION

57 JUBILEE DR, KITCHENER, ON

Project No.: 213.22.4

EXISTING CONDITIONS

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SITE EQUIPMENT CHECKLIST

CLICK TO TOUR

BUILDING EQUIPMENT	FLOOR PLAN	VIRTUAL TOUR	PHOTOGRAPHS
	INCLUDED	INCLUDED	INCLUDED
PLUMBING			
FLOOR DRAINS (FD)	☒	☒	☐
HOT WATER HEATER (HWH):	☒	☒	☒
WATER METER (WM)	☒	☒	☒
WATER SOFTERNER (WS)	☒	☒	☐
PLUMBING FIXTURES	☒	☒	☐
HEATING VENTILATION AND AIR CONDITIONING			
AIR CONDITIONER UNIT (AC):	☒	☒	☒
FURNACE (FN):	☒	☒	☒
GAS METER (GM)	☒	☒	☒
THERMOSTAT (T)	☐	☒	☐
AIR REGISTERS	☐	☒	☐
DUCT WORK	☐	☒	☐
ELECTRICAL			
HYDRO METER (HM):	☒	☒	☒
ELECTRICAL PANEL (EP):	☒	☒	☒
EMERGENCY EXIT LIGHTS	☐	☒	☐
ARCHITECTURAL ELEMENTS:			
EXTERIOR:			
FRONT AND REAR	☒	☒	☐
SIDES AND EACH CORNER	☒	☒	☐
BALCONIES/PATIOS	☐	☒	☐
INTERIOR:			
STRUCTURAL ELEMENTS	☒	☒	☐
OPENINGS (WINDOWS AND DOORS)	☒	☒	☐
CEILING ELEMENTS	☒	☒	☐
MILLWORK	☒	☒	☐

Project No.: 213.22.4
EXISTING CONDITIONS

SITE INFORMATION
57 JUBILEE DR, KITCHENER, ON
NTS
2022.05.04

REPORT TO:	**Heritage Kitchener**
DATE OF MEETING:	**November 1, 2022**
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:	**October 12, 2022**
REPORT NO.:	**DSD-2022-466**
SUBJECT:	**Draft Scoped Heritage Impact Assessment (HIA) 2219 Ottawa Street South and 808 Trussler Road**

RECOMMENDATION:
For information.

REPORT:

The Planning Division is in receipt of a Scoped Heritage Impact Assessment (HIA) dated March 14, 2022, and updated July 21, 2022, prepared by CHC Limited regarding a proposal of a Draft Plan of Subdivision which retains the house in-situ on the subject property municipally known as 2219 Ottawa Street South and 808 Trussler Road. The subject property is included on the Inventory of Historic Buildings. Thus, it is not listed as a non-designated property of cultural interest or value on the City's Municipal Heritage Register, and neither is it designated under Part IV of the *Ontario Heritage Act*. The subject property is also located adjacent to the Trussler Road Cultural Heritage Landscape (CHL), which has been identified as a significant CHL.

According to the draft HIA, the house currently located on the subject property is a mid-century house built circa 1968-1969 and was designed by local architect John Lingwood. Upon applying the criteria for designation on the house, the HIA has concluded that the house meets the criteria for designation according to *O. Reg. 9/06*, and the house possesses design/physical value, historical/associative value and contextual value. In addition to this, the views to and from Trussler Road of the house have also been identified as heritage attributes.

The applicant's heritage consultant will attend the November 1, 2022, meeting of Heritage Kitchener to answer any questions the Committee may have. Heritage Planning 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's review of the HIA and processing of related

Planning Act applications. A motion or recommendation to Council will not be required at the November meeting.

A copy of the scoped HIA is attached to this report.

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 Scoped Heritage Impact Assessment (HIA) – 2219 Ottawa Street South and 808 Trussler Road.

D R A F T

Scoped Heritage Impact Assessment
in support of proposed subdivision
2219 Ottawa St. S. and 808 Bleams Rd.
Kitchener, ON



CHC Limited
87 Liverpool Street, Guelph, ON N1H 2L2 (519) 824-3210
oscott87@rogers.com

March 14, 2022
updated July 21, 2022

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Appendix 1 - Cultural Heritage Resource Evaluation Form
Appendix 2 - Architectural Analysis - Don Ryan, Heritage Researcher, June 13, 1991
Appendix 3 - Scoped Heritage Impact Assessment Terms of Reference
Appendix 4 - Chain of Title
Appendix 5 - Notes: Winnifred and Keith Shantz
Appendix 6 - Architectural Drawing Set
Appendix 7 - CMA Realty photos 2012
Appendix 8 - Conceptual grading plan - house environs
Appendix 9 - Qualifications of the author

All photographs taken by the author November 1, 2017 unless otherwise noted
cover photo: from Trussler Road, *circa* late 1970s

1.0 BACKGROUND - REQUIREMENT for a HERITAGE IMPACT ASSESSMENT (HIA)

The property is not listed on the City's Heritage Register, nor is it designated under the *Ontario Heritage Act*. It is listed on the City's 'Heritage Kitchener Inventory of Historic Buildings'. City of Kitchener Heritage Planning staff completed a cultural heritage resource evaluation form for 2219 Ottawa Street South in 2017 (Shantz house) (Appendix 1) which confirms the property merits listing and designation under the *Ontario Heritage Act* and meets the definition of a significant built heritage resource or cultural heritage landscape as defined by the *Provincial Policy Statement*.

The City requires an HIA for this application and provided a site specific scope in October 2017 (Appendix 3). A *Partial Draft HIA*[1] was prepared by CHC and submitted for comment during the pre-submission for the project in October 2018.

As a result, the development proposal was redesigned to provide both protection for and better public views to the property as well as retaining views from the property. City requirements *vis-a-vis* heritage issues were outlined September 27, 2019[2] and August 17, 2021[3] and were:
"An updated HIA, assessing in particular the views that have been established through the proposed subdivision layout, and the submission of a Conservation Plan will be requirements of a complete planning application In summary, Heritage Planning staff will require the following as part of a complete application:

- the submission of an updated scoped Heritage Impact Assessment;
- the submission of a Conservation Plan; and
- a response to the guidelines for the conservation of cultural heritage resources found in Part A of the City's Urban Design Manual for New Neighbourhoods."

Subsequently, in discussions with Heritage Planner Victoria Grohn[4], it was agreed that the updated HIA would address the layout and configuration of the subdivision and any potential impacts to the heritage resource as a result of that layout and configuration, especially a fulsome assessment of particular views that have been established through the proposed subdivision layout; whether the heritage block established in the draft plan is an appropriate size or configuration to conserve views and the heritage resource as a focal point within the community; any potential impacts as a result of park block locations, street layout, or proposed adjacent land uses; and any potential impacts as a result of construction activities around the heritage resource and how these will be mitigated.

The subject property is 13.33 ha (32.94 acres) in area, comprised of 4 parcels, a 0.89 ha parcel to the northeast (1), a 1.38 ha triangular piece bounded by Ottawa Street on the north and Trussler Road and the Township of Wilmot on the west (2), the +/- 0.80 ha Mannheim Road road allowance (3), and a larger 10.26 ha parcel

---

1 *Partial Draft Scoped Heritage Impact Assessment in support of proposed subdivision, 2219 Ottawa St. S. and 808 Bleams Rd., Kitchener, ON*, CHC Limited, October 25, 2018

2 Internal Memo to Brian Bateman, Senior Planner from Victoria Grohn, Heritage Planner re: OPA/ZBA/SUB Pre-Submission Consultation, 2219 & 2159 Ottawa Street South & 808 Trussler Road, Heritage Planning Comments

3 email from: Michelle Drake to Brian Bateman re: additional comment, Circulation for Comment - Pre-submission Consultation - 2219 Ottawa Street South & 808 Trussler Road (OPA/ZBA/Subdivision)

4 emails between Owen R. Scott and Victoria Grohn, October 19, 2021 and October 29, 2021

bounded on the west by Trussler Road, on the north by the former Ottawa Street South (Mannheim Road) road allowance, and on the south by Bleams Road (4) (Figure 1).

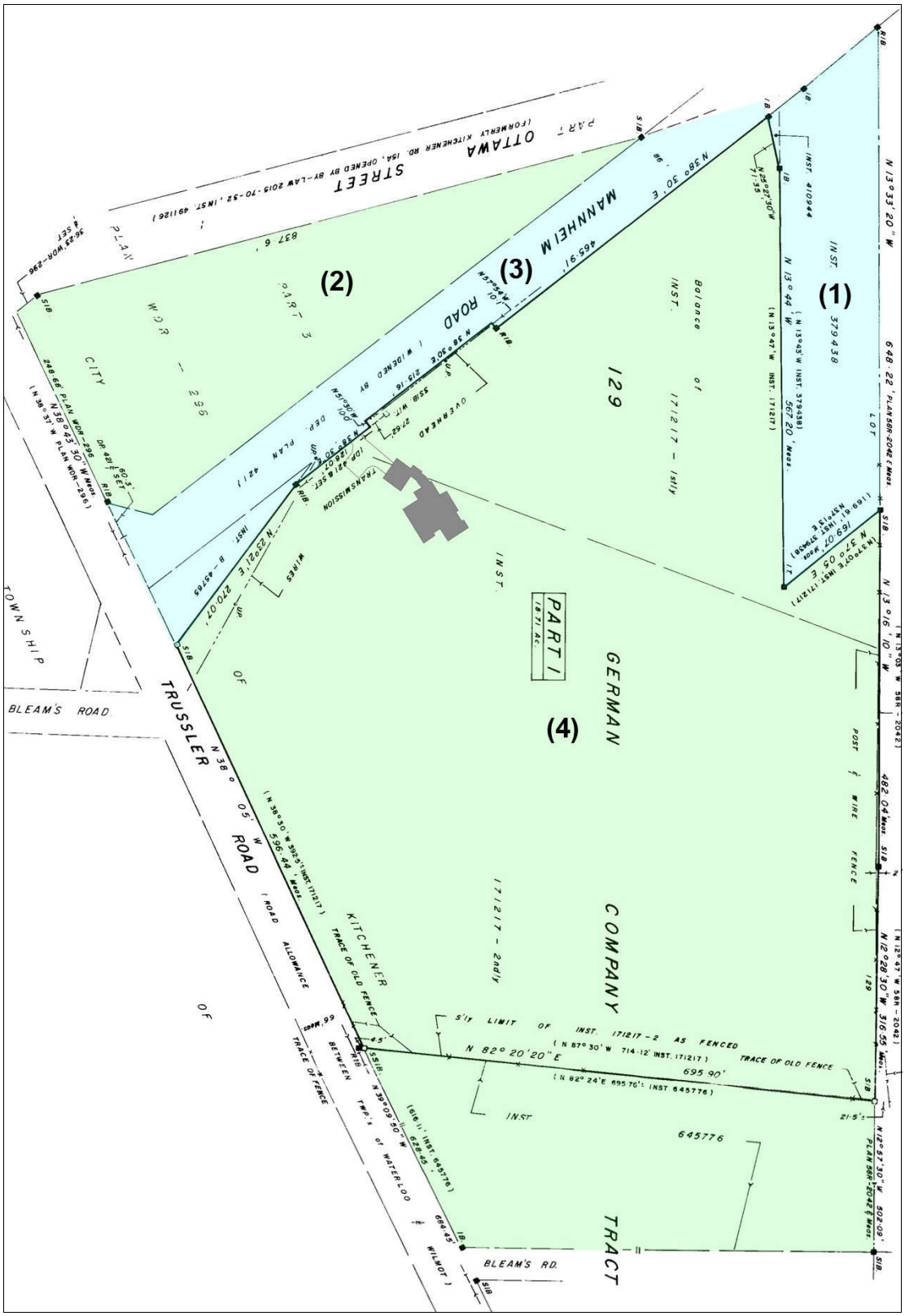


Figure 1 subject property - from: 1981 survey by *J. Douglas Ansley Ltd., O.L.S.*

1.1 Current Owner Contact Information

Tercot Communities
c/o Polocorp Inc.
379 Queen Street South
Kitchener, ON N2G 1W6
519-745-3249
Attention: Mr. Paul Puopolo
paul@polocorpinc.com

1.2 Site History

The property at 2219 Ottawa Street South and 808 Bleams Road. is a remnant of a 19th century farmstead, the only remaining historic feature being the ruins of a gambrel roof barn. As noted above, the subject property is comprised of two distinct parcels, separated by the former Mannheim Road (Figure 1). Both parcels are situated within the 94,012 acres known as 'Block 2 on the Grand River' that Richard Beasley purchased from the Crown on the 5th of February 1798 for the sum of £8,887.

In 1805 Beasley sold 60,000 acres of Block 2 ('Part of Block No. 2 comprising the German Company Tract of the Township of Waterloo')[5] to Daniel and Jacob Erb, who in turn subdivided the lands and sold 83 acres of Lot 129, within which the subject property lies, to Samuel Bricker in 1807. Bricker sold the 83 acres[6] to John Erb in 1816. Erb's estate sold the land to William Scollick in 1834. Scollick's estate sold the property to Ephram Wilson in 1845. 10 acres of the property were severed and sold by Wilson to Jonathan Bleam in 1849. The remaining 73 acres was sold by Wilson in 1852 to Conrad Schmidt, who sold 45 acres to Peter Knechtel and 11 acres to Daniel Weiss the next year. Conrad Schmidt sold another 12 acres to Michael Weiss in 1852. Daniel Weiss transferred his 11 acre parcel to Peter Weiss in 1857 and Michael, his 12 acre parcel to Peter in 1862. In 1873, Peter Weiss sold the 23 acres (the current parcel south of the former Mannheim Road allowance) to George Unger. Unger sold part of the property to Franz Stepan in 1881 and Unger's estate the remainder to John Schotzke in 1885. In 1896, Stepan sold the property to Johanna Mitzlaff (wife of farmer August Mitzlaff). Mitzlaff sold the lands to Joseph and Mary Luciw for $3,000 in 1922. On March 7, 1936 a Fact of Filing[7] was registered by Joseph Medoruk who held a mortgage on the property, and on the same day, the property was transferred by Medoruk to Mark and Edna Jones for $2,200. The Jones' sold the property , less 2 acres, to Robert and Fern Schmidt in 1954 for $13,500.

The triangular parcel between Ottawa Street South and the closed Mannheim Road allowance was part of a larger parcel to the north. The 45 acres of the estate of Peter Knechtel (noted above), now 32 acres, was

[5] from *Lt 129 Tsp. of Waterloo* Registry Office record

[6] The exact location of the 83 acre parcel within Lot 129 has not be found as the deeds for this property from the Crown to 1853 and others before 1899 are missing from the Registry office records.

[7] In the case of real property, if under the laws of the jurisdiction in which the real property is located, a deed is not valid as against a purchaser of the property who (at the time of purchase) does not have actual notice or knowledge of the existence of such deed unless the **fact of filing** of such deed has been entered and recorded in a public index at the place of filing in such a manner that a reasonable inspection of the index will reveal the existence of the deed

transferred to John D. Knechtel in 1876. Through a Release of Equity of Redemption[8] the property was transferred from Knechtel to George Randall in 1880. The now 35 acre parcel was sold to John Rickert in 1881 for $3,800. Rickert retained ownership until 1899 when he sold what was now a 38 acre parcel to August Stoltz. In 1907, Stoltz sold the 38 acres to Isaac W. Brighton, who sold to August Potz for $4,820 in 1914. Potz, who had purchased adjacent property in Lots 130 and 131, sold a 50 acre parcel to Ervin Hass in 1923 for $6,000. That 50 acre property was transferred to Catherine & James Bergey in 1926, thence to Clayton Bowman, carpenter, in 1933, to Eden & Mary Bechtel in 1943, and to Florence & Verne Bechtel in 1956.

In November of 1957, the County of Waterloo registered Plan 421 requiring lands from F. & V. Bechtel, M. L. & E. M. Jones, and the Schmidts for the widening of Mannheim Road (Figure 2). In 1958, the Schmidts sold the property to Keith Shantz who demolished the farmhouse, retained the gambrel-roofed barn and constructed the current home *circa* 1968-1969 (Figure 3).

In 1970, 5.423 acres of the Bechtel property was transferred to the County of Waterloo for the purpose of realigning Mannheim Road (now Ottawa Street South). When the road was realigned in 1971 (Figure 4), the triangular lot between Ottawa Street South and the old Mannheim Road was sold to Keith Shantz for $5,115.

The property, now comprised of the two parcels, was transferred to Keith & Winnifred Shantz in 1981. Keith Shantz had married Winnifred McLaren in 1973, a year after her husband Don McLaren, retired Director of Recreation for the City of Kitchener, died. Keith died in 1992 and Winnifred in 2012 (see Appendix 5). Her estate transferred the property to her children, Neil McLaren of Guelph and Lori Brien of Waterloo July 30, 2012 who sold to the current owner, August 8, 2012. The barn was demolished *c.* 2016.

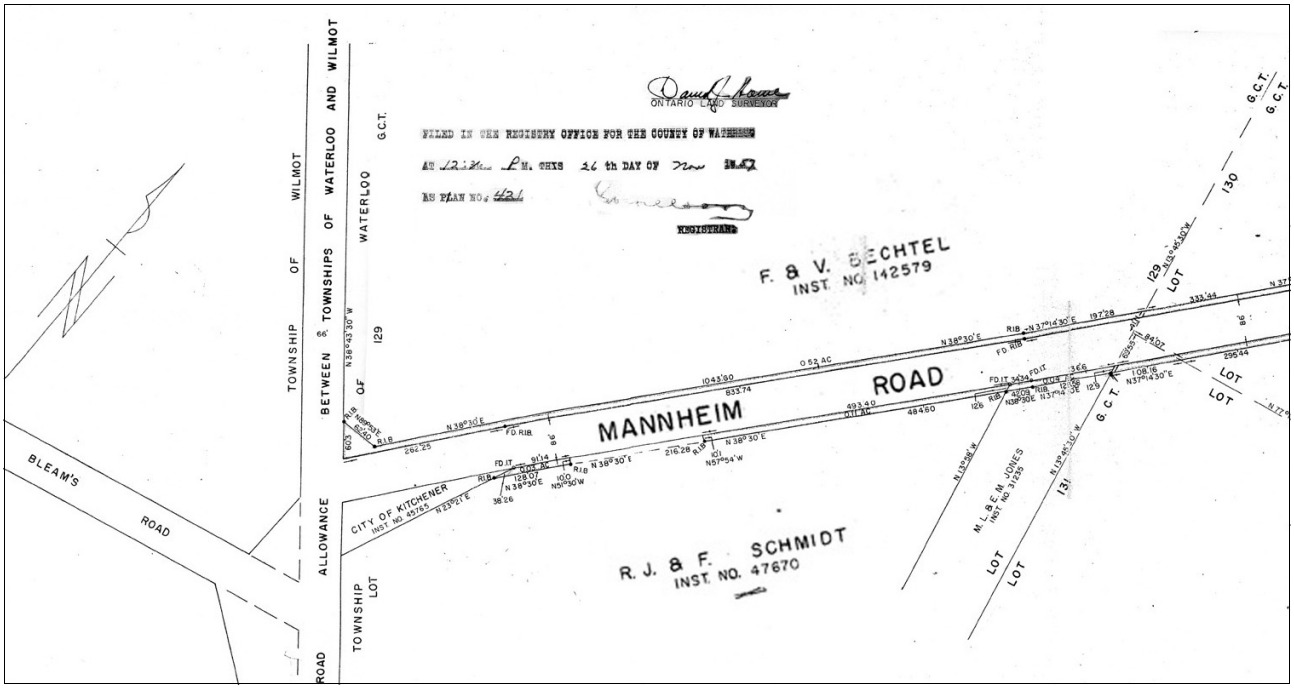


Figure 2 from: Registered Plan 421 - *David J. Howe, O.L.S.* 26 November 1957

[8] Equity of redemption is the right to petition the courts of equity to compel the mortgagee to transfer the property back to the mortgagor once the secured obligation has been performed.

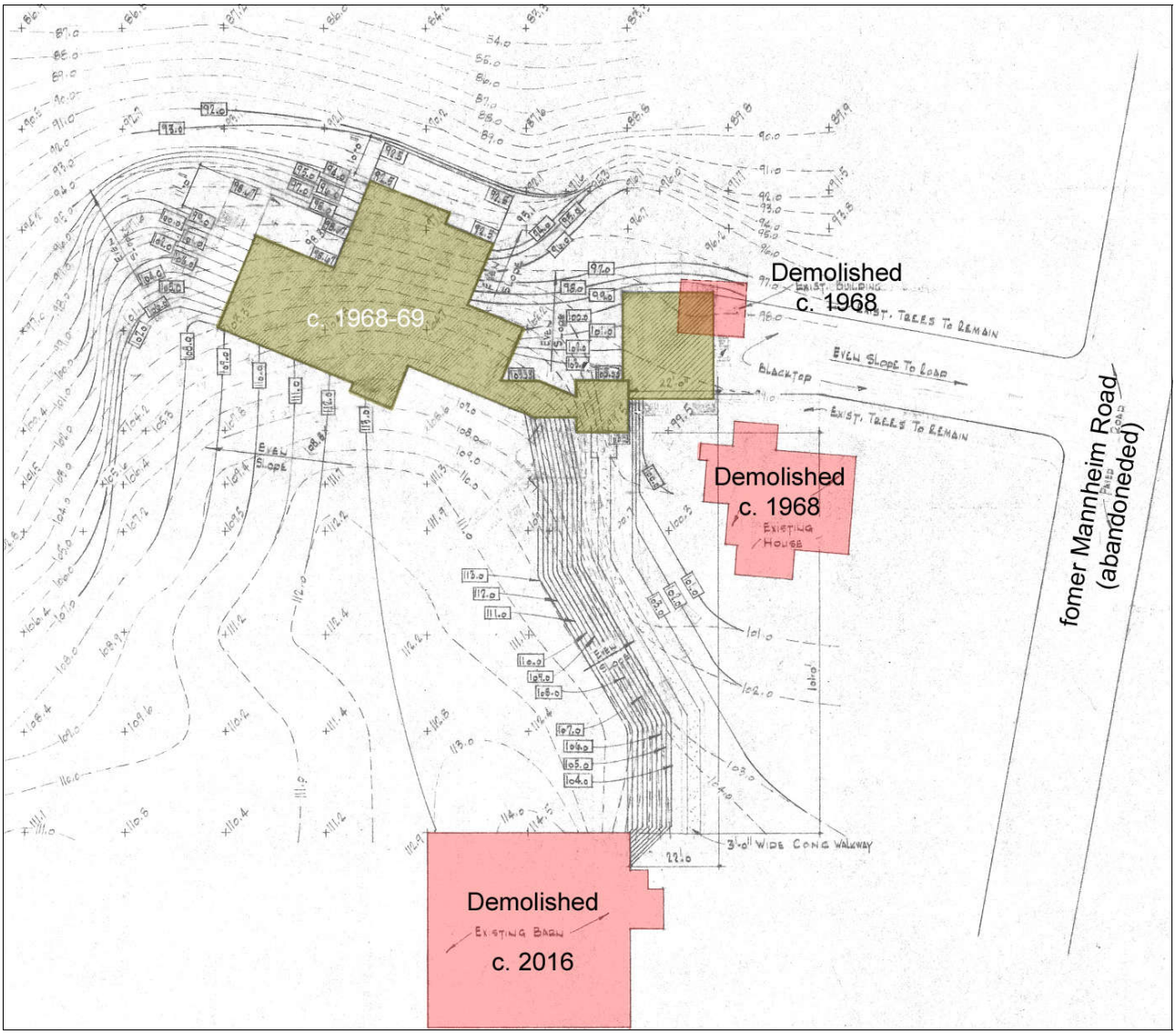


Figure 3 demolitions and construction *circa* 1968-1969

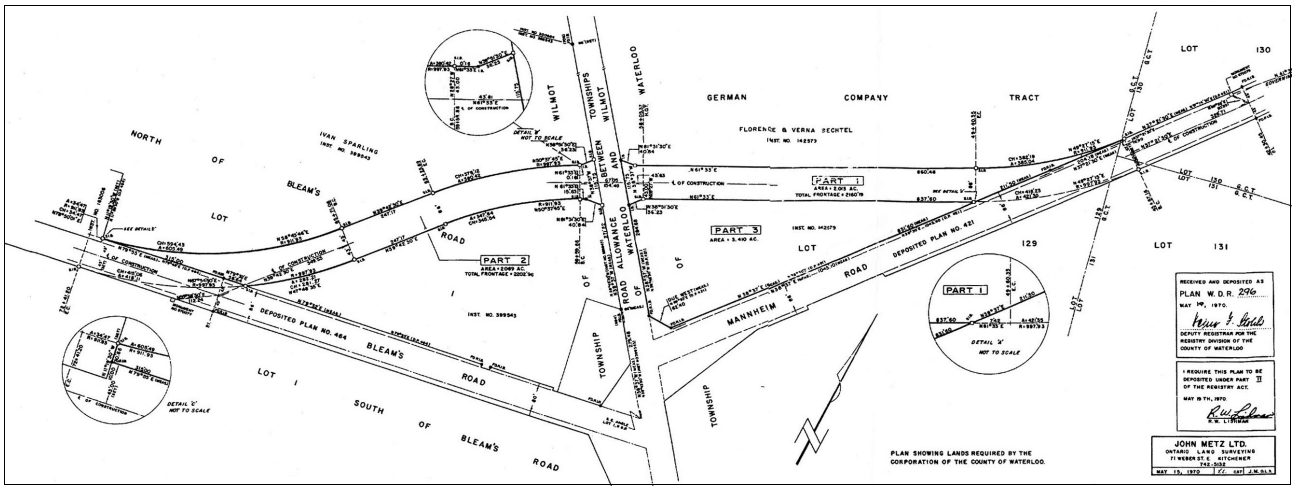


Figure 4 from: Plan W.D.R. 296, realignment of Mannheim Road and Bleams Road (Ottawa Street South) *John Metz Ltd., O.L.S.*, November 19, 1970



Figure 5 Lot 129, Waterloo Township (in green) - *Historical Atlas of Waterloo & Wellington Counties 1881 - 1877*

Figure 5 shows the subject property on the 1881 County Atlas on the border of Wilmot & Waterloo Townships and at the intersections of Bleams Road and Mannheim Road just east of the Village of Mannheim in Wilmot Township. Figure 6 is an enlargement of the area.



Figure 6 enlargement of 1881 Atlas - subject property

Airphotos from the University of Waterloo Geospatial Centre (Figures 7 - 14) show the context of the property in 1946, 1955, 1963-1966, 2000 and 2015. The property is outlined in green.

The alignment of what is now Trussler Road at the intersection of the former Mannheim Road in Wilmot Township is the same as that shown in the 1881 County Atlas (Figure 6) and was to avoid a wet depression, now partially filled.

Before 2000, little development had occurred in the vicinity of the property with the exception of Mannheim which had grown substantially in the latter part of the 20th and early 21st centuries. The lands surrounding the subject property were occupied by agriculture, and to a larger extent, by aggregate extraction, and remain so today.



Figure 7 1946 airphoto - *University of Waterloo Geospatial Centre*



Figure 8 1946 airphoto - *University of Waterloo Geospatial Centre*

In the 1955 airphoto (Figures 9 & 10), little has changed. The Trussler Road alignment remains the same; the Village of Mannheim has not grown. The field to the south on the subject property; however, appears to have been stripped of topsoil and a gravel pit opened.



Figure 9 1955 airphoto - *University of Waterloo Geospatial Centre*



Figure 10 1955 airphoto - *University of Waterloo Geospatial Centre*



Figure 11 1963 - 1966 airphoto - *University of Waterloo Geospatial Centre*

The rugged topography of the area south of the farmstead on the subject property can be readily seen in the 1963-1966 aerial photograph (Figure 12). That topography has since been altered. The landscape is even more rugged today. Whether this is a result of erosion or borrow pits is not known.

Treed areas included an east-west fence row just south of the farmstead, another east-west fence row further south marking a property boundary, and the wet area on the east side of Trussler Road near Mannheim Road which caused the road to deviate from a straight line. That deviation has since been removed. The circa 1972 photograph on the cover of this report shows the treed area adjacent Trussler Road with a few scattered trees throughout the property.



Figure 12 1963 - 1966 airphoto - *University of Waterloo Geospatial Centre*

Sometime after 1972, and after the Shantz house was constructed, Trussler Road and Mannheim Road (now Ottawa Street) were realigned, the driveway to the house lengthened to reach the new Ottawa Street alignment, and most of the property reforested in conifers. Mannheim had seen significant expansion (Figures 13 - 15).



Figure 13 Region of Waterloo mapping - 2000

Additional gravel pits had been opened east of the property and south of Bleams Road (Figures 13 - 15). The laneway between the house and realigned Ottawa Street was planted with a row of Norway Maple trees on either side (Figures 15 & 16).



Figure 14 GRCA mapping - 2015



Figure 15 Shantz house, barn & laneway, Ottawa Street at top
Region of Waterloo mapping 2015



Figure 16 view from Ottawa Street and Trussler Road, June 2015 - *Google Maps*



Figure 17 view from Trussler Road, similar to position of c. 1972 view on report cover - *Google Maps* 2015



Figure 18 view from Trussler Road at old Mannheim Road, November 2017

1.3 Description of buildings, landscape features and surrounding context

Surrounding context

A portion of the former farm property ceased to be an agricultural landscape circa 1950s when the southerly portion became a gravel pit (Figure 10). The major changes to the surrounding context have occurred in the late 20th century and the early 21st. Those have been the substantial growth of the Village of Mannheim in Wilmot Township and the opening of aggregate extraction areas within, south and east of the subject property. Trussler Road has been realigned adjacent the property and Mannheim Road (now Ottawa Street) has been realigned to change the northerly boundaries of the property and divide it into two parcels. The following photographs are views from areas adjacent to the subject house (Figures 19 - 27).



Fig. 19 St. James Lutheran Church at Trussler & Knechtel



Figure 20 looking across Trussler Road from house



Figure 21 view southwest to Trussler Road



Figure 22 view southwest to wet area on Trussler



Figure 23 view south to 808 Bleams Road



Figure 24 looking southeast



Figure 25 looking east



Figure 26 communications tower east of house
old Mannheim Road roadbed remnant



Figure 27 view to Ottawa Street



Figure 27 view to Ottawa & Trussler intersection

Landscape and outbuildings

The house is approached by an asphalt drive that leads directly to the garage, the first feature of the house that is viewed upon entering the property, one that is a product of its era (Figure 28). The approach landscape is now becoming naturalized with herbaceous meadow plants and some woody pioneer species such as sumac beginning to invade. When the house was built, the approach was manicured lawn (see report cover photo).



Figure 28 driveway approach (original driveway length)

The house is entered via a stone flag walk and natural stone stair, hidden to the left of the garage door and signed "NONSUCH PLACE FRONT DOOR" (Figures 29 - 30).



Figure 29 front entry from drive



Figure 30 sign to front door 'Nonsuch Place'

The front door is flanked on the left by a former ornamental pond, framed by limestone rocks which also serve as an informal retaining wall for the steep slope adjacent. Vegetation is overgrown, but many of the original plantings, or plantings like the original juniper, serviceberry, spirea, hydrangea, *etc.* remain (Figures 31 & 32).



Figure 31 front entry, former pond, rock work



Figure 32 rock work, precast concrete path, garden at front entry

A precast concrete pathway wends its way around most of the perimeter of the house. Beds of pachysandra ground cover, juniper and other shrubs have been invaded by golden rod, thistle, teasel, sumac and other pioneer and meadow plants; however, the original informal landscape structure, and many of the original plants remain. The design is a product of its era and contemporary with the house (Figures 33 - 37).



Figure 33 Pachysandra bed and precast concrete walk from 'entry grotto' (see Appendix 6)



Figure 34 Pachysandra bed adjacent 'entry grotto'



Figure 35 timber retaining wall



Figure 36 west side landscape, precast concrete walk



Figure 37 underside of deck at south end

There are no outbuildings on the property. Until 2016 a gambrel-roofed bank barn was located just northeast of the house. It has been demolished (Figure 38).



Figure 38 former barn

1.4 Documentation of the heritage resource

The house

The mid-century modern house built *circa* 1968-1969, was designed by local architect John Lingwood who was inspired by the'Prairie' style[9] of architecture fostered by Frank Lloyd Wright and others. The house faces west with the east side being buried in the hillside on which it is placed. Originally there were views across what is now Trussler Road and into the countryside. These views were replaced by a coniferous plantation that also removed almost all public views of the house as well. In 2016, much of the plantation was removed, restoring the earlier views originally intended.

Exterior building materials are a deep brown cedar fascia board used around the roof and deck edges, dark brown vertical board and batten siding, with a granite fieldstone foundation, chimney tower and vertical elements (Figures 35 - 37, 39 & 40). Fieldstone is from the environs.

[9] The designation Prairie is due to the dominant horizontality of the majority of Prairie style buildings which echoes the wide, flat, treeless expanses of the mid-Western United States. The most famous proponent of the style, Frank Lloyd Wright, promoted an idea of "organic architecture", the primary tenet of which was that a structure should look as if it naturally grew from the site. Wright also felt that a horizontal orientation was a distinctly American design motif, in that the younger country had much more open, undeveloped land than found in most older, urbanized European nations. Wikimedia Foundation https://en.wikipedia.org/wiki/Prairie_School



Figure 38 cedar fascia board, board & batten siding, fieldstone chimney tower - west elevation



Figure 40 fieldstone elements

Windows are aluminum framed and vertical on the ground floor, horizontal on the upper floor. Decks are found on the west and south sides (Figures 41 & 42).



Figure 41 south elevation - work/hobby rooms below



Figure 42 southeast corner

The east side of the house is set into the hillside (Figure 43). Skylights added later to the pool room provide light to an otherwise dark space because of the hillside setting and large overhanging decks above (Figures 37, 42 & 44).



Figure 43 east elevation - pool room skylights at left



Figure 44 skylights over pool room



Figure 45 east elevation - garage at right



Figure 46 north elevation - from Ottawa Street (lengthened driveway)



Figure 47 west elevation

Appendix 6 provides copies of the original 1968 architectural drawings. Figure 48 from that set is the main floor plan of the house and attached garage, showing the extensive deck and the juxtaposition of the garage and main body of the house to take advantage of the natural topography, isolate the house from the road (which was much closer to the house than it is at present), and provide dramatic views over the countryside. Figure 49 shows the lower floor plan which is comprised of a hobby room an work room under the living room, and the pool room. The upper floor of a single bedroom is also shown in Figure 49. Another bedroom and en-suite was added to the north at a later date.

Foundations are of reinforced concrete, and the main structural members are unique polystyrene blocks filled with reinforced concrete. Original owner, Kitchener industrialist Keith Shantz, was the proprietor of Morval-Durofoam Ltd., who manufactured polystyrene picnic coolers and provided the inspiration for the construction method (see Appendix 6 for construction details). The polystyrene/concrete blocks provide both strength and insulating properties.

At the time of the writing of the *Partial Draft Scoped Heritage Impact Assessment* (October 2018), the house was not being used as a residence, but was an office. Furnishings consisted of office equipment and office furniture (Figure 53), although built-in furniture remained in the bedrooms (Figure 60).

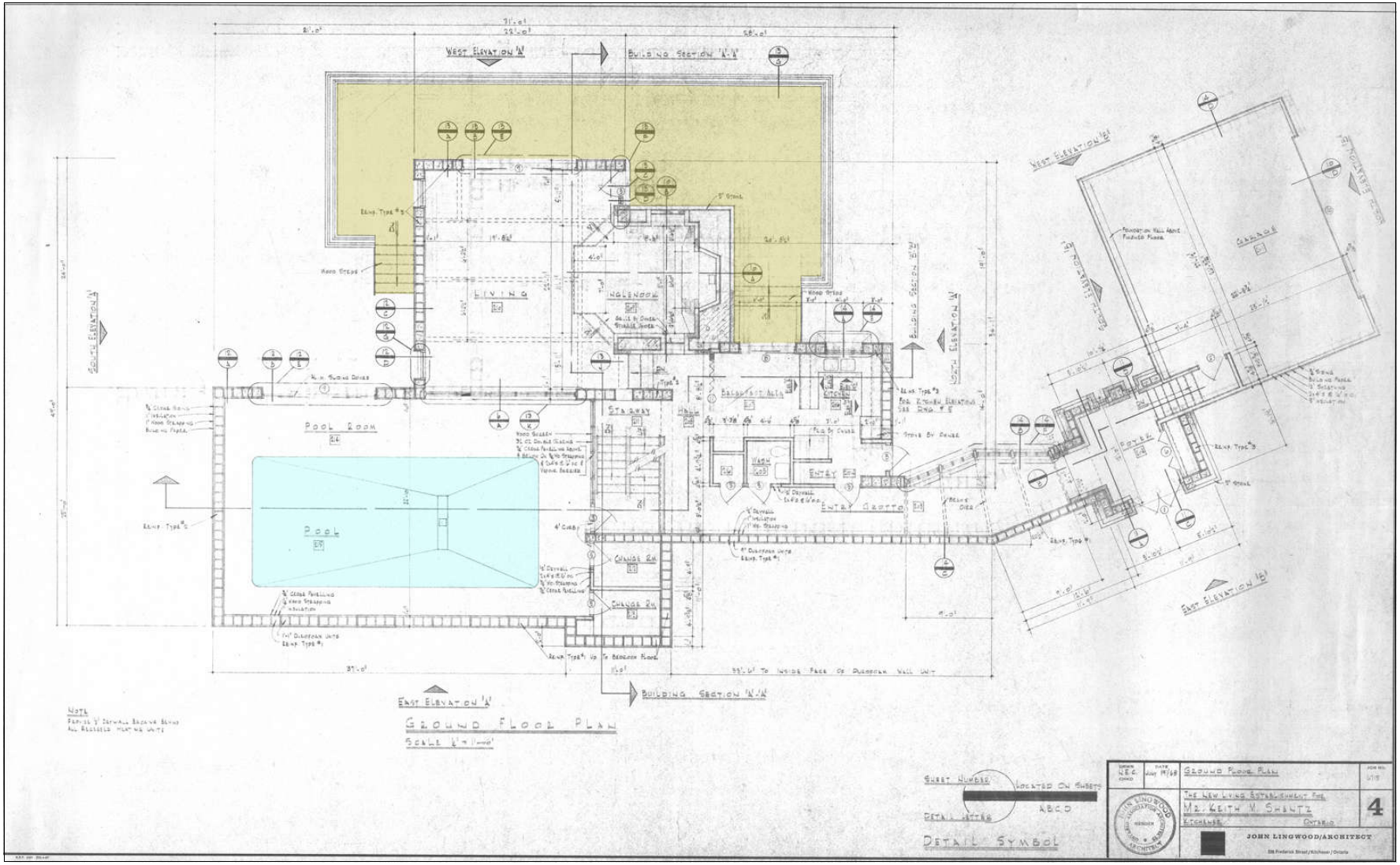


Figure 48 main floor plan - after *'Ground Floor Plan' drawing no. 4, John Lingwood/Architect, July 19/68*

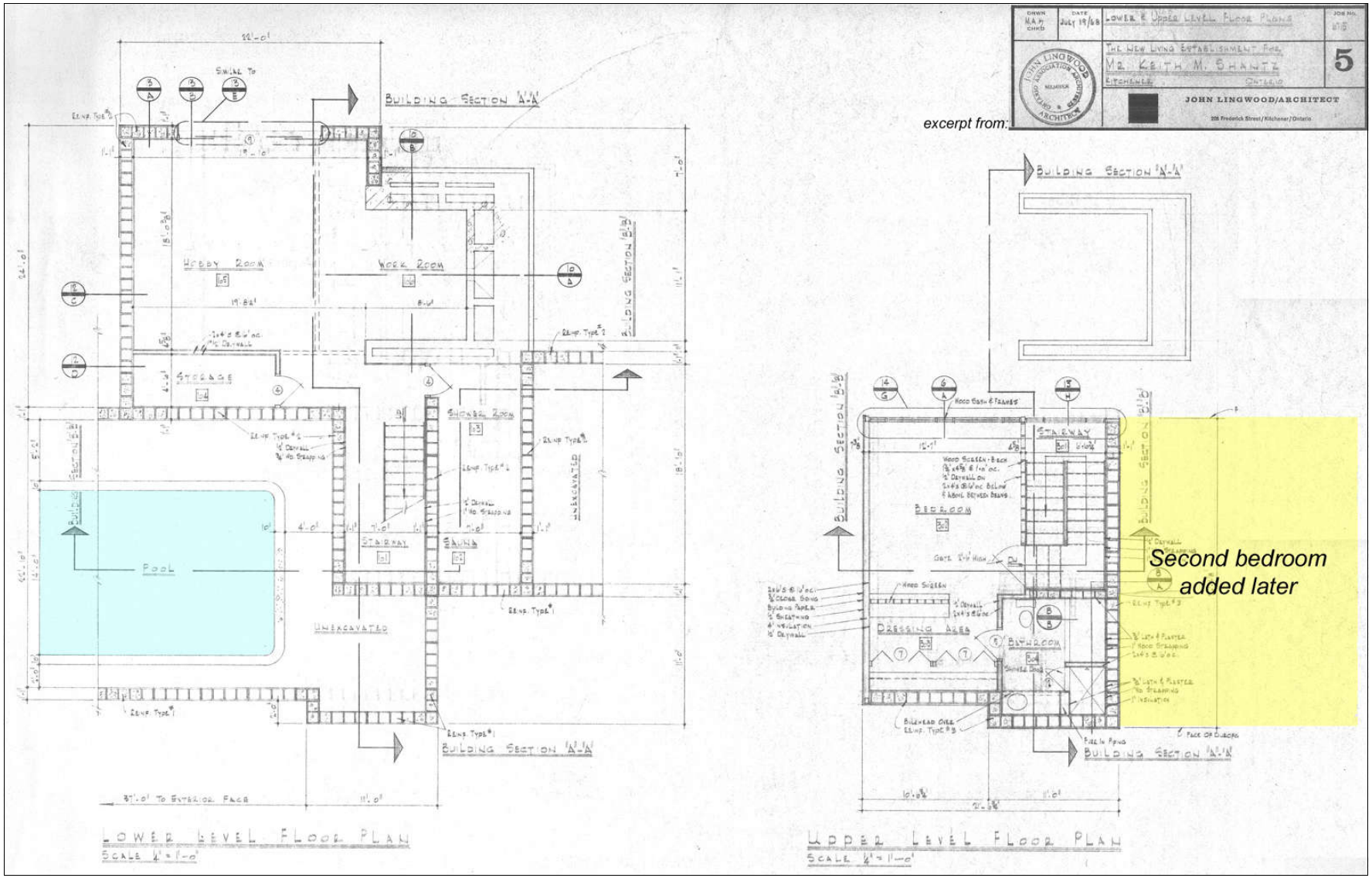


Figure 49 lower and upper floor plans - after *'Lower & Upper Floor Plans' drawing no. 5, John Lingwood/Architect, July 19/68*

The main double doors are dark-stained birch framed by large fieldstones. Interior doors are birch, with aluminum doors and windows. Floors are carpeted throughout. The 1991 architectural analysis[10] indicates that the floors are hardwood. Formerly exposed cedar rafters in the ceiling on the main floor are now covered by a dropped ceiling of acoustic tile. Exposed rafters are found in the second floor bedroom. The indoor swimming pool room walls are stained wood. The following photographs are from the realty listing in 2012 and from November 2017. More 2012 photographs can be found in Appendix 7.

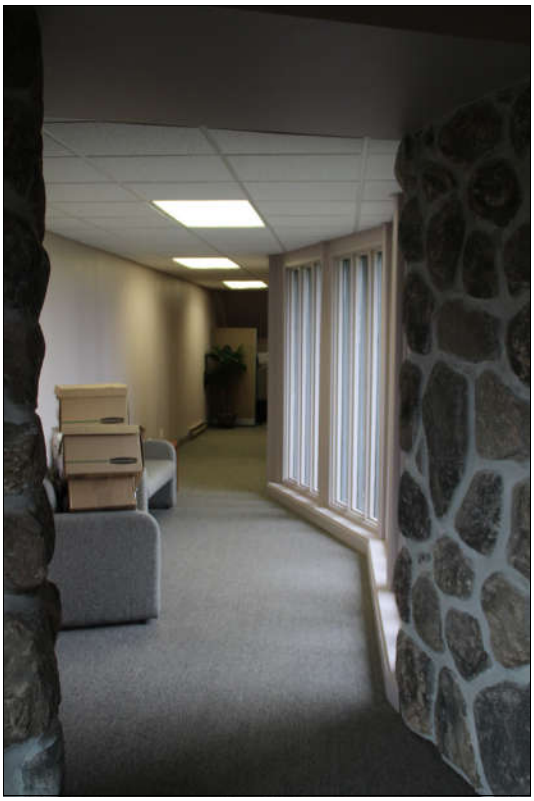


Figure 50 entry 'grotto' carpeted floor, dropped ceiling



Figure 51 entry 'grotto', views to the west



Figure 52 kitchen

[10] Architectural Analysis - Don Ryan, Heritage Researcher, June 13, 1991



Figure 53 living room, fluorescent lighting in dropped ceiling

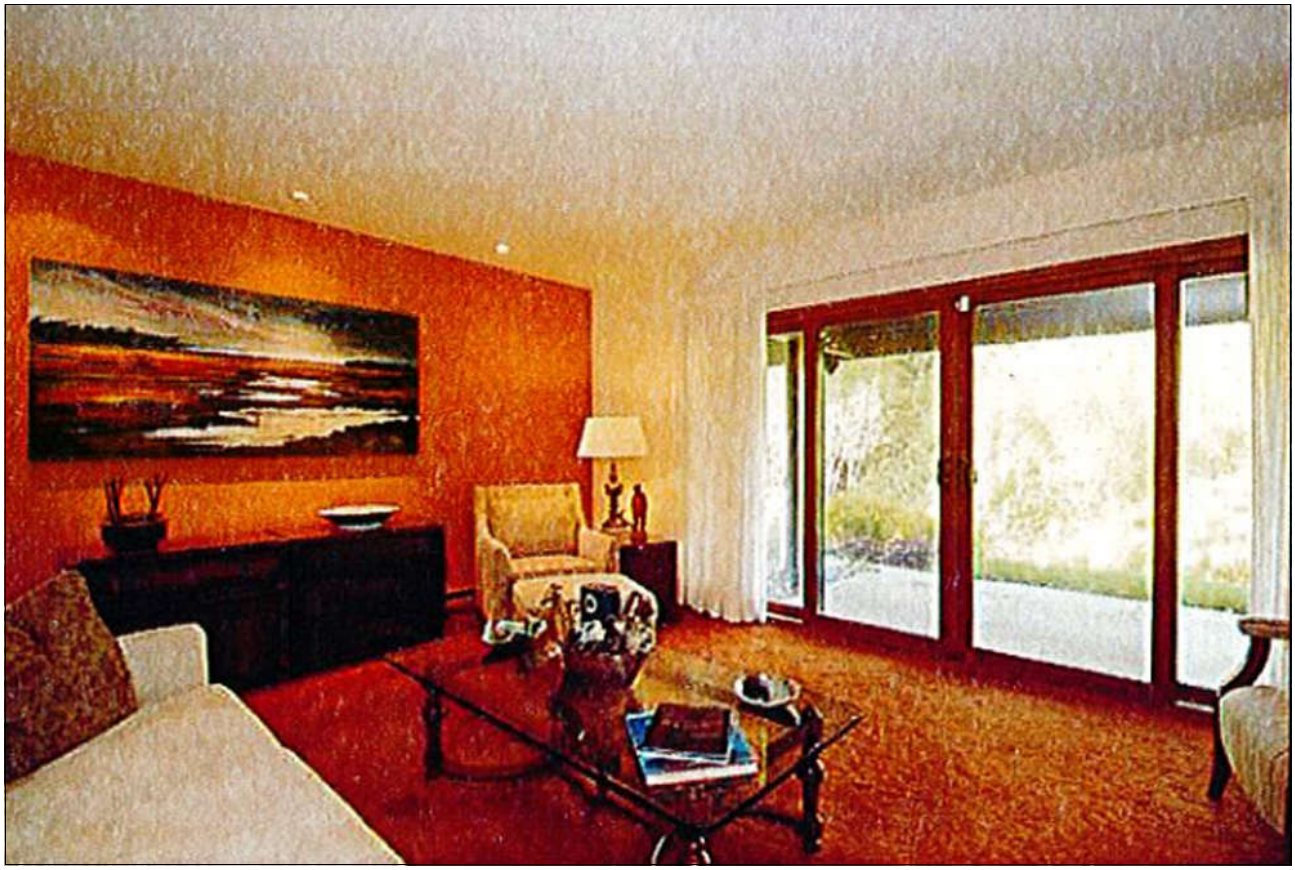


Figure 54 living room, 2012 - *CMA Realty photo*

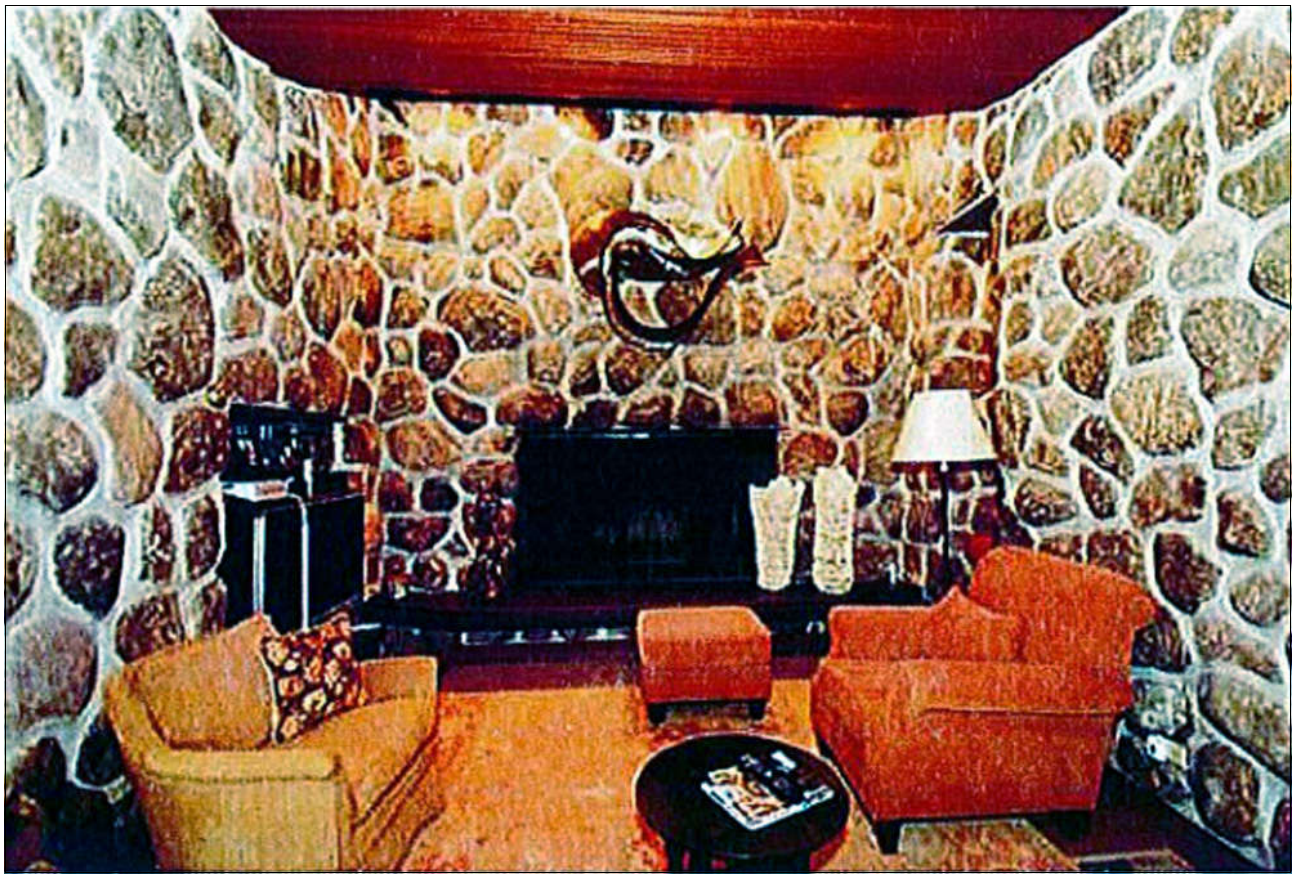


Figure 55 'inglenook', 2012 - *CMA Realty photo*



Figure 56 swimming pool, 2017

The "inglenook" (Figure 55) is now covered with drywall and the ceiling has been dropped.

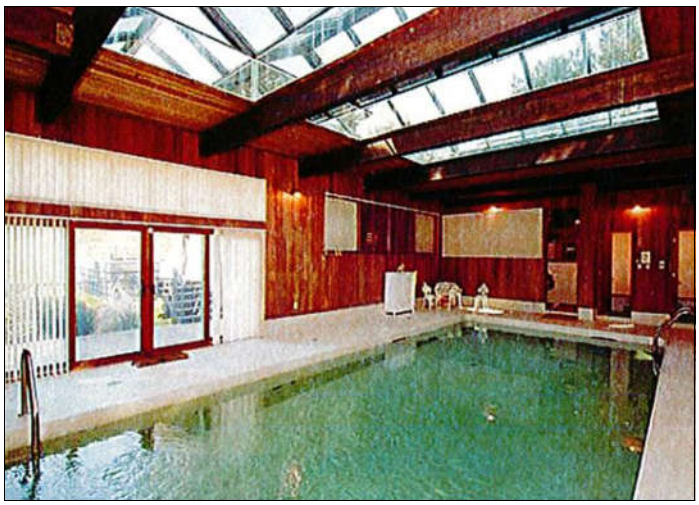


Figure 57 swimming pool, 2012 - *CMA Realty photo*

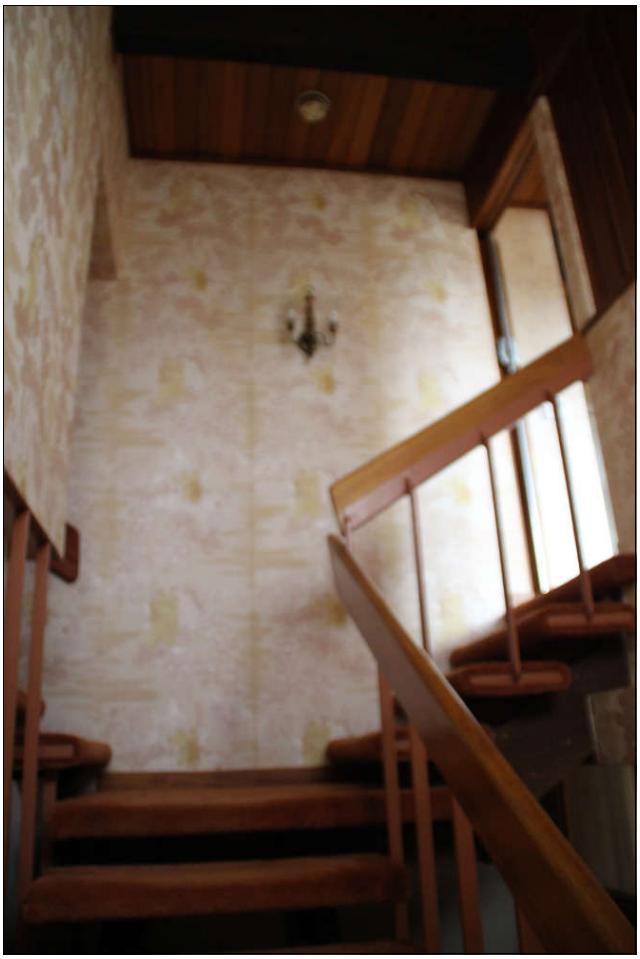


Figure 58 stair to bedrooms



Figure 59 stair between bedrooms



Figure 60 built-in dresser - original bedroom



Figure 61 built-in dresser - added bedroom

The contrast between the original bedroom with its exposed ceiling joists, minimalist trim, and modern built-in dresser (Figure 60) and the added bedroom with its crown moulding, ornate trim, painted woodwork, and neoclassical-style pedimented built-in chest is striking (Figure 61).

Views from the main floor and upper floor are exclusively to the west (Figures 62 & 63).



Figure 62 view from living room



Figure 63 view from south bedroom

Cultural heritage value and interest

Section 2 of the *Planning Act* indicates that the municipal Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (*PPS 2014*). Policy 2.6.1 of the *PPS* requires that "**significant built heritage resources** and significant cultural heritage landscapes **shall be conserved**." [11]

The *PPS* defines built heritage resource as "a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers."[12]

With relation to the subject property, *significant* means "**resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.**" [13]

Related to the subject property, *conserved* means "the **identification, protection, management and use of built heritage resources**, cultural heritage landscapes and archaeological resources **in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act***. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments." [14]

For a property to be considered of cultural heritage value or interest, it must meet one or more of the following criteria from the *Ontario Heritage Act Regulation 9/06*:

criteria	**meets?**
1. have **design value or physical value** because it:	
• is a rare, unique, representative or early example of a style, type, expression, material or construction method,	yes
• displays a high degree of craftsmanship or artistic merit, or	yes
• demonstrates a high degree of technical or scientific achievement	yes
2. have **historical value or associative value** because it:	
• has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	yes

[11] *Provincial Policy Statement* (*PPS, 2014*), p. 29

[12] *Ibid*, p 39

[13] *Ibid*, p 49

[14] *Ibid*, p 40

criteria	**meets?**
• yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	no
• demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	yes
3. have **contextual value** because it:	
• is important in defining, maintaining or supporting the character of an area,	no
• is physically, functionally, visually or historically linked to its surroundings, or	yes
• is a landmark.	yes

The built heritage resource and potentially significant heritage resource on this property is the **house**.

The property is listed on the City's Municipal Heritage Register; it is not designated under Part IV or Part V of the *Ontario Heritage Act*.

The house has **design value or physical value.** It is a notable, locally rare example of a mid-century modern residential dwelling in the 'Prairie' style. The use of locally-sourced granite fieldstone and cedar as building materials is unusual and the structural design of the house (reinforced concrete-filled polystyrene blocks) may be unique. Built into the side of a hill, the mainly horizontal elements of the building complement the open character of the adjacent countryside, affording views to the west. The interior was designed to be in harmony with the exterior, bringing stone and wood from the outside. Built-in cabinetry and interior architectural detailing was part of the design.

The original landscape design remains mostly intact although it has not been maintained since *circa* 2012.

The property has **historical value or associative value** as it is associated with Keith and Winnifred Shantz, the first residents. Winnifred was a potter, and with her husband Keith, founding supporter of the Canadian Clay and Glass Gallery, supporter for the arts and supporter of the community. Keith was the owner of Morval-Durofoam Ltd., manufacturers of polystyrene picnic coolers and the inspiration for the polystyrene blocks used to construct the house.

It demonstrates the work of a prominent local architect, John Lingwood who was influenced by the 'Prairie' school of design in this project.

The property has **contextual value** as it is visually linked to its surroundings, being built into and cantilevered from the natural topographic feature on the property. It doesn't define, maintain or support the character of a neighbourhood; however, it is a prominent feature in the landscape and could be considered a landmark. Its architectural features, massing, and siting are in harmony with the character of the surrounding landscape.

For modern buildings, the significance criteria outlined in *Regulation 9/06* can be complemented by the

following.[15]

element	criterion	meets?
Philosophy	Does the project represent the philosophy of the modern movement?	yes
Design	Does the design of the project reflect the most salient characteristics of the Modern aesthetic?	yes
Materials	Is the material palette treated in a distinctively modern way?	yes
Construction	Is the structure of the project particularly innovative or representative of Modern technology of construction?	yes
Alterations	Does the project retain its most salient design features, or have alterations been sensitive to the original intentions of the design?	yes & no
Architect	Was the project designed by an important and influential architect who made a significant contribution to the Modern Movement?	yes
Historic Significance	Has the project contributed to the historical development of Kitchener?	no
Influence	Has the project influenced the development of architecture locally, nationally, or internationally?	no
Awards	Has the project received recognition through publication or awards?	unknown
Context	Does the project contribute to community identity?	no

Application of Criteria

Philosophically, the building provides an aesthetic that complements the landscape within which it is set in keeping with the school of architectural design that influenced it.

From a design perspective, the building has pure, simple geometries, clean lines. It appears fresh and immaculate (even 53 years after its construction). It sports flat roofs, unadorned finishes, and elegantly machined details. It is devoid of decoration. The interior and exterior become one with the fieldstone features brought from the outside to the inside.

There is an emphasis on the intrinsic beauty of the materials themselves. Fieldstone and stained (not painted) wood are used extensively.

The building's structure is unusual (perhaps unique) and expresses a new technology of the era.

Some alterations have been made to the original interior that are not sensitive to the original intentions of the design; however, it appears that most of these alterations may be reversible.

[15] *North York's Modernist Architecture*, A reprint of the 1997 City of North York publication, Presented by E.R.A. Architects 2009, Prepared for the North York Modernist Architecture Forum held at North York Civic Centre on October 27, 2009

John Lingwood Architect and Lingwood-Robertson (partner Lloyd Robertson, P.Eng.) produced a volume of work that included a number of significant modern buildings, including the Carmel New Church of Jerusalem (1960), a number of elegant modern homes, the award-winning Pressworks building on Fairway Road (1969) (dismantled and moved to Randall Avenue in Waterloo in 1996), the former University Heights High School (now a campus of Conestoga College), the TD Bank at King and Francis streets in Kitchener, the former provincial courthouse at Frederick and Lancaster Streets, the Kitchener Transit Terminal, St. Paul's Lutheran Church in Cambridge, the Frank C. Peters Building(1980) and the John Aird Centre at Laurier University (1988). The body of work produced by the firm over nearly four decades is a comprehensive cross-section of Modern design.

Lingwood's Mid-Century Modern architecture represented a break from earlier, more traditional styles. His buildings were ... *a modernistic rejection of the past, a faith in progress, the fundamental and irreversible shift toward the dominance of the automobile, an overall optimistic view about the economy and citizens' ability to sustain a much higher quality of life than had been available in the past*.[16]

The property's architectural features, massing, landscaping, and siting is harmoniously set in the rural landscape.

Heritage Attributes

The cultural heritage attributes of the property are those of the original house and its immediate environs landscape. The later additions and alterations are not included in these features.

Exterior:

- topography of the immediate environs of the house providing the setting into and cantilevering over the hillside;
- views to and from Trussler Road in the west;
- style of the immediate environs walks and gardens which respond to the topography of the land, but not including the plant or walkway materials;
- scale and irregular massing of the mid-century modern residence, including the garage;
- load-bearing, reinforced concrete filled polystyrene block foundation;
- granite fieldstone chimney and 'tower' wall expressed on both the exterior and interior;
- stained wood board and batten siding;
- flat roofs with stained cedar fascia board;
- aluminum-framed windows;
- expansive deck on west and south sides.

Interior:

- stained birch doors;
- suspended tread staircase to upper floor;
- sunken living room;
- south facing skylight;
- granite fieldstone chimney and 'tower' wall expressed on both the exterior and interior;
- exposed cedar rafters in the original bedroom ceiling.

[16] Rick Haldenby, professor University of Waterloo School of Architecture - Prolific architect put his stamp on Waterloo Region, Catherine Thompson, *Waterloo Region Record*, Nov 07, 2015

Other potential attributes that may be hidden under dropped ceilings or drywall include:
- hardwood floors in the Inglenook;
- exposed cedar rafters in the Inglenook ceiling;
- interior of stone tower within the foyer;
- fieldstone fireplace and surround in the Inglenook.

1.5 Proposed development and impacts

The terms of reference require the HIA to address the following:

> *An outline of the proposed development, its context, and how it will impact the property (buildings, structures, and site details including landscape features). In particular, the potential visual and physical impact of the proposed development on the identified heritage attributes of the property shall be assessed.*
>
> *The Heritage Impact Assessment must consider potential negative impacts as identified in the Ministry of Tourism, Culture & Sport's Ontario Heritage Tool Kit. Negative impacts may include but are not limited to: alterations that are not sympathetic or compatible with the cultural heritage resource; demolition of all or part of a cultural heritage resource; etc. The outline should also address the influence and potential impact of the development on the setting and character of the subject property, including any impact on views or site lines.*
>
> *The proposed draft plan of subdivision must identify an appropriate level of conservation for the cultural heritage resources. Negative impacts should be avoided, or alternative options must be provided that minimize the negative impact.*[17]

The proposed development is a Draft Plan of Subdivision for the property which retains the subject house on a 0.37 ha (almost one acre) lot, with a 0.24 ha (0.59 acre) park on one side and a 0.58 ha (1.43 acre) open space/ SWM facility on the other (Figure 64).

Views to and from Trussler Road in the west, such as this shown in Figures 18, 20, 21, 62 and 63, are heritage attributes and they are preserved in the subdivision plan as can be seen in Figure 65. Open space is provided in the important viewshed, and the elevated position of the house affords unimpeded views.

A park block is proposed between the subject property and the main internal street, affording limited views of the house, which is mostly hidden from that position because of the natural landform and the way the house is set into the hill (Figure 43). The park block will afford an opportunity to retain the landform and the house setting.

Public views of the house are provided from Trussler Road as noted and also from a public trail that follows the original Mannheim Road allowance, parallels the drive to the house, and connects to the stormwater management block and to Trussler Road (Figure 65).

[17] *City of Kitchener Community Services Department - Planning Division, 2219 Ottawa Street South Proposed Official Plan Amendment, Zone Change & Draft Plan of Subdivision Site Specific Heritage Impact Assessment –Terms of Reference*, para. 2.5



Figure 64 Master Plan, Lingwood Heights, March 2022



Figure 65 views to and from Trussler Road in the west, from internal main street & public trail

The following assessment of potential impact the proposed redevelopment or site alteration may have on the cultural heritage attributes of the mid-century modern house is based on the possible negative impacts as stated in the *Ontario Heritage Tool Kit.*

Potential Negative Impact	*Assessment*
Destruction of any, or part of any, significant heritage attributes or features	no heritage attributes are contemplated
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	no heritage attributes are contemplated - there is potential to restore some interior attributes and the immediate environs landscape
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	no shadows are created
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	the topographic setting (heritage attribute) of the house remains unchanged

Potential Negative Impact	*Assessment*
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features (*potential visual and physical impact of the proposed development on the identified heritage attributes of the property*)	public views if the house are currently from Ottawa Street (view of the garage) and from Trussler Road (long, unobstructed views) - the Trussler Road views remain unimpeded
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	the building is no longer a residence, but at the time of the site visit, was a professional office which does not affect the exterior - a long-term use is yet to be determined
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	no significant changes in grade are expected within 20 metres of the house - the grades of its immediate environs landscape remain unchanged.

Although it is stated above that no significant changes in grade are expected within 20 metres of the house, (see Appendix 8) there are possible construction impacts that can be avoided with mitigating measures pre- and during construction.

Protective fencing on the proposed new property line between the park and the heritage property and on the southerly and westerly proposed heritage property lines is recommended. On the north, a new driveway is required to access the heritage property and protective fencing on this side must allow for that construction. Therefore, fencing will need to be placed such that construction of the driveway does not negatively impact the house or garden. Fencing shall be placed prior to construction on the site and maintained throughout the construction period. No construction equipment or storage of materials shall be placed within the construction fencing at any time.

Vibration impacts to the heritage resource during construction are not envisaged. Blasting on site is not proposed, bedrock excavation is not required, and vibration from heavy duty compaction equipment will be limited to the new streets which are a minimum of 40 metres distant from the house.

Currently, the former owner of the property continues to use it as his office. Given that, he is there daily – or close to it – he monitors its condition. If maintenance is needed, the property owner organizes any repairs or improvements, as necessary. There is also a property manager to who does routine maintenance. No changes are planned for the property until after approval and permits are issued. As such, the property will continue to operate as it has for many years.

Should the heritage resource be damaged during construction, repairs shall be made in concert with the Ministry of Heritage, Sport, Tourism and Culture Industries *Eight Guiding Principles for the Conservation of Built Heritage Properties* and in consultation with the City's Heritage Planning staff.

In summary, there are no foreseen negative heritage impacts on the property, depending on the eventual use and alterations that may be required to accommodate that use. This should be dealt with at the Site Plan stage of development.

1.6 Conservation options - principles and mitigating measures

The Shantz House will be preserved in *situ*; its use has yet to be determined. *Heritage Planning staff require an option that considers the conservation of the cultural heritage resources in-situ and integrates them as focal points within the proposed draft plan of subdivision.*[18] Methods of minimizing or avoiding negative impact on cultural heritage resources, noted by the Ministry include but are not limited to the following:

- *Alternative development approaches*
  Alternative development approaches to conserving the house in the Draft Plan have been considered. Each hinges on the location of a park block for the development. From a heritage perspective, an option that conserves the view to and from Trussler Road, providing the only dramatic public view of the building and its setting is preferred. A sampling of the numerous alternatives examined is found in figures 66 - 69).

[18] *Ibid*, para. 2.6

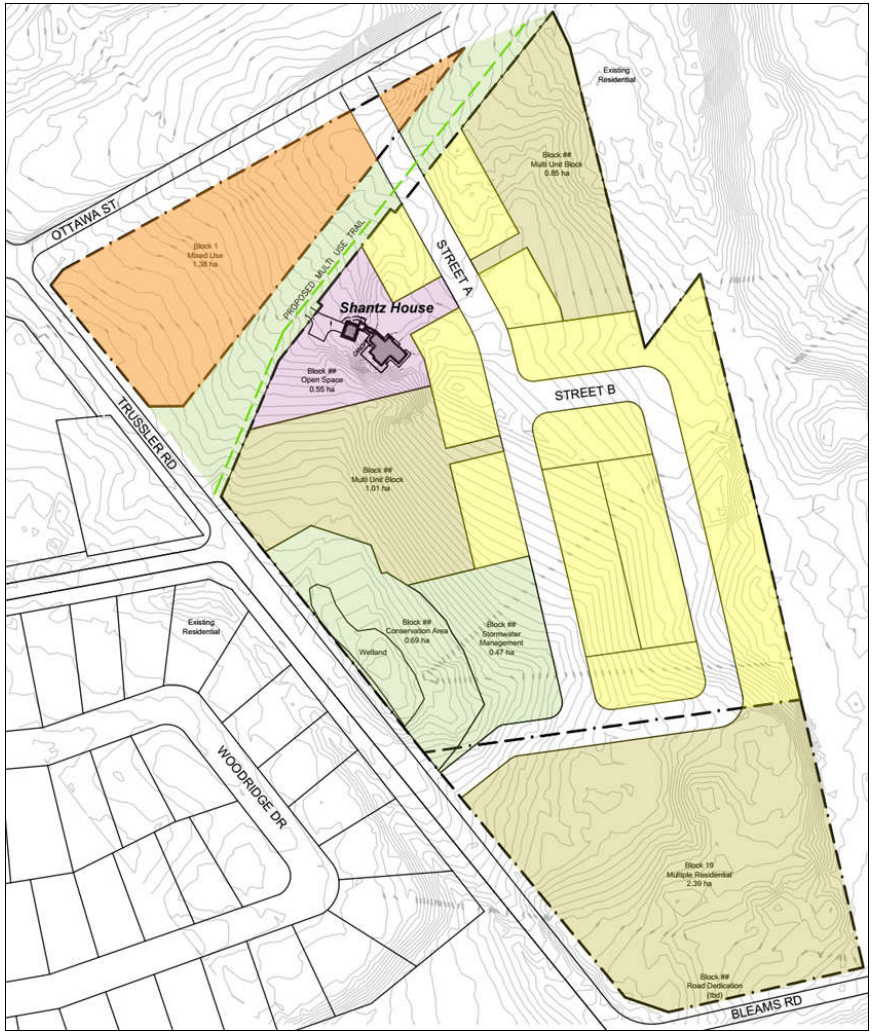


Figure 66 alternative development concept A - March 13, 2018



Figure 67 alternative development concept B - March 13, 2018

Alternative development concept A (Figure 66) provided a narrow window view of the house from Trussler Road with the potential to block much of the view with multi-residential development. Residential development screened the house from the internal street as well.

Concept B (Figure 67) was an improvement; however it still had the potential, with a multi-residential block to screen views from Trussler and continued to screen the house from the internal street. It proposed parkland between the house and Trussler Road on the fairly steep topography which would require extensive grading.



Figure 68 alternative development concept - October 18, 2018



Figure 69 alternative development concept - November 22, 2018

The October 18, 2018 concept (Figure 68) was similar to that of Figure 67 but reduced the size of the lot for the heritage resource and removed its access from the internal street.

The November 2018 concept (Figure 69) was an exercise in developing alternative parkland locations.

After consultation with City Planning, Parks and Heritage staff, a concept was developed that appears to satisfy parkland requirements and heritage considerations, allowing the house to become the visual focal point in the development, preserving the significant views to and from it and its prominent position on the hill.

1.7 Proposed alterations justified and explained

At the subdivision design stage, no alterations to the building are being proposed. Access to the property will be re-routed via the former Mannheim Road road allowance which was the original access to the property and the house will be situated within sufficient land area to avoid any grade changes and preserve more than the area of originally cultivated garden. At the Site Plan stage, and when a use has been determined for the property, a detailed examination of potential impacts and a Conservation Plan will be required.

1.8 Summary statement and conservation recommendations

The Shantz house is a notable, locally rare example of a mid-century modern residential dwelling in the 'Prairie' style. The structural design of the house (reinforced concrete-filled polystyrene blocks) may be unique. Built into the side of a hill, the mainly horizontal elements of the building complement the open character of the adjacent countryside, affording views to the west. The interior was designed to be in harmony with the exterior. It is associated with Keith and Winnifred Shantz, the first residents who were prominent citizens of the City and Region. The house demonstrates the work of a prominent local architect, John Lingwood and it is visually linked to its surroundings, being built into and cantilevered from the natural topographic feature on the property. It is a significant heritage resource possessing the following heritage attributes.

Exterior:
- topography of the immediate environs of the house providing the setting into and cantilevering over the hillside;
- views to and from Trussler Road in the west;
- style of the immediate environs walks and gardens which respond to the topography of the land, but not including the plant or walkway materials;
- scale and irregular massing of the mid-century modern residence, including the garage;
- load-bearing, reinforced concrete filled polystyrene block foundation;
- granite fieldstone chimney and 'tower' wall expressed on both the exterior and interior;
- stained wood board and batten siding;
- flat roofs with stained cedar fascia board;
- aluminum-framed windows;
- expansive deck on west and south sides.

Interior:
- stained birch doors;
- suspended tread staircase to upper floor;
- sunken living room;
- south facing skylight;
- granite fieldstone chimney and 'tower' wall expressed on both the exterior and interior;
- exposed cedar rafters in the original bedroom ceiling.

With the following potential attributes that may be hidden under dropped ceilings or drywall:
- hardwood floors in the Inglenook;
- exposed cedar rafters in the Inglenook ceiling;

- interior of stone tower within the foyer;
- fieldstone fireplace and surround in the Inglenook.

The proposed development is not expected to have a negative impact on the heritage resource. Until a use is determined and vetted for potential impacts the house should continue to be secured and monitored. Construction of the subdivision is not expected to have any negative impacts on the property as it is on a generous lot with more than adequate distance protection from adjacent grading and servicing.

1.9 Qualifications of the author completing the Heritage Impact Assessment

See Appendix 9.

2.0 MANDATORY RECOMMENDATION

It is the opinion of this author that the Shantz house, including the attached garage, meets the criteria for designation under Part IV of the *Ontario Heritage Act* for the reasons stated in this report. It warrants conservation and it and its heritage attributes listed in this report are recommended for designation under Part IV of the *Ontario Heritage Act*.

This DRAFT heritage impact assessment is respectfully submitted.

CHC Limited

per: Owen R. Scott, OALA, FCSLA, CAHP

REFERENCES

Architectural Analysis - Don Ryan, Heritage Researcher, June 13, 1991

City of Kitchener - Cultural Heritage Resource Evaluation Form, 2219 Ottawa St S, August 3, 2017

City of Kitchener Community Services Department - Planning Division, 2219 Ottawa Street South Proposed Official Plan Amendment, Zone Change & Draft Plan of Subdivision Site Specific Heritage Impact Assessment – Terms of Reference, 2017/08/17

CMA Realty photos 2012

Plan of Survey Part of Lot 129 German Company Tract City of Kitchener, Plan 58R -3440, J. Douglas Ansley Ltd., O.L.S. 20th July 1981

Plan of Survey Showing Part of Lots 129 and 130 German Company Tract Township of Waterloo and Part of Lot 1 North of Bleam's Road Township of Wilmot, Plan W. D. R 296 John Metz Limited, O.L.S., May 19, 1970

Plan of Survey Showing Lands Required of Lots 46, 47, 129, 130 and 131 German Company Tract across Part of Lots 11 and 12, Registered Plan No. 820, Township of Waterloo, County of Waterloo, Plan No. 421, David J. Howe, O.L.S. 26 November 1957

Historical Atlas of Waterloo & Wellington Counties 1881 - 1877, H. Parsell & Co. Walker & Miles, Toronto re-print 1972

Ontario Heritage Act R.S.O. 1990, c. 0.18, Ontario Regulation 9/06 'Criteria for Determining Cultural Heritage Value or Interest' January 25, 2006

Parks Canada, *Standard & Guidelines for the Conservation of Historic Places in Canada*, www.pc.gc.ca Second Edition.

North York's Modernist Architecture, A reprint of the 1997 City of North York publication, Presented by E.R.A. Architects 2009, Prepared for the North York Modernist Architecture Forum held at North York Civic Centre on October 27, 2009

Provincial Policy Statement (*PPS, 2014*)

Waterloo Region Record, Rick Haldenby, professor University of Waterloo School of Architecture - Prolific architect put his stamp on Waterloo Region, Catherine Thompson, Nov 07, 2015

University of Waterloo Geospatial Centre

Website: Wikipedia https://en.wikipedia.org/wiki/Prairie_School

Website: Ontario Ministry of Tourism, Culture & Sport
http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm

City of Kitchener - Cultural Heritage Resource Evaluation Form

Address: 2219 Ottawa St S **Period:** c. 1968 **Field Team Initials:** MD/LB

Description: mid-century modern single detached dwelling **Date:** Aug. 3, 2017

DESIGN OR PHYSICAL VALUE	FIELD TEAM	EVALUATION SUBCOMMITTEE
Style Is this a notable architectural style?	Yes	
Construction Is this a notable rare or unique example of a particular material or method of construction?	Yes	
Design Is this a particularly attractive or unique structure because of the merits of its design composition craftsmanship or details? Does this structure demonstrate a high degree of technical or scientific achievement?	Yes No	
Interior Is the interior arrangement finish craftsmanship and/or detail noteworthy?	Unknown	

Notes:

- Style
  - notable, rare and unique example of a mid-century modern residential dwelling
  - refer to Architectural Analysis prepared by Don Ryan dated June 13, 1991
- Construction
  - early example of a method of construction (1960s insulating concrete forms for residential dwelling)
- Design
  - attractive and unique because of its design, composition, craftsmanship and details
  - design inspired by Frank Lloyd Wright's organic style of architecture; striking similarities with *Fallingwater* in Pennsylvania
  - overall design features organic qualities reflected in the warm, deep brown cedar fascia boards, tower of large fieldstones, large fieldstone chimney
  - mid-century modern residential dwelling is built into the topography of the land
  - dwelling, sidewalks and gardens all respond to the topography of the land
  - emphasis on horizontal lines and stone core
  - sign that reads "Nonsuch Place"
- Interior
  - new carpet, drywall and drop ceiling
  - Architectural Analysis (1991) and images from real estate listing (2012) describe and show evidence of interior details that are noteworthy
    - some of these details still exist
      - birch doors

- aluminum doors and windows
- indoor pool with ceramic tiles and walls that are stained wood
- gallery corridor with slit windows
- suspended tread staircase
- sunken living room and evidence of the "Inglenook"
- south facing skylight

▪ some of these details may be gone
- main dark stained birch double doors

▪ others may still be present underneath the carpet, behind the drywall and above the drop ceiling
- hardwood floors in the "Inglenook"
- exposed cedar rafters in the ceiling
- interior of stone tower within the foyer
- fieldstone fireplace surrounding the "Inglenook"
- 12 foot ceilings

CONTEXTUAL VALUE	**FIELD TEAM**	**EVALUATION SUBCOMMITTEE**
Continuity Does this structure contribute to the community or character of the street neighbourhood or area?	No	
Setting Is the setting or orientation of the structure or landscaping noteworthy? Does it provide a physical historical functional or visual link to its surroundings?	Yes Yes	
Landmark Is this a particularly important visual landmark within the region city or neighbourhood**?**	No	
Completeness Does this structure have other original outbuildings notable landscaping or external features that complete the site?	Yes	

Notes:

- Setting
  - o the dwelling is panoramically cantilevered from the hillside
  - o dwelling was, until recently, largely obscured from public view by surrounding trees
  - o sidewalks twist around the land contours through gardens (note: gardens appear to not have been maintained since 2012) and around trees (note: trees were recently removed without permission from the City)
  - o evidence of sidewalks, stairs, lights and natural landscape features continue to exist
  - o original gambrel roof barn was demolished sometime between 2012 and 2017 without a demolition permit from the building division
  - o trees along laneway were recently removed without permission from the City
  - o dwelling is functionally linked to its surroundings given the design requires the topography of the land

and tower and chimney were both built with fieldstones from the area

INTEGRITY	FIELD TEAM	EVALUATION SUBCOMMITTEE
Site Does the structure occupy its original site?	Yes	
Alterations Does this building retain most of its original materials and design features?	Yes	
Condition Is this a notable structure due to sympathetic alterations that have taken place over time? Is this building in good condition?	No Yes	

Notes:

HISTORICAL OR ASSOCIATIVE VALUE &	*FIELD TEAM*	*EVALUATION SUBCOMMITTEE*
SIGNIFICANCE Does this property or structure have strong associations with and/or contribute to the understanding of a belief, activity, person, organization or institution that is significant or unique within the City?	Yes	
Is the original previous or existing use significant?	No	
Does this property meet the definition of a significant built heritage resource or cultural heritage landscape as identified in the Provincial Policy Statement under the Ontario Planning Act? ***A property or structure valued for the important contribution it makes to an understanding of the history of a place, an event or a people.***	Yes	

Notes:

- dwelling was designed by local architect John Lingwood
- design was inspired by Frank Lloyd Wright
- original owner was Winnifred and Keith Shantz
    - Winnifred was a potter, founding supporter of the Canadian Clay and Glass Gallery, supporter for the arts and supporter for the community
    - Keith was the owner of Morval-Durofoam Ltd., a company than manufactured polystyrene picnic coolers and possibly the source of the polystyrene blocks used to construct the dwelling

Architectural Analysis

Address: 2219 Ottawa Street South
Part Lot 129 G.C.T.

Current Owner: Keith and Winifred (*sic*) Shantz

Report Date: June 13, 1991

INTRODUCTION This modern home, built in 1968, was designed by local architect John Lingwood. The design was inspired by Frank Lloyd Wright's organic style of architecture, and striking similarities can be seen between the Shantz house and FLW's *Fallingwater* (Fig. 1) located in Pennsylvania. Both homes are panoramically cantilevered from a hillside with emphasized horizontal lines anchored by a massive stone core. In this way, both homes establish very intimate relationships with their environments. The Shantz house, nicknamed *Nonsuch Place,* is located on 21.73 acres of carefully landscaped property. The house faces west, and is largely obscured from view by surrounding trees. Sidewalks twist around the land contours through gardens and trees. There is one original gambrel roof barn positinoed (*sic*) east of the house, which establishes a strong tension with the house.

MATERIALS The organic qualities of the overall design are reflected in the warm, deep brown cedar fascia board used around the roof and deck edges. The main double doors are dark-stained birch nestled in a tower of large fieldstones gathered from the area. This entrance tower balances the strikingly large fieldstone chimney in the living area. Interior doors are also birch, with aluminum doors and windows revealing the extraordinary view. Inside we find hardwood floors in the "Inglenook" and exposed cedar rafters in the ceiling. The indoor pool is surrounded by ceramic tiles and the walls are stained wood. The foundations are made of reinforced concrete, and the main structural members are unique polystyrene blocks filled with reinforced concrete. This provides both strength and insulative properties. The joists, studs, and rafters are all spruce and cedar.

TOUR One is first confronted with the double garage when approaching the house from the north along the driveway. A subtle sign directs the way along the east side of the garage to the entrance: a warm yet intimidating pair of large stained birch doors set in a wall of large fieldstone. A doorbell with voice screen establishes an impersonal greeting.

Beyond these doors lies the interior of the stone tower, the foyer. The foyer and garage together comprise the north wing and are set at an angle to the rest of the house. A gallery corridor with slit windows facing south and lined with paintings of barns bends into the living area. To the right is the kitchen and breakfast area.

Next is the powder room and closet. Ahead climbs the suspended tread staircase.

The hall opens up into a spacious, sunken living room which boasts a huge fieldstone fireplace and surrounding conversation pit, nicknamed the "Inglenook" by the architect. The "Inglenook" is sunken a few additional steps below the living room level.

Colour schemes are warm and patterned, complementing the organic integrity of materials. Unlike *Fallingwater,* the Shantz home has twelve foot ceilings to expand rather than limit the vertical space. Cedar decks wrap around the west side of the living area, accessed by sliding aluminum doors. They afford a fantastic view of the distending countryside.

The stairs descend first to the indoor pool, which has a south facing skylight above. There are two change rooms at this level. Further down the stairs is the recreation room, which also has sliding doors to the outside. There is a laundry room, storage room, and mechanical room at this level.

Upstairs are the master (south) and guest (north) bedrooms. Both have full baths and beautiful views from their lofty positions.

CHANGES

The guest bedroom was added on at a later date, as was the skylight over the pool. The barn is presently used only for storage.

ATYPICAL FEATURES

This is an excellent example of the Frank Lloyd Wright influence on modern architecture. Its unique relationship with the landscape establishes a contemporary interpretation of the integrity we see in nearby stone and log houses. It is also compelling to see this modern design juxtaposed against the aboriginal gambrel barn. There is a contrast, but also an important link established between the two archetypal structures. There is also significance in that it was designed by a local architect.

COMMENTS

This is a beautiful house of high architectural value. It is both appropriately and essentially linked to the older properties around it. The gambrel barn is a pure example of farm architecture and has weathered extremely well.

Sources:

1. Date from Regional Assessment, Cambridge
2. Mr. & Mrs. Keith Shantz

References:

1. Blueprints of the Shantz home, courtesy of Mr. Shantz
2. Frank Lloyd Wright's Fallingwater. UMD Library, University of Waterloo

Don Ryan,
Heritage Researcher

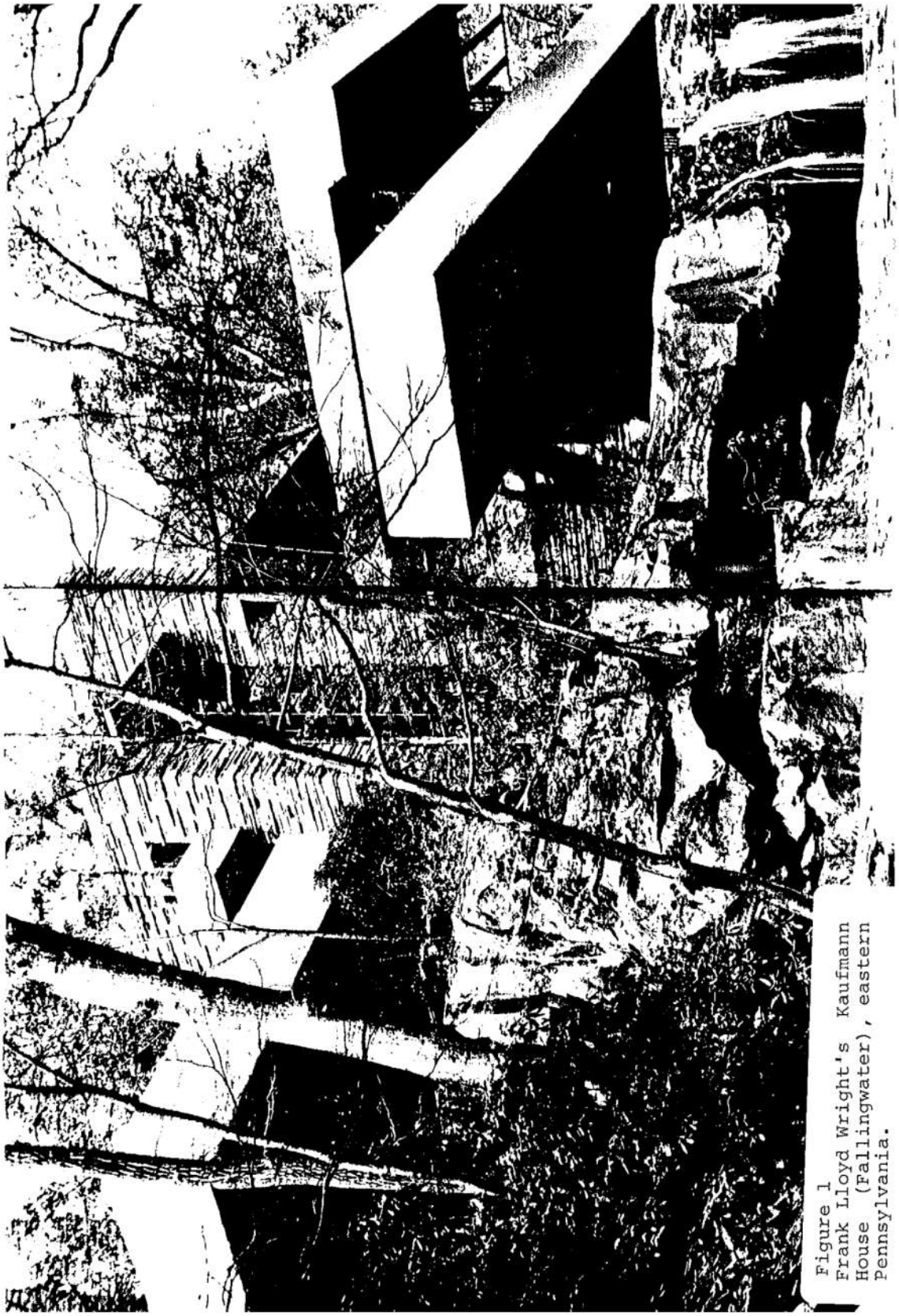


Figure 1
Frank Lloyd Wright's Kaufmann House (Fallingwater), eastern Pennsylvania.

1.0 Background

A Heritage Impact Assessment is a study to determine the impacts to known and potential cultural heritage resources within a defined area proposed for future development. The study shall include an inventory of all cultural heritage resources within the planning application area. The study results in a report which identifies all known cultural heritage resources, evaluates the significance of the resources, and makes recommendations toward mitigative measures that would minimize negative impacts to those resources. A Heritage Impact Assessment may be required on a property which is listed on the City's Heritage Advisory Committee Inventory; listed on the City's Municipal Heritage Register; designated under the *Ontario Heritage Act;* or where development is proposed adjacent to a protected heritage property. The requirement may also apply to unknown or recorded cultural heritage resources which are discovered during the development application stage or construction.

These terms of reference have been scoped, based on the existing status of the property and the nature of the proposal. Sections not required are noted by strikethrough. Requirements specific to the subject property are noted in italics. Subject property should be read to include both the lot to be retained and the new lot that is proposed.

2.0 Heritage Impact Assessment Requirements

It is important to recognize the need for Heritage Impact Assessments at the earliest possible stage of development or alteration. Notice will be given to the property owner and/or their representative as early as possible. When the property is the subject of a Plan of Subdivision or Site Plan application, notice of a Heritage Impact Assessment requirement will typically be given at the pre-submission consultation meeting, followed by written notification to include specific terms of reference. The notice will inform the property owner of any known heritage resources specific to the subject property and provide guidelines to completing the Heritage Impact Assessment.

The following minimum requirements will be required in a Heritage Impact Assessment:

2.1 Present owner contact information for properties proposed for development and/or site alteration.

2.2 A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s).

2.3 A written description of the buildings, structures and landscape features on the subject properties including: building elements, building materials, architectural and interior finishes, natural heritage elements, and landscaping. The description will also include a chronological history of the buildings' development, such as additions and demolitions.

The report shall include a clear statement of the conclusions regarding the cultural heritage value and interest as well as a bullet point list of heritage attributes.

2.4 Documentation of the subject properties to include: current photographs of each elevation of the buildings, photographs of identified heritage attributes and a site plan drawn at an appropriate scale to understand the context of the buildings and site details. Documentation shall also include, where available, current floor plans, and historical photos, drawings or other available and relevant archival material.

2.5 An outline of the proposed development, its context, and how it will impact the property

(buildings, structures, and site details including landscaping). In particular, the potential visual and physical impact of the proposed development on the identified heritage attributes of the property shall be assessed.

The Heritage Impact Assessment must consider potential negative impacts as identified in the Ministry of Tourism, Culture & Sport's Ontario Heritage Tool Kit. Negative impacts may include but are not limited to: alterations that are not sympathetic or compatible with the cultural heritage resource; demolition of all or part of a cultural heritage resource; etc. The outline should also address the influence and potential impact of the development on the setting and character of the subject property, including any impact on views or site lines.

The impact of the proposed severance on the existing context of the subject property, including impacts to the relationship between the house, detached stone garage, and the streetscape. Potential impacts may include those that are visual/contextual, as well as physical/structural.

2.6 Options shall be provided that explain how the cultural heritage resources may be conserved, relating to their level of importance. Methods of mitigation may include, but are not limited to preservation/conservation in situ, adaptive re-use, relocation, commemoration and/or documentation. Each mitigative measure should create a sympathetic context for the heritage resource.

Heritage Planning staff understand that the intent is to conserve the existing house and detached garage. Conservation options will need to consider how to minimize impacts to the context and the streetscape such as through front or side yard setbacks, tree preservation and/or enhancement, and/or design guidelines for new construction.

2.7 A summary of the conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Built Heritage Properties, Ontario Ministry of Tourism, Culture & Sport; and, the Ontario Ministry of Tourism, Culture & Sport's Ontario Heritage Tool Kit (all available online).

2.8 The proposed *severance and the potential construction of a new dwelling unit* ~~alterations and demolitions~~ must be justified and explained as to any loss of cultural heritage value and impact on the site/streetscape/neighbourhood context.

2.9 Recommendations shall be as specific as possible, describing and illustrating locations, elevations, materials, landscaping, etc.

2.10 The qualifications and background of the person(s) completing the Heritage Impact Assessment shall be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the heritage conservation field of study. The report will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

3.0 Summary Statement and Conservation Recommendations

The summary statement should provide a full description of:

- The significance and heritage attributes of the subject property.
- The identification of any impact the proposed development will have on the heritage attributes of the subject property.
- An explanation of what conservation or mitigative measures, or alternative development or site alteration approaches are recommended.
- Clarification as to why specific conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate.

4.0 Mandatory Recommendation

The consultant must write a recommendation as to whether the subject property is worthy of listing or designation under the Ontario Heritage Act. Should the consultant not support listing or designation then it must be clearly stated as to why not.

The following questions must be answered in the final recommendation of the report:

1. ~~Do the properties meet the City of Kitchener's criteria for Listing on the Municipal Heritage Register as a Non-Designated Property of Cultural Heritage Value or Interest? Why or why not?~~
2. Do additional resources on the property, beyond those already identified in the listing, meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act? Why or why not?
3. Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement? Why or why not?

5.0 Approval Process

Five (5) hard copies of the Heritage Impact Assessment and one electronic pdf format burned on CD shall be provided to Heritage Planning staff. Both the hard and electronic copies shall be marked with a "DRAFT" watermark background. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and to review the preferred option(s). Following the review of the Heritage Impact Assessment by City staff, five (5) hard copies and one electronic copy of the final Heritage Impact Assessment ("DRAFT" watermark removed) will be required. The copies of the final Heritage Impact Assessment will be considered by the Director of Planning. *Note that Heritage Impact Assessments may be circulated to the City's Heritage Kitchener Committee for information and discussion. Staff may recommend deferral of the consent applications by the committee of adjustment until such time as Heritage Kitchener has provided comment and the Director of Planning has approved the HIA.*

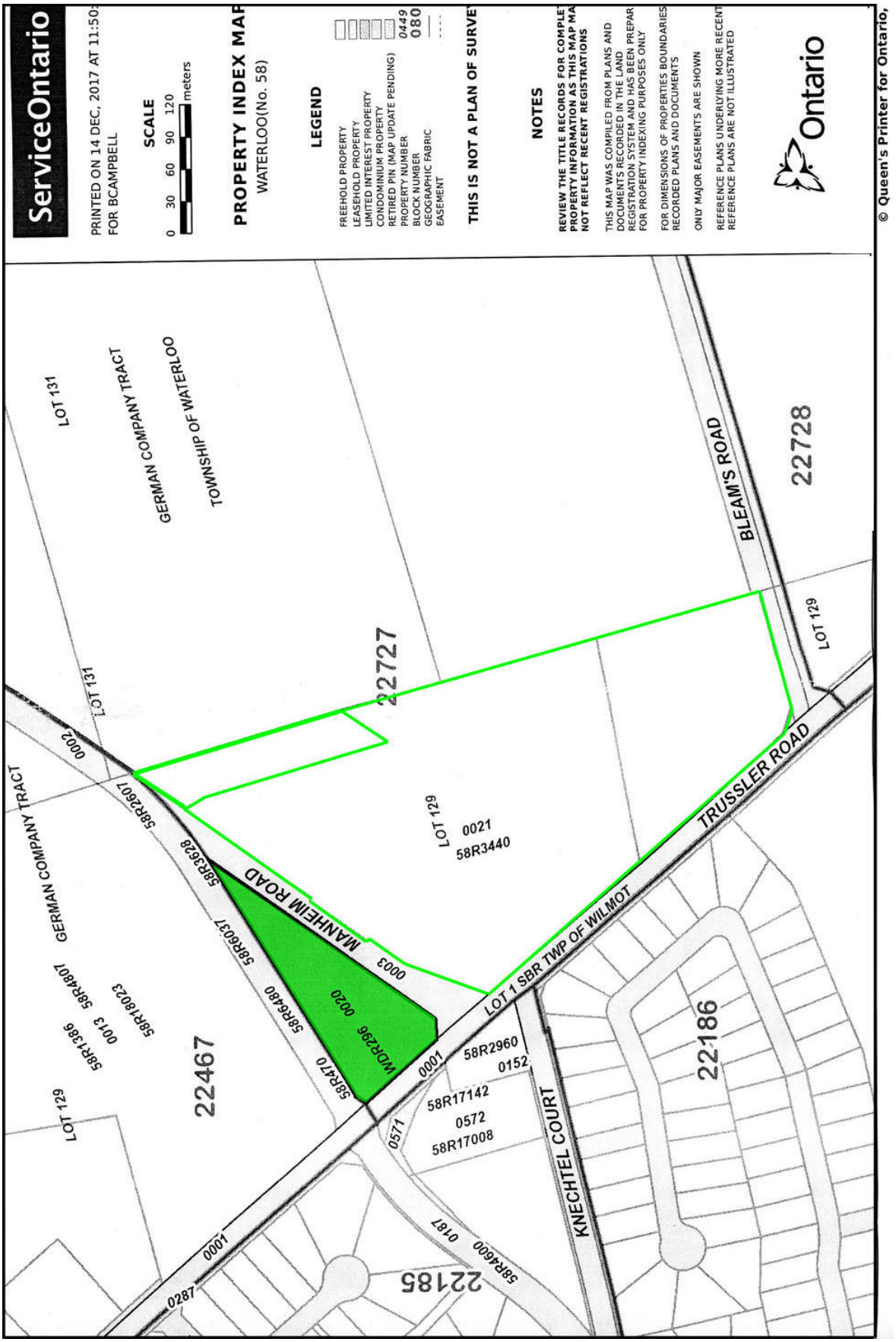
Heritage Impact Assessments may be subject to a peer review to be conducted by a qualified heritage consultant at the expense of the City of Kitchener. The applicant will be notified of Staff's comments and acceptance, or rejection of the report. An accepted Heritage Impact Assessment will become part of the further processing of a development application under the direction of the Planning Division. The recommendations within the final approved version of the Heritage Impact Assessment may be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

Appendix 4

Chain of Title PIN 22727-0021-2219 (a), 1729 Ottawa Street, Kitchener, ON

no.	instrument	registered date	from	to
	Patent	04 July 1952	Crown	Richard Beasley, James Wilson & St. John B. Rosseau
31	Partition Deed	19 Feb 1801	Richard Beasley, James Wilson & St. John B. Rosseau	Richard Beasley
33	Partition Deed	19 Feb 1801	Richard Beasley, James Wilson & St. John B. Rosseau	John B. Rosseau
123	B&S	24 July 1805	Richard Beasley	Daniel Erb & Jacob Erb
285	B&S	07 April 1808	Daniel Erb & Jacob Erb	Samuel Bricker
85	B&S	03 Feb 1817	Samuel Bricker	John Erb
843	B&S	30 June 1834	estate of John Erb	William Scollick
147	B&S	09 May 1845	William Scollick	Ephram Wilson
113	B&S	06 Aug 1853	Ephram Wilson	Conrad Schmidt
4663?	B&S	23 Dec 1852	Conrad Schmidt	Michael Weis
304?	B&S	27 Feb 1852	Conrad Schmidt	Daniel Weis
1657?	B&S	27 Oct 1857	Daniel Weis	Peter Weis
78	B&S	07 June 1862	Michael Weis	Peter Weis
2138	Will	05 April 1859	Peter Weis	Wilhelmina Weis
5434	B&S	22 Jan 1873	Wilhelmina Weis	George Unger
5976	B&S	13 Oct 1874	Wilhelmina Waldman (Weis)	Franz Stepan
8032	B&S	10 Feb 1881	Emanuel Unger *et. al.*	Franz Stepan
9571	B&S	25 Feb 1885	estate of George Unger	Franz Stepan
11152	B&S	07 Feb 1889	Emanuel Unger	John Scholtzke
13705	B&S	26 June 1896	Franz Stepan	Johanna Mitzloff
24698	Grant	17 Aug 1922	Johanna Mitzloff	Joseph & Mary Luciw
31188	FOF	17 March 1936	Joseph Medoruk	Joseph & Mary Luciw
31235	Grant	16 March 1936	Joseph Medoruk	Mark L. & Edna M. Jones
47670	Grant	05 March 1954	Mark L. & Edna M. Jones	Robert J. & Fern Schmidt
421	Ex Plan	26 Nov 1957		
171219	Grant	27 June 1958	Robert J. & Fern Schmidt	Keith M. & Winnifred J. Shantz
WR704568	Transmission App.	30 July 2012	estates of Keith M. & Winnifred J. Shantz	Neil McLaren & Lori Brien
WR708489	Transfer Pers. Rep.	17 Aug 2012	Neil McLaren & Lori Brien	current owner

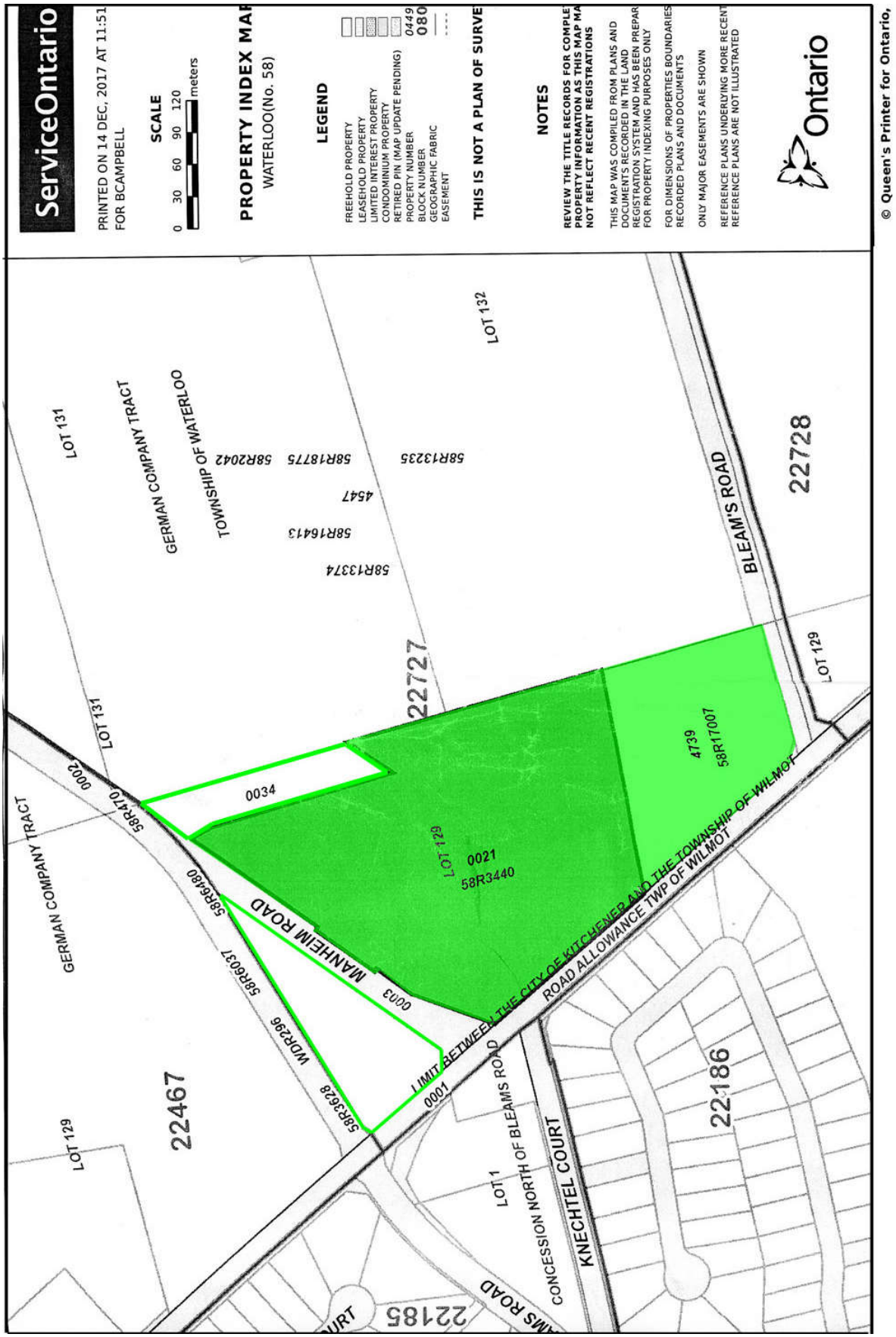
Chain of Title PIN 22727-0021-2219 (a), 1729 Ottawa Street, Kitchener, ON



Property Index Map - north portion

Appendix 4

Chain of Title PIN 22727-0021-2219 (a), 1729 Ottawa Street, Kitchener, ON



Property Index Map - south portion

Appendix 5
Notes:
Winnifred and Keith Shantz

Obituary: Winifred (*sic*) **Shantz**

"It is with great sadness that we announce that Winifred (*sic*) Shantz passed away on Saturday, February 11, 2012 in Kitchener, Ontario, in her 89th year. Winifred (*sic*) Fitch was born in London, England. She met Canadian Major Don McLaren during World War II and emigrated to Canada, marrying him in Kitchener after the war. Herself a potter, she became a vital part of the arts community in the Kitchener/Waterloo area. Don, retired Director of Recreation for the city of Kitchener, passed away in 1972. Her support for glass and ceramic artists culminated in the establishment of the Canadian Clay and Glass Gallery, a national gallery of which she and her second husband Keith Shantz were founding supporters. In 1990, she became a partner with Aggie Beynon in the ownership of Harbinger Gallery, showcasing contemporary Canadian visual artists, sculptors, jewelry, and ceramics. Her wide-ranging patronage of the performing arts included support for the Kitchener-Waterloo Symphony, the Stratford Festival, the Grand River Baroque Festival, the Kitchener-Waterloo Art Gallery, Brush with Art and many others. Her support and caring for young artists was exemplified by the Winifred (*sic*) Shantz Award for Ceramics through the Canadian Clay and Glass Gallery, and the Keith and Winifred (*sic*) Shantz Summer Internships granting opportunities for University of Waterloo Fine Arts students to work with established artists. As well, she supported students from the Nova Scotia College of Art and Design in internships abroad. In the Kitchener- Waterloo community she was a supporter of many community causes including both hospitals. Win's wisdom and enthusiasm for life will be very much missed by her family and the many colleagues and friends whose lives she touched. She brought to so many the kind of insight, critique, understanding and support that can turn dreams into lasting success, in the arts, in business, and in life. A celebration of the life of Win Shantz will be held at the Clay and Glass Gallery, 25 Caroline Street North, Waterloo, Ontario on Sunday, March 18th from 2 to 4 pm. Friends and family are invited to gather together and share memories. Memorial donations may be made to the Canadian Clay and Glass Gallery or the KW Symphony. Arrangements entrusted to the Erb & Good Family Funeral Home, 171 King St. S. Waterloo, www.erbgood.com or 519-745-8445."

http://v1.theglobeandmail.com/servlet/story/Deaths.20120218.93286929/BDAStory/BDA/deaths

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Ceramicist became patron who propelled the Waterloo art scene

"I am filled with confidence for Waterloo's future because of you,' David Johnston wrote NOREEN SHANAHAN
Special to The Globe and Mail
March 9, 2012

Winifred (*sic*) Shantz created for Waterloo, Ont., a space in which many talented artists have been invited to showcase their work. She was a lover of art, with the will and wherewithal to help create a unique and nurturing institution. Driven by her vision and support, the Canadian Clay and Glass Gallery opened in 1993.

"It is fair to say that the Canadian Clay and Glass Gallery was Win's baby," said executive director Bill Poole. "Without her initial leadership and dedication, the idea of a national gallery in Waterloo would not have come to fruition."

Nor would it have achieved its national and international recognition as the only Canadian gallery focusing (*sic*) exclusively on contemporary ceramic and glass art.

Shantz also funded the Winifred (*sic*) Shantz Award for Ceramics, enabling Canadian artists to significantly advance their artistic and professional practice through conducting independent research.

The first award, in 2001, went to artist Susan Collette.

"I was drawn to apply for the Winifrid (*sic*) Shantz Award ... in order to focus my time to secure the future of my sculptural works," she wrote in her artist statement.

"She was instrumental in building my confidence as a young artist," Collette later commented.

The Winifred (*sic*) Shantz Summer Internships, another generous initiative, also provided opportunities for University of Waterloo Fine Arts students to apprentice with established artists.

As well, Shantz supported students from the Nova Scotia College of Art and Design in internships abroad.

For more than 40 years, her patronage also included donations to performing arts organizations such as the Kitchener-Waterloo Symphony, the Stratford Festival, the Grand River Baroque Festival, the Kitchener-Waterloo Art Gallery, Brush with Art and many others.

Governor-General David Johnston, former president of the University of Waterloo, praised Shantz for her support in shaping the city's vibrant cultural and artistic community.

"As I step down to take on my new role as Governor-General of Canada, I am filled with confidence for Waterloo's future because of you," he wrote to her. "You have been a key influence in the shaping of Waterloo's character and reputation."

In 1990, Shantz's interests turned to retail. She and Aggie Beynon became partners in the Harbinger Gallery, a showcase of contemporary Canadian artists, sculptors, jewellery makers and ceramic artists.

Due to the recent decline of Waterloo's economy, owing in part to Research in Motion's financial struggles, the Harbinger is being forced to close at the end of March. Coincidentally, news of its closure went out on the same day Shantz had her fatal heart attack - Feb. 11. She was 88.

Winifred (*sic*) Fitch was born in London, England, in 1923 to Albert and Jessie Fitch. Her father drove a bus and later became a bookkeeper. Her mother kept the house and cared for Win and her brother.

Win's grandfather, Sam Fitch, was a cabbie famous for driving London's first motorized cab and for ferrying a young, slightly corked Winston Churchill around to his evening entertainment.

As a teenager during the war, Win knew all about food rations, bomb shelters, flourless chocolate cakes and cauldrons brimming with sea-sodden periwinkles and cockleshells.

A five-foot-tall brunette with deep blue eyes, she and her friend Sybil Underwood spent Saturdays serving tea to Canadian soldiers.

During the week she was a typist for Canadian Major Don McLaren, and eventually they fell in love. McLaren was 20 years her senior, and he was married, but she joined him in Canada after the war anyway. In 1951, once he was divorced from his first wife, they married in Waterloo.

While her husband worked as recreation director for the YMCA, Winifred (*sic*) continued her secretarial work for insurance companies in town. After work she'd fire up the kiln, throw pottery, and create teapots, creamers and sugar bowls. She never took herself seriously as an artist, but she insisted that the work be taken seriously as an art form.

"There were remarkable writings and discoveries and developments by Canadian ceramists and she wanted to protect that," said ceramic artist Ann Roberts.

Toward the late 1950s she and a group of knitters, potters and painters volunteered to raise money for the new Kitchener-Waterloo Art Gallery. Rather short on space, a group of women sold art in a bicycle shed beside the local high school.

"They wore white gloves and made a big fuss over the artists," Beynon said, with Shantz insisting on elegance and style.

In 1966, she and a handful of other potters formed the Kitchener-Waterloo Potter's Guild, where she also taught courses and increased her involvement in the cultural scene.

She was widowed in 1972 when Don McLaren died of Alzheimer's disease.

The following year she married the successful Kitchener industrialist Keith Shantz, owner of Morval-Durofoam Ltd., manufacturer of polystyrene picnic coolers.

A few years later, supported by her husband, she and another potter, Yvonne Stanton, started a pottery supply business. She'd tease Yvonne about which of them could drag around the largest haul, leaving them giggling beneath the strain of bags of clay and heavy kilns.

Shantz soon began educating her new husband, increasing his interest in art and seizing opportunities for them to shine as patrons.

Early in their relationship, Keith Shantz laughed about his wife dragging him to the opera. "Well I can read, and they have this writing that's up in the sky," he said. "So I can lie back in the chair and read what they say."

"It was a good connection," said Roberts. "Keith Shantz and Win were very unlike each other but she made him into a much more interesting person."

Winifred (*sic*) Shantz's mantra was "Let's get on with it!" and so together they'd sign the cheques.

The Shantz's donated $250,000 toward opening the Canadian Clay and Glass Gallery and had a room named after them. Keith died in 1992 and Winifred (*sic*) continued the steadfast patronage, sometimes extending her generosity to non-artists as well - such as her cleaning lady, her driver and the person who shovelled her snow.

In 2002, Shantz was awarded a lifetime achievement award from the Kitchener-Waterloo Arts Awards. At her memorial service - to be held the day after Harbinger Gallery closes its doors to the public - tea will no doubt be served in exquisite pots in her honour.

Winifred (*sic*) Shantz leaves stepdaughters Diana Smith and Barbara Shantz, as well as several nieces and nephews."

http://v1.theglobeandmail.com/servlet/story/LAC.20120309.OBSHANTZATL/BDAStory/BDA/deaths

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Keith and Win Shantz International Research Scholarship
Award type: Scholarships
Award description:
This research scholarship was originally funded through generous donations from the late Winifred (*sic*) Shantz followed by a generous donation from the estate of Keith Shantz (Winifred's (*sic*) late husband). Each year Master of Fine Arts students who have completed a minimum of two terms of study spend at least six weeks of the summer months working as assistants in a professional artist's studio. On completion of this experience the students devote the balance of the term to developing their work in their own studios. The Keith and Winifred (*sic*) Shantz International Research Scholarship will provide at least one scholarship annually with a value of at least $7,000 to cover the accommodation, living and travel expenses and tuition for that term.
Value: $7,000
Eligibility & selection criteria:
full-time graduate students registered in the Master of Fine Arts program in the Faculty of Arts, typically in their third term University of Waterloo Department of Fine Arts will identify candidates and select recipients which will be approved by the Dean of Arts

https://uwaterloo.ca/graduate-studies/awards/keith-and-win-shantz-international-research-scholarship

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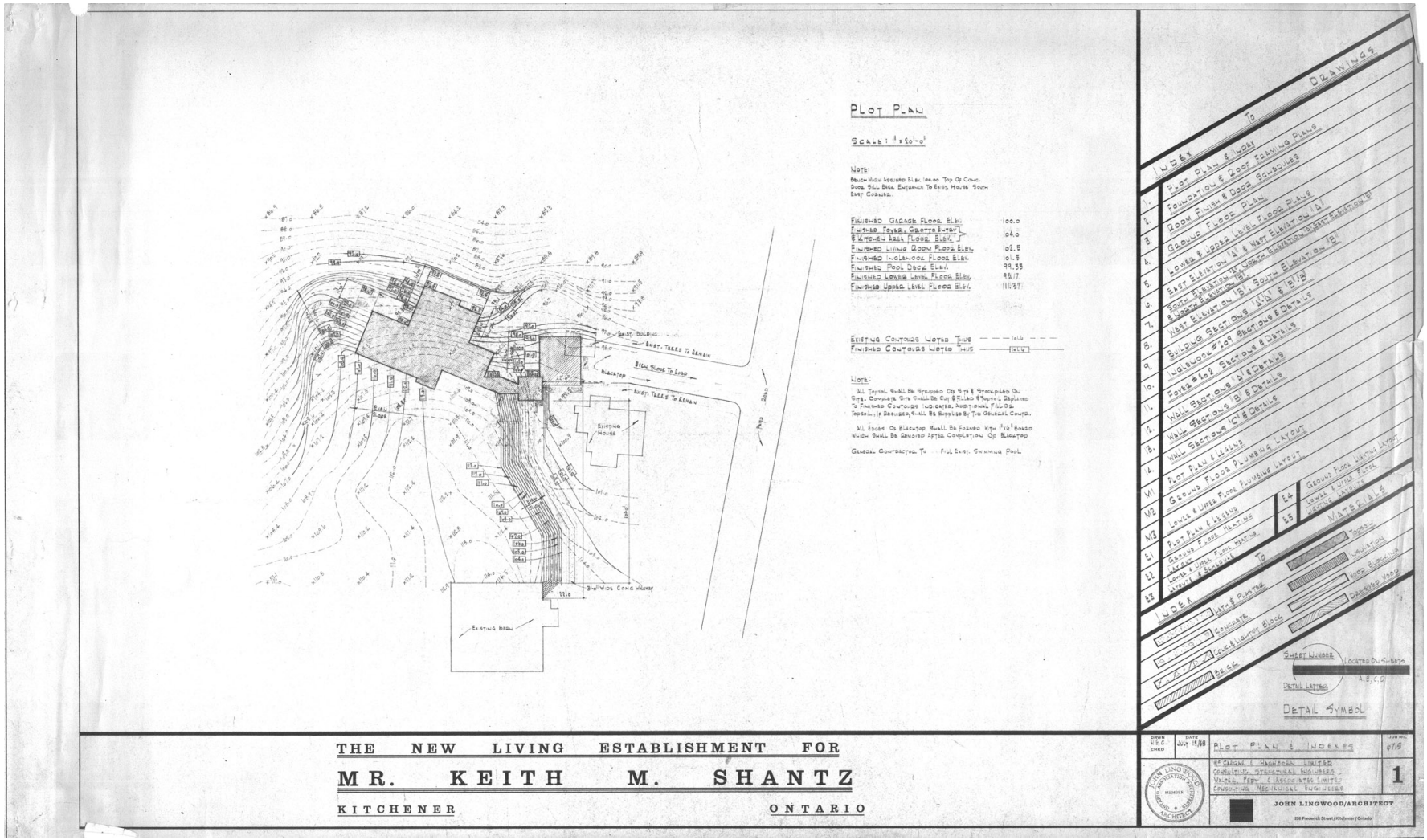
"The Canadian Clay and Glass Gallery is proud to present 39 ceramic, glass and enamel works from the Estate of Winifred (*sic*) Shantz which was recently donated to our Permanent Collection. The works are by highly recognized national and international artists such as John Chalke, Dale Chihuly, Susan Collett, Dan Crichton, Laura Donefer, Joe Fafard, Irene Frolic, Robert Held, Carlo Moretti, Alan Perkins, Bernard Séguin Poirier, Ann Roberts, Fay Rooke, Jack Sures and Valeri Timofeev. Winifred (*sic*) Shantz willed that the Gallery be allowed to choose any silica-based works for our Permanent Collection. These works were chosen for their ability to better represent the history and scope of regional, national and international ceramic, glass and enamel works while celebrating the legacy of a highly visionary and generous arts patron.

Winifred (*sic*) Shantz (née Fitch) was born in London, England in 1923. She and Canadian Major Don McLaren fell in love during World War II. After the war, Shantz emigrated to Canada and married him in Kitchener. Herself was a potter, she became a vital part of the arts community in the Kitchener/Waterloo area. While her husband worked as recreation director for the YMCA, Shantz continued her secretarial work for insurance companies in town. After work, she would fire up the kiln, throw pottery, and create teapots, creamers and sugar bowls. She never took herself seriously as an artist, but she insisted that the work be taken seriously as an art form. Don McLaren retired as Director of Recreation for the City of Kitchener and passed away in 1972. The following year she married Keith Shantz, the successful Kitchener industrialist, owner of

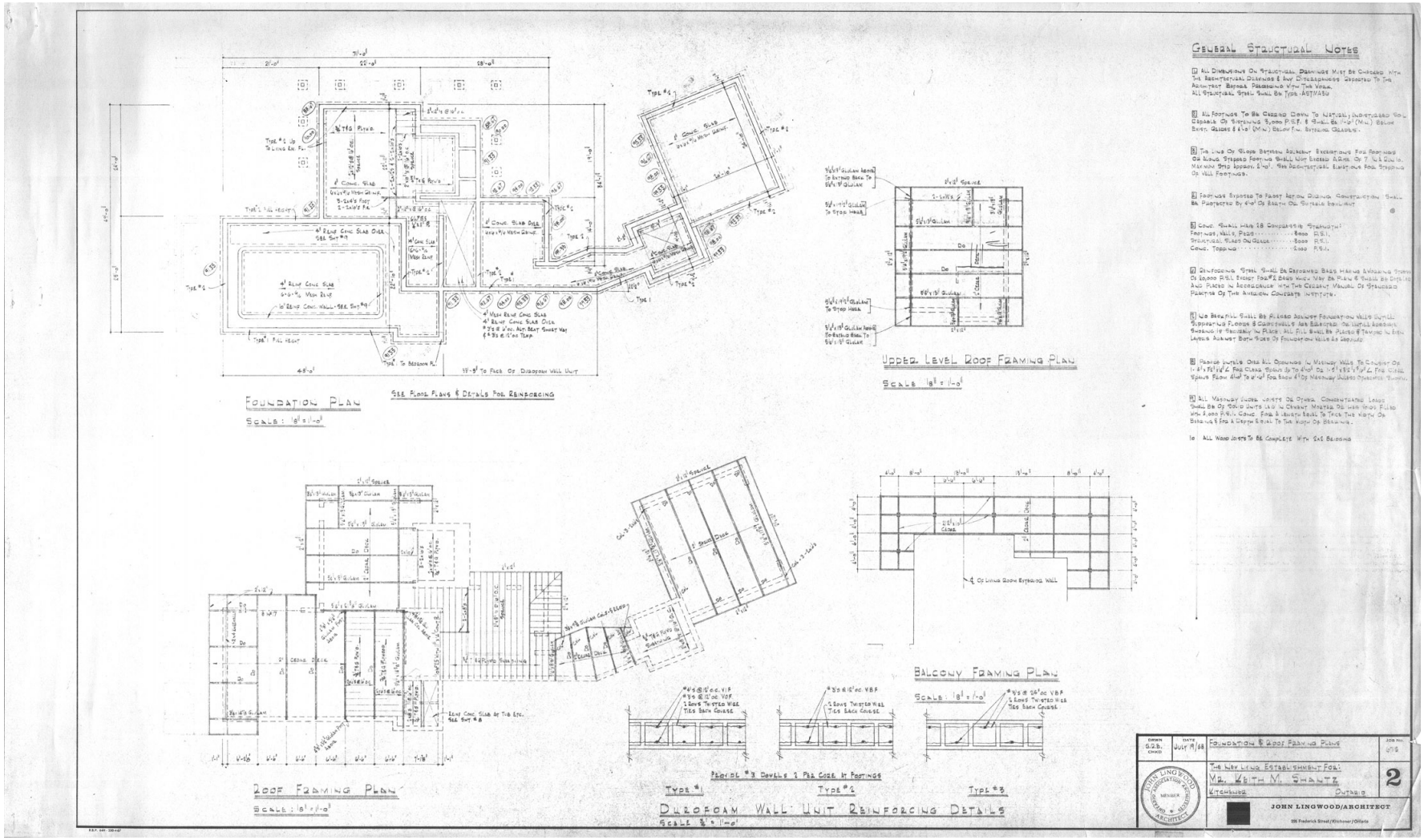
Morval-Durofoam Ltd., manufacturer of polystyrene picnic coolers.

Winifred (*sic*) Shantz' support for ceramic and glass artists culminated in the establishment of the Canadian Clay and Glass Gallery, a national gallery of which she and her second husband were founding supporters. In 1990, she became a partner with Aggie Beynon in the ownership of Harbinger Gallery, showcasing contemporary Canadian visual artists, sculptors, jewelery, and ceramics. For more than 40 years her wide-ranging patronage of the arts included support for the Kitchener-Waterloo Symphony, the Stratford Festival, the Grand River Baroque Festival, the Canadian Clay and Glass Gallery, Kitchener-Waterloo Art Gallery, Brush with Art and many others. Her support and caring for young artists was exemplified by the Winifred (*sic*) Shantz Award for Ceramics through the Canadian Clay and Glass Gallery. The first ward went to Susan Collett who later commented that, "she was instrumental in building my confidence as a young artist." Shantz also funded the Keith and Winifred (*sic*) Shantz Summer Internships that granted opportunities for University of Waterloo Fine Arts students to work with established artists. She also supported students from the Nova Scotia College of Art and Design in internships abroad. In the Kitchener-Waterloo community, she was supporter of many community causes including both hospitals. In 2002, Winifred (*sic*) Shantz was awarded a lifetime achievement award from the Kitchener-Waterloo Arts Awards
Christian Bernard Singer, Curator

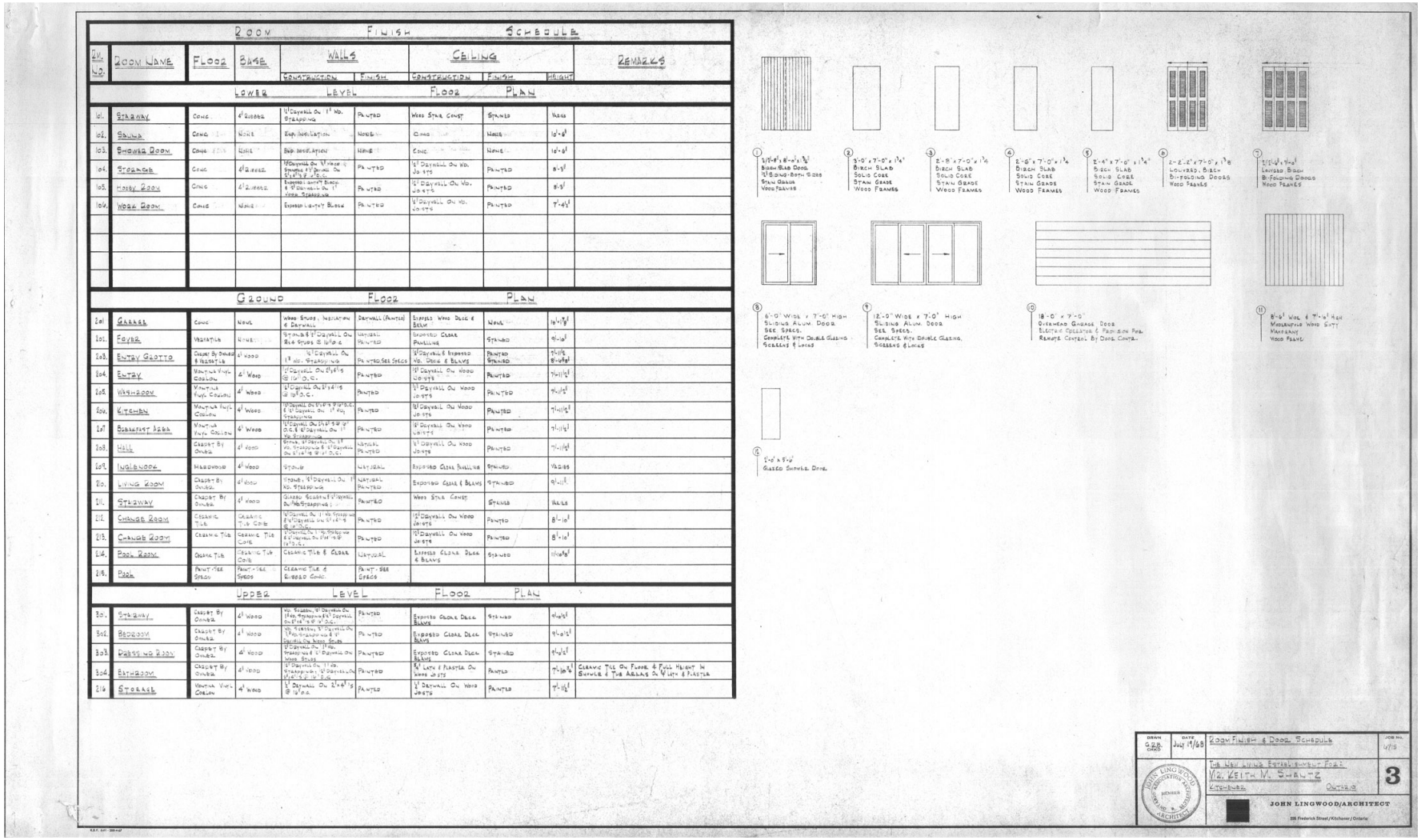
http://www.theclayandglass.ca/exhibitions/current-exhibitions/the-collection-of-winifred-shantz/



The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Plot Plan & Indexes - Sheet 1



The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Foundation & Roof Framing Plans - Sheet 2



ROOM FINISH SCHEDULE

DW. NO.	ROOM NAME	FLOOR	BASE	WALLS CONSTRUCTION	WALLS FINISH	CEILING CONSTRUCTION	CEILING FINISH	CEILING HEIGHT	REMARKS
	LOWER LEVEL FLOOR PLAN								
101.	STAIRWAY	CONC.	4" RUBBER	½" DRYWALL ON 1" NO. STRAPPING	PAINTED	WOOD STAIR CONST	STAINED	VARIES	
102.	SAUNA	CONC	NONE	EXP. INSULATION	NONE	CONC	NONE	10'-0"	
103.	SHOWER ROOM	CONC.	NONE	EXP. INSULATION	NONE	CONC	NONE	10'-0"	
104.	STORAGE	CONC	4" RUBBER	½" DRYWALL ON WOOD JOISTS	PAINTED	½" DRYWALL ON WD. JO STS	PAINTED	8'-5"	
105.	HOBBY ROOM	CONC	4" WOOD	EXPOSED LIGHT BLOCK & ½" DRYWALL ON 1" FURR. STRIPS ON	PAINTED	½" DRYWALL ON WD. JOISTS	PAINTED	8'-5"	
106.	WORK ROOM	CONC	NONE	EXPOSED LIGHT BLOCK	PAINTED	½" DRYWALL ON WD. JOISTS	PAINTED	7'-6½"	
	GROUND FLOOR PLAN								
201	GARAGE	CONC	NONE	WOOD STUDS, INSULATION & DRYWALL	DRYWALL (PAINTED)	EXPOSED WOOD DECK & BEAM	NONE	16'-1⅞"	
202.	FOYER	VENETIAN	NONE	STONE & ½" DRYWALL ON 2x4 STUDS @ 16" O.C.	UNEVEN PAINTED	SLOPED CEDAR PANELLING	STAINED	9'-10"	
203.	ENTRY GROTTO	CEDAR BY OWNER & FLAGSTONE	4" WOOD	1" CEMENT PARGE ON 12" NO. STRAPPING	PAINTED SEE SPECS	½" DRYWALL & EXPOSED WD. DECK & BEAMS	PAINTED STAINED	7'-11½" 8'-0½"	
204.	ENTRY	VINYL VINYL COVE	4" WOOD	½" DRYWALL ON 2x4's @ 16" O.C.	PAINTED	½" DRYWALL ON WOOD JOISTS	PAINTED	7'-11½"	
205.	WASHROOM	VINYL VINYL COVE	4" WOOD	½" DRYWALL ON 2x4's @ 16" O.C.	PAINTED	½" DRYWALL ON WOOD JOISTS	PAINTED	7'-11½"	
206.	KITCHEN	VINYL VINYL COVE	4" WOOD	½" DRYWALL ON 2x4's @ 16" O.C. & ½" DRYWALL ON 1" FUR STRAPPING	PAINTED	½" DRYWALL ON WOOD JOISTS	PAINTED	7'-11½"	
207	BREAKFAST AREA	VINYL VINYL COVE	4" WOOD	½" DRYWALL ON 2x4's @ 16" O.C. & ½" DRYWALL ON 1" NO. STRAPPING	PAINTED	½" DRYWALL ON WOOD JOISTS	PAINTED	7'-11½"	
208.	HALL	CARPET BY OWNER	4" WOOD	STONE, ½" DRYWALL ON 1" NO. STRAPPING & ½" DRYWALL ON 2"x4"s @ 16" O.C.	NATURAL PAINTED	½" DRYWALL ON WOOD JOISTS	PAINTED	7'-11½"	
209.	INGLENOOK	HARDWOOD	4" WOOD	STONE	NATURAL	EXPOSED CEDAR PANELLING	STAINED	1/2 2.95	
210.	LIVING ROOM	CARPET BY OWNER	4" WOOD	STONE, ½" DRYWALL ON 1" NO. STRAPPING	NATURAL PAINTED	EXPOSED CEDAR & BEAMS	STAINED	9'-11½"	
211.	STAIRWAY	CARPET BY OWNER	4" WOOD	GLASS SCREEN & ½" DRYWALL ON NO STRAPPING	PAINTED	WOOD STAIR CONST	STAINED	VARIES	
212.	CHANGE ROOM	CERAMIC TILE	CERAMIC TILE COVE	½" DRYWALL ON 1" NO STRAPPING & ½" DRYWALL ON 2"x4"s @ 16" O.C.	PAINTED	½" DRYWALL ON WOOD JOISTS	PAINTED	8'-10"	
213.	CHANGE ROOM	CERAMIC TILE	CERAMIC TILE COVE	½" DRYWALL ON 1" NO. STRAPPING & ½" DRYWALL ON 2"x4"s @ 16" O.C.	PAINTED	½" DRYWALL ON WOOD JOISTS	PAINTED	8'-10"	
214.	POOL ROOM	CERAMIC TILE	CERAMIC TILE COVE	CERAMIC TILE & CEDAR	NATURAL	EXPOSED CEDAR DECK & BEAMS	STAINED	10'-0 5/8"	
215.	POOL	PAINT-SEE SPECS	PAINT-SEE SPECS	CERAMIC TILE & CEDAR CONC.	PAINT. SEE SPECS				
	UPPER LEVEL FLOOR PLAN								
301.	STAIRWAY	CARPET BY OWNER	4" WOOD	NO. STRAPPING, ½" DRYWALL ON 1"x4" STRAPPING & ½" DRYWALL ON 2"x6" STUDS @ 16" O.C.	PAINTED	EXPOSED CEDAR DECK BEAMS	STAINED	9'-6½"	
302.	BEDROOM	CARPET BY OWNER	4" WOOD	NO. STRAPPING, ½" DRYWALL ON 1"x4" STRAPPING & ½" DRYWALL ON 2"x6" STUDS @ 16" O.C.	PAINTED	EXPOSED CEDAR DECK BEAMS	STAINED	9'-0 1/2"	
303.	PASSAGE ROOM	CARPET BY OWNER	4" WOOD	½" DRYWALL ON 1"x4" STRAPPING & ½" DRYWALL ON WOOD STUDS	PAINTED	EXPOSED CEDAR DECK BEAMS	STAINED	9'-6½"	
304.	BATHROOM	CARPET BY OWNER	4" WOOD	½" DRYWALL ON 1"x4" STRAPPING, ½" DRYWALL ON 2"x6" STUDS @ 16" O.C.	PAINTED	¾" LATH & PLASTER ON WOOD JO STS	PAINTED	7'-3 3/8"	CERAMIC TILE ON FLOOR & FULL HEIGHT IN SHOWER & TUB AREAS ON ¾" LATH & PLASTER
216	STORAGE	VINYL VINYL COVE	4" WOOD	½" DRYWALL ON 2"x6"s @ 16" O.C.	PAINTED	½" DRYWALL ON WOOD JOISTS	PAINTED	7'-11½"	

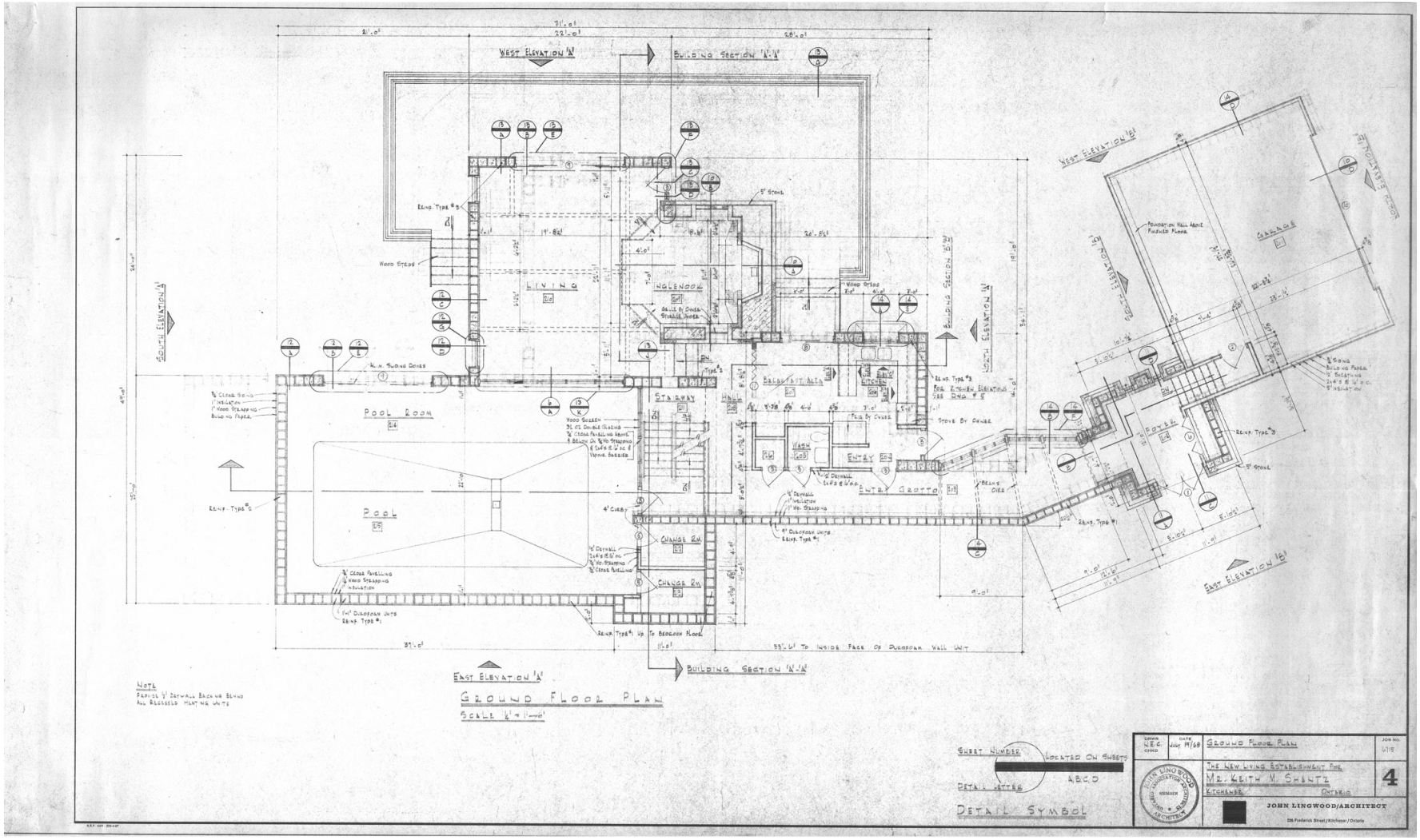
1. 2/8'-8" x 8'-0" x 1¾" BIRCH SLAB DOOR, ½ HOUR RATED, BOTH SIDES STAIN GRADE WOOD FRAMES
2. 3'-0" x 7'-0" x 1¾" BIRCH SLAB SOLID CORE STAIN GRADE WOOD FRAMES
3. 2-3'-0" x 7'-0" x 1¾" BIRCH SLAB SOLID CORE STAIN GRADE WOOD FRAMES
4. 2-3'-0" x 7'-0" x 1¾" BIRCH SLAB SOLID CORE STAIN GRADE WOOD FRAMES
5. 2-4'-0" x 7'-0" x 1¾" BIRCH SLAB SOLID CORE STAIN GRADE WOOD FRAMES
6. 2-2'-2" x 7'-0" x 1⅜ LOUVRED, BIRCH BI-FOLDING DOORS WOOD FRAMES
7. 1/1'-0" x 7'-0" LOUVRED BIRCH BI-FOLDING DOORS WOOD FRAMES
8. 6'-0" WIDE x 7'-0" HIGH SLIDING ALUM. DOOR SEE SPECS. COMPLETE WITH DOUBLE GLAZING SCREENS & LOCKS
9. 12'-0" WIDE x 7'-0" HIGH SLIDING ALUM. DOOR SEE SPECS. COMPLETE WITH DOUBLE GLAZING, SCREENS & LOCKS
10. 18'-0" x 7'-0" OVERHEAD GARAGE DOOR ELECTRIC OPERATOR & PROVISION FOR REMOTE CONTROL BY DOOR CONTR.
11. 8'-6" WDE & 7'-10" HIGH MEDIUM PLUS WOOD SLATT MAHOGANY WOOD FRAME
12. 2'-0" x 5'-0" GLAZED SHOWER DOOR

DRAWN G.P.B. CHKD. | DATE July 19/85 | ROOM FINISH & DOOR SCHEDULE | JOB NO. 4/15

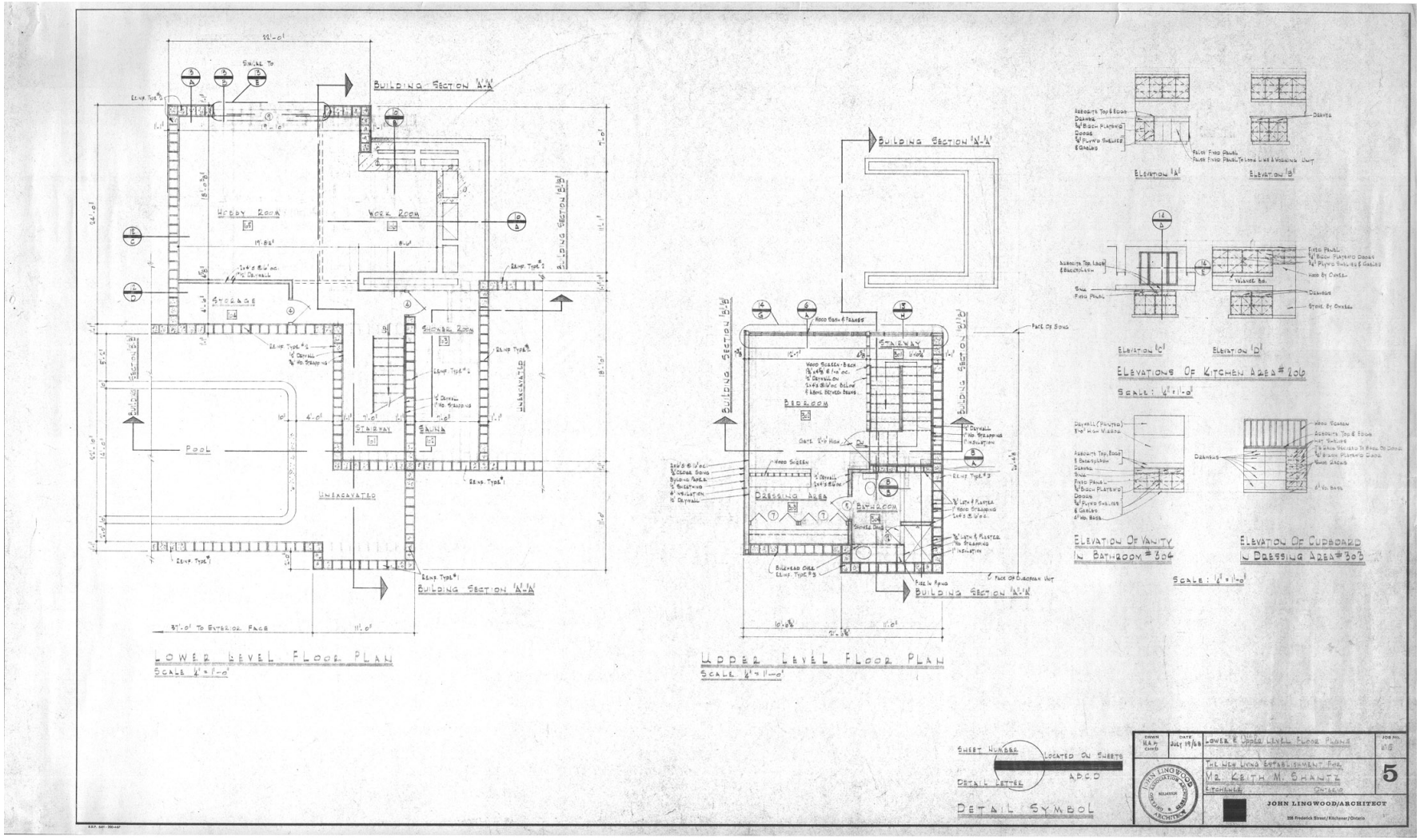
THE NEW LIVING ESTABLISHMENT FOR: MR. KEITH M. SHANTZ KITCHENER, ONTARIO | 3

JOHN LINGWOOD/ARCHITECT 335 Frederick Street / Kitchener / Ontario

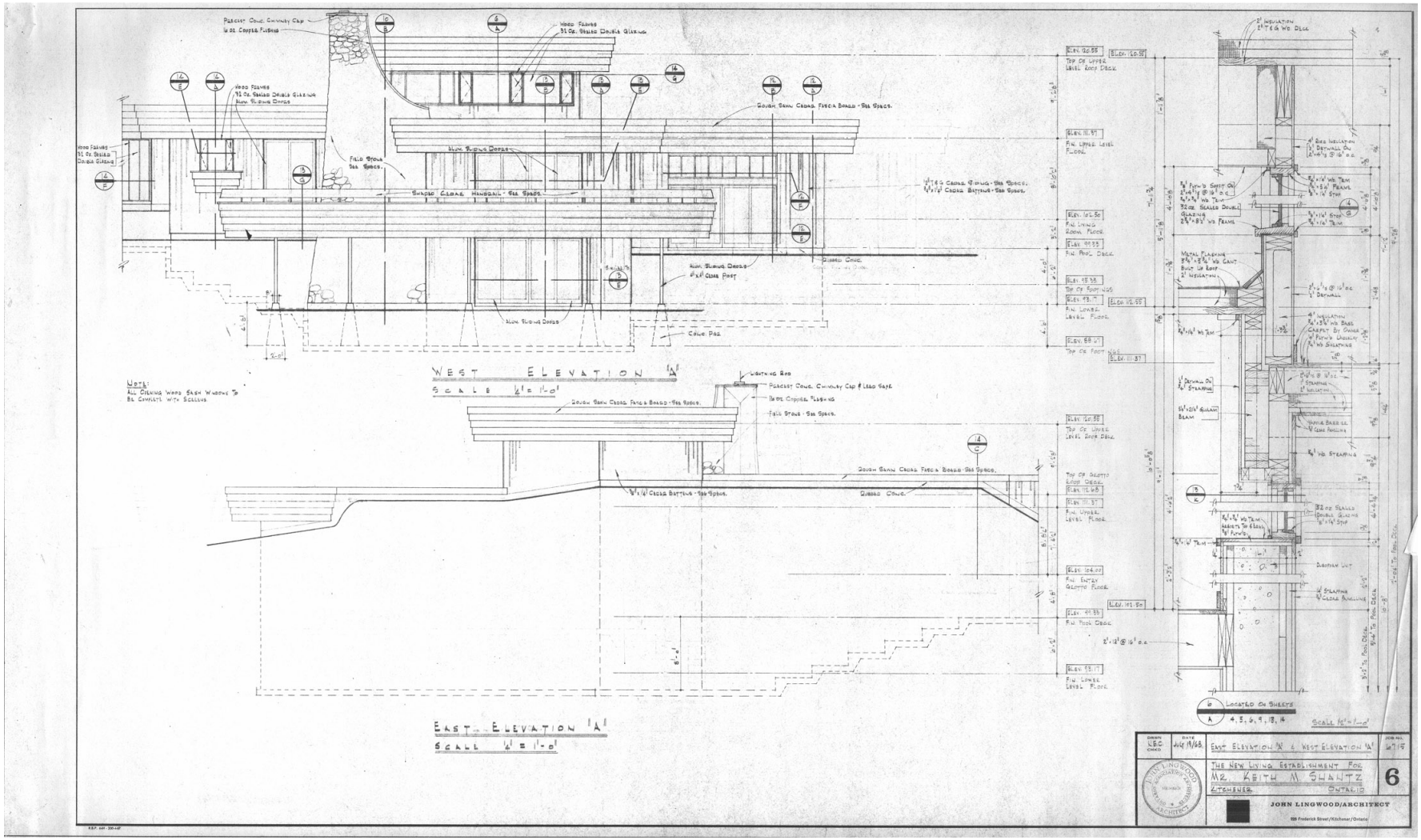
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Room Finish & Door Schedule - Sheet 3



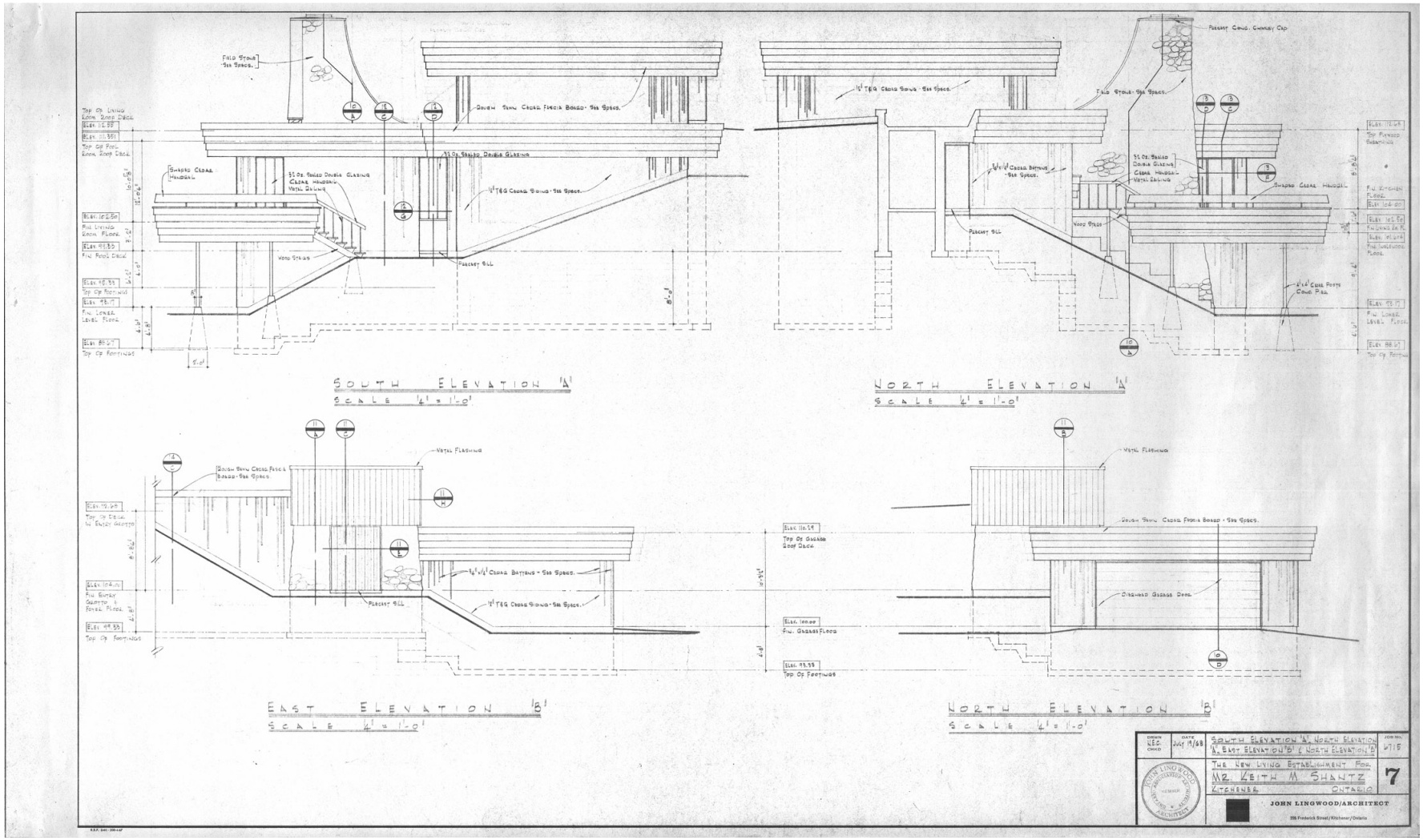
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Ground Floor Plan - Sheet 4



The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Lower & Upper Level Floor Plans - Sheet 5

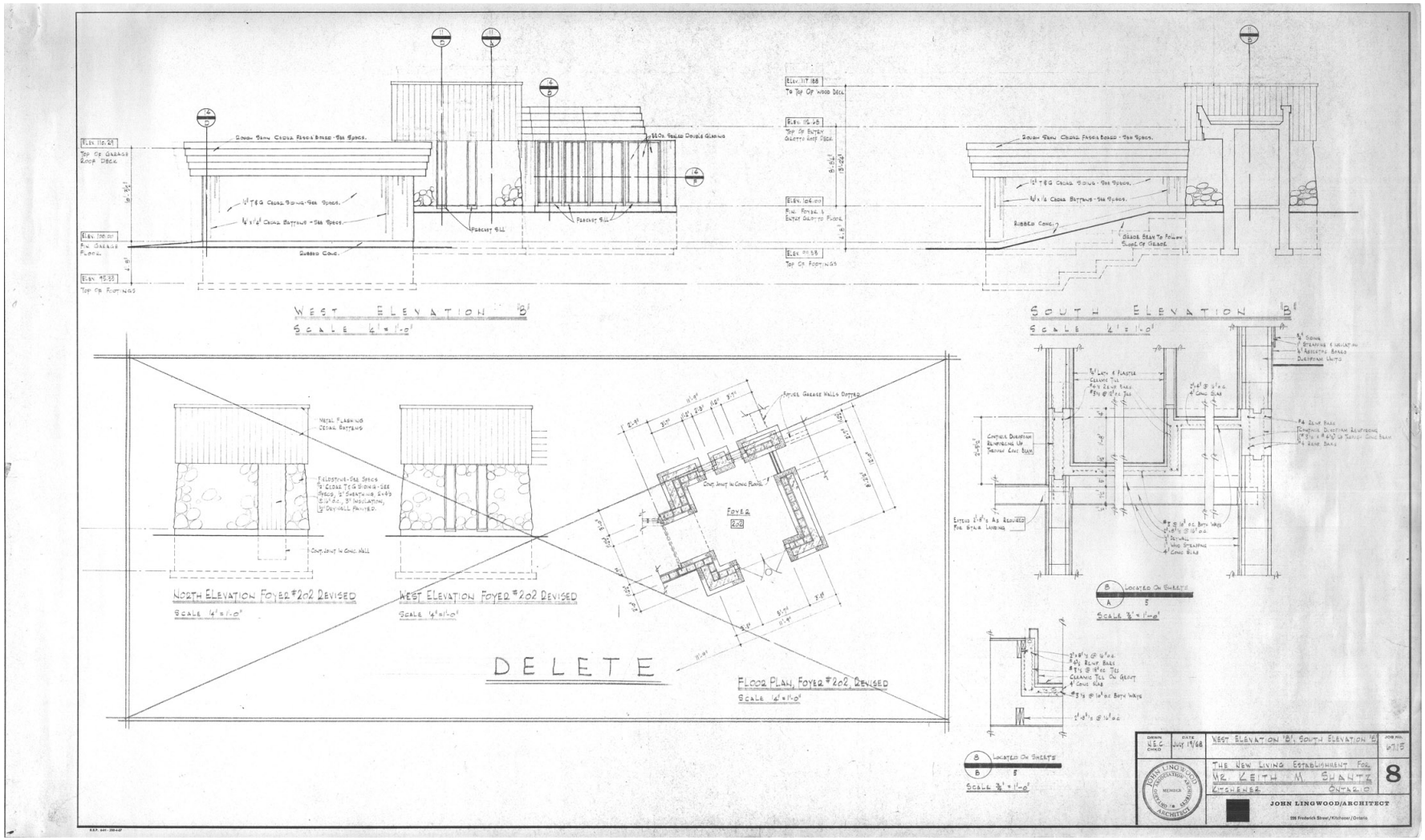


The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect East Elevation 'A' & West Elevation 'A' - Sheet 6

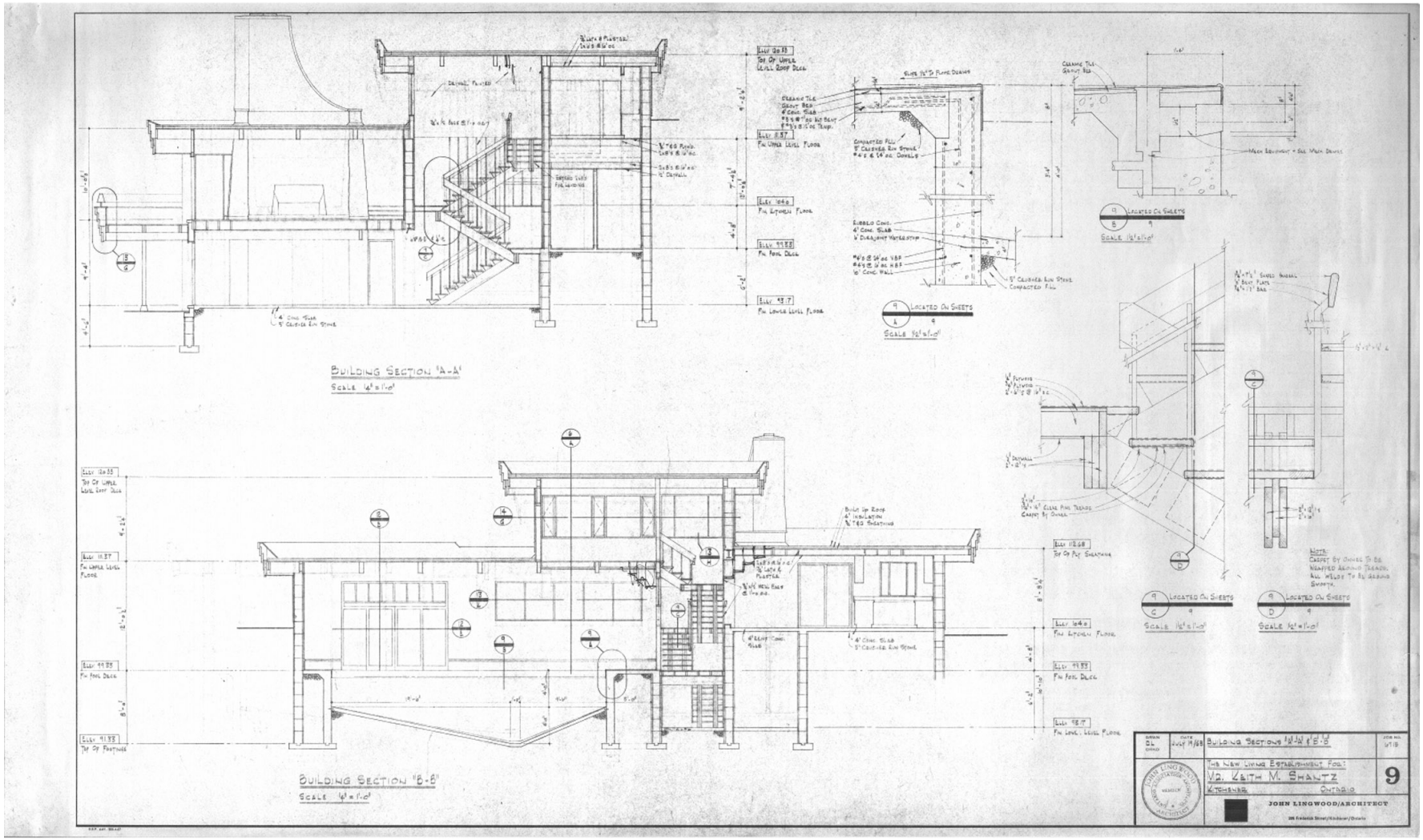


The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect

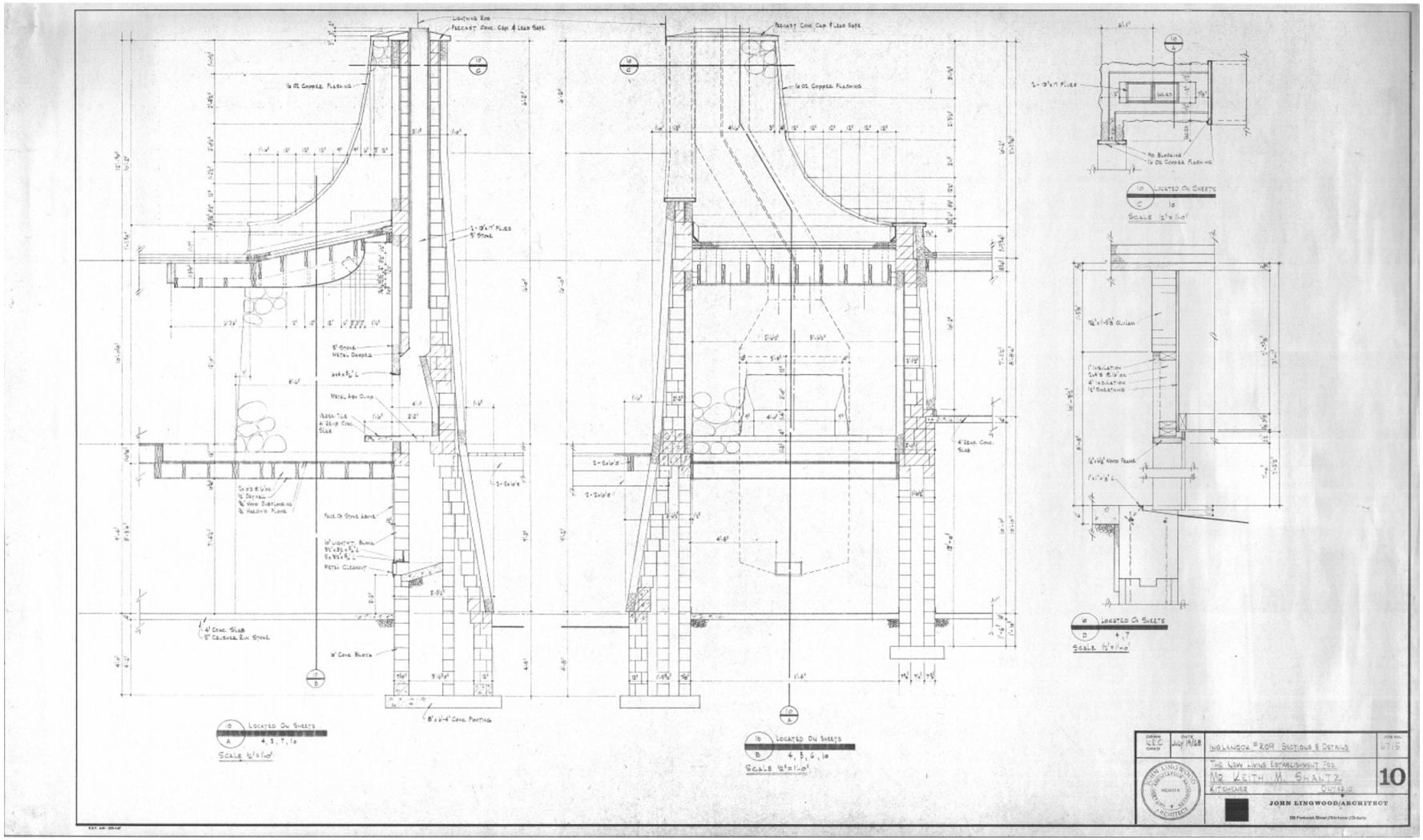
South Elevation 'A', North Elevation 'A', East Elevation 'B', North Elevation 'B' Sheet 7



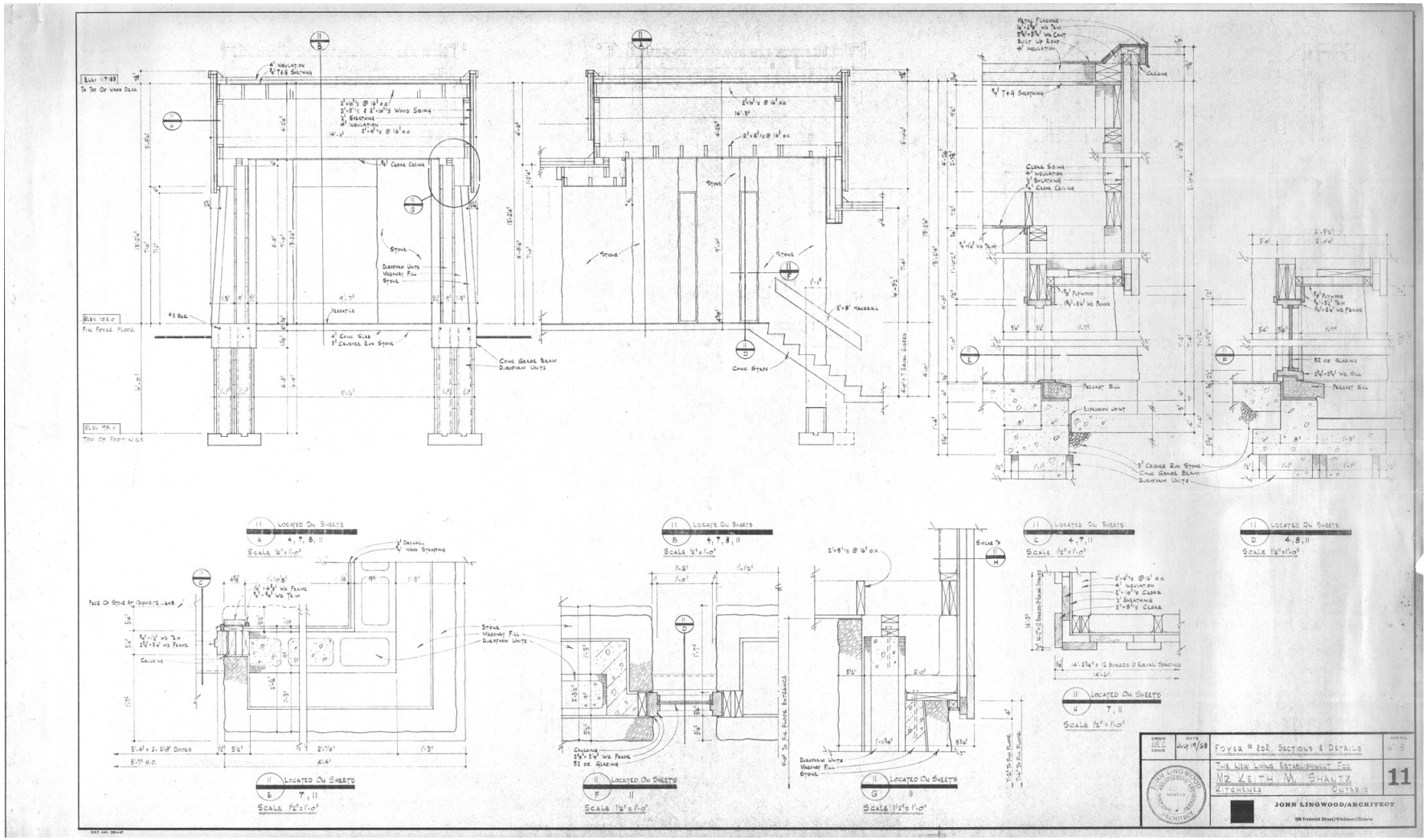
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — West Elevation 'B' & South Elevation 'B' - Sheet 8



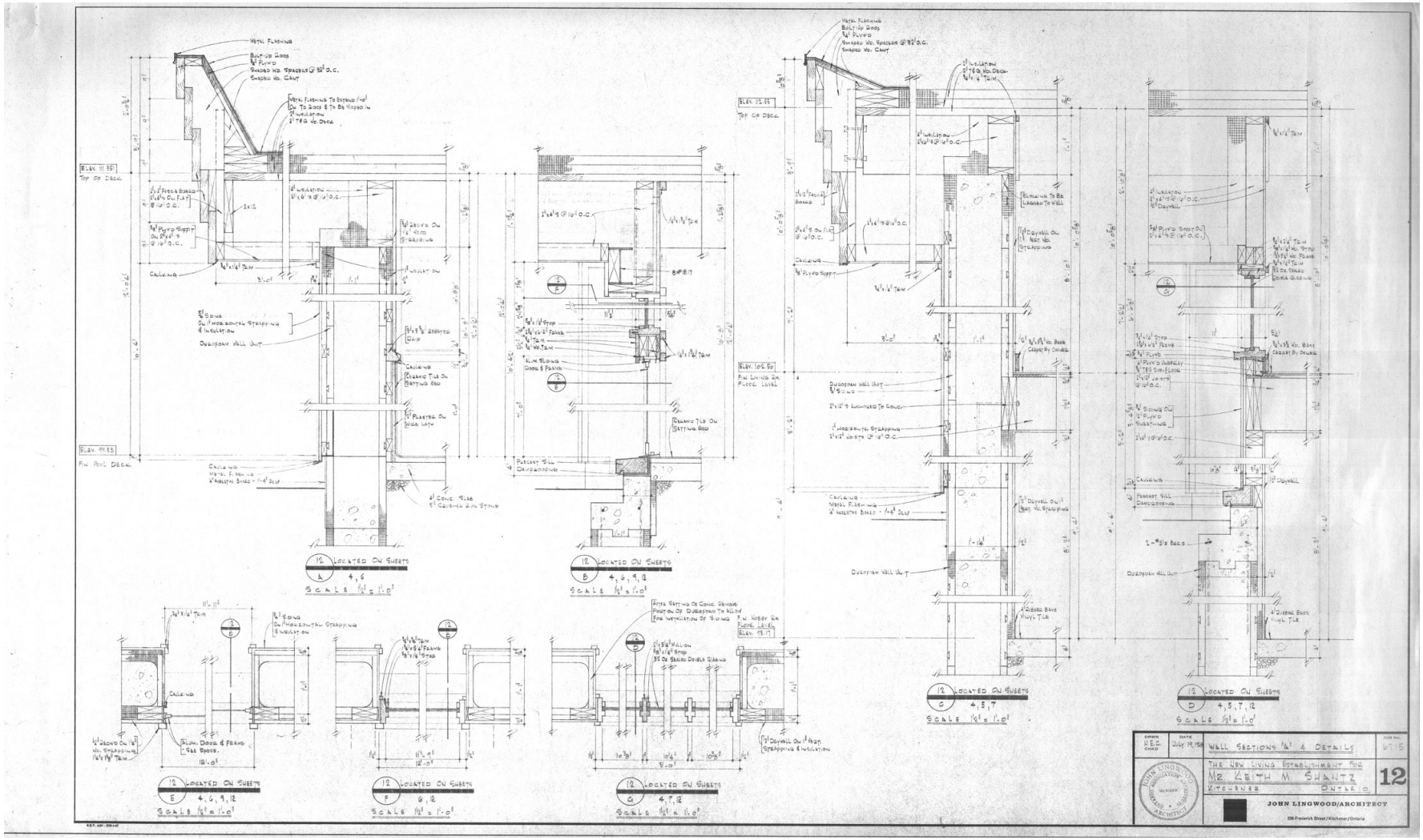
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Building Sections 'A'-'A' &'B'-'B' - Sheet 9



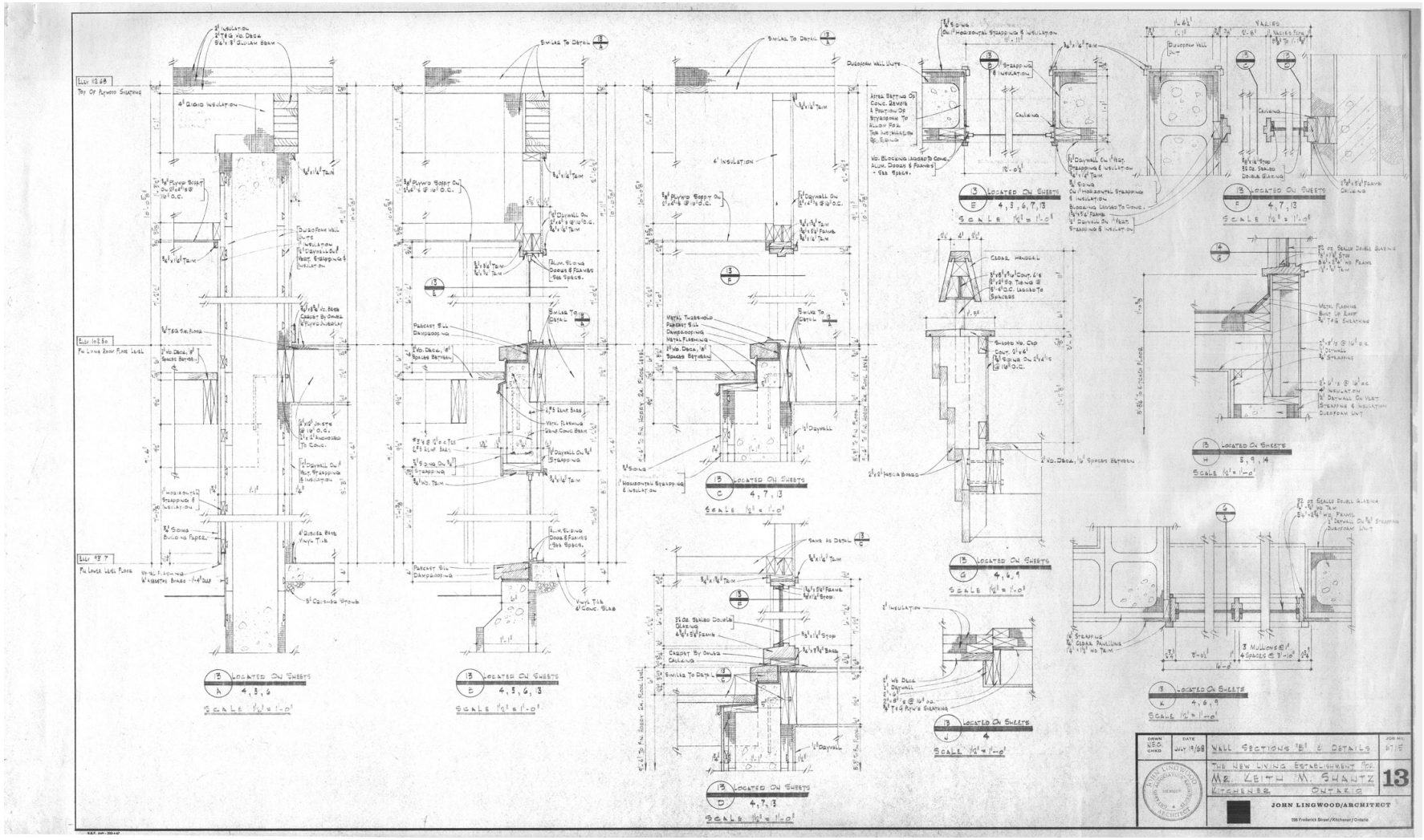
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect Inglenook #209 - Sections & Details - Sheet 10



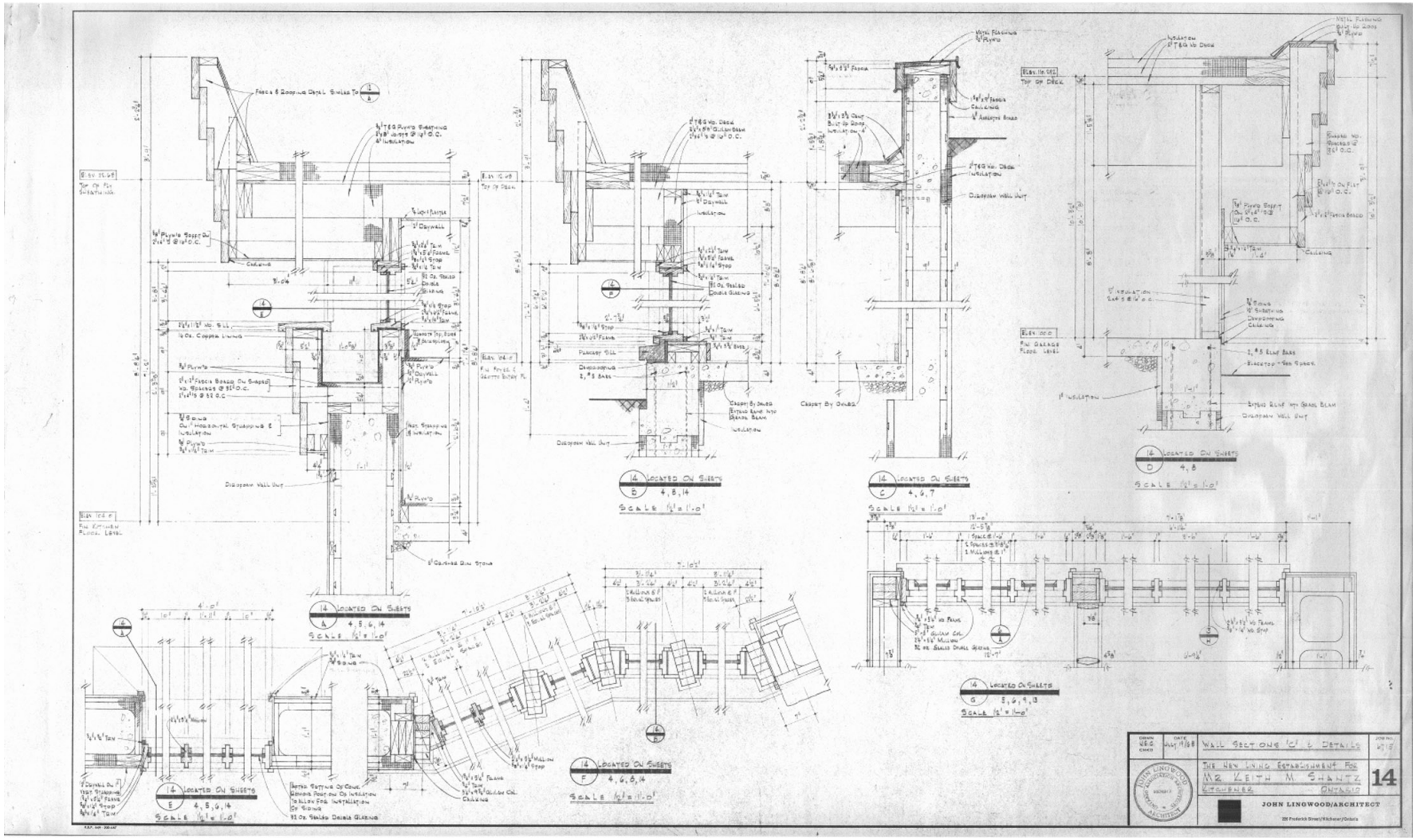
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Foyer #202 - Sections & Details - Sheet 11



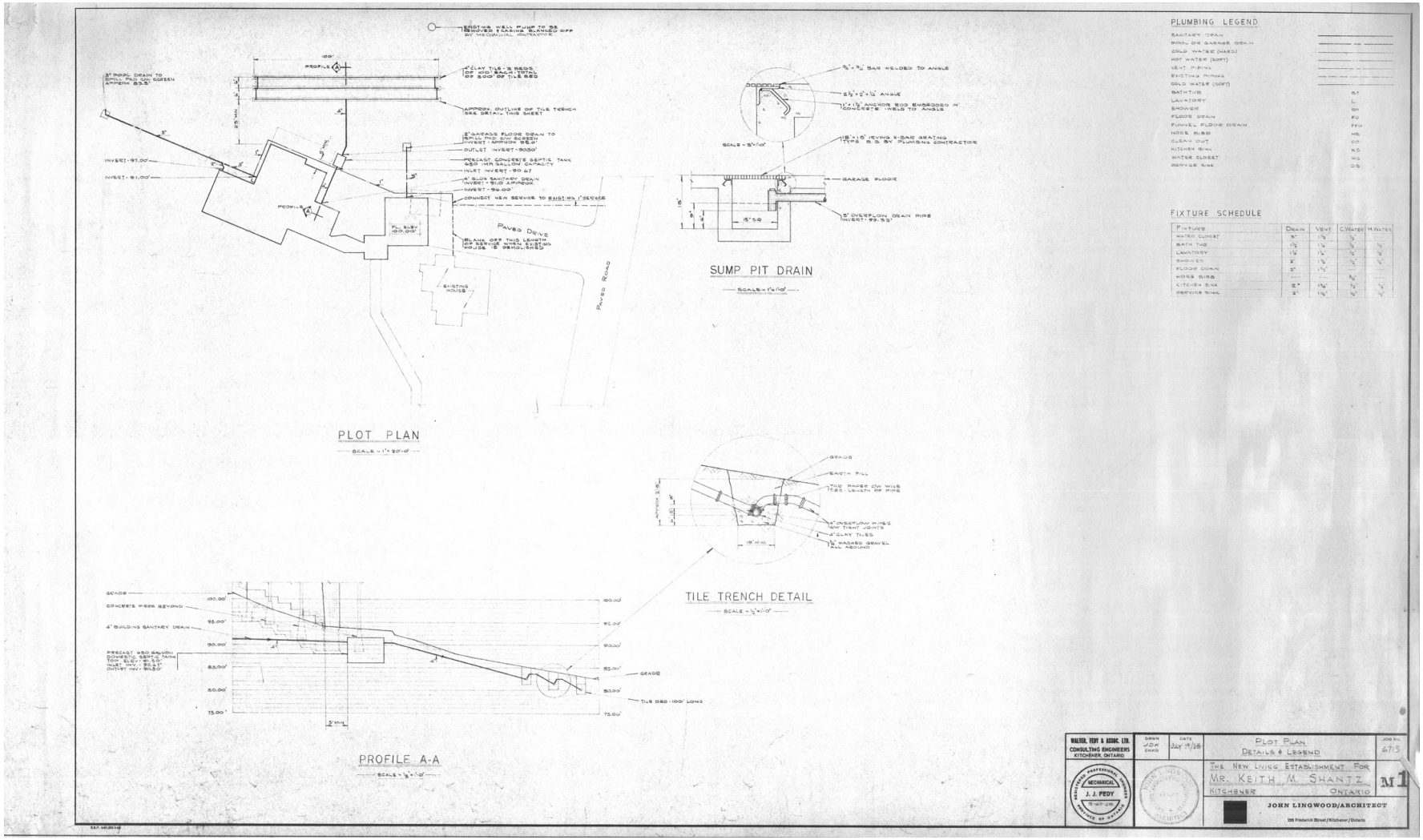
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Wall Sections 'A' & Details - Sheet 12



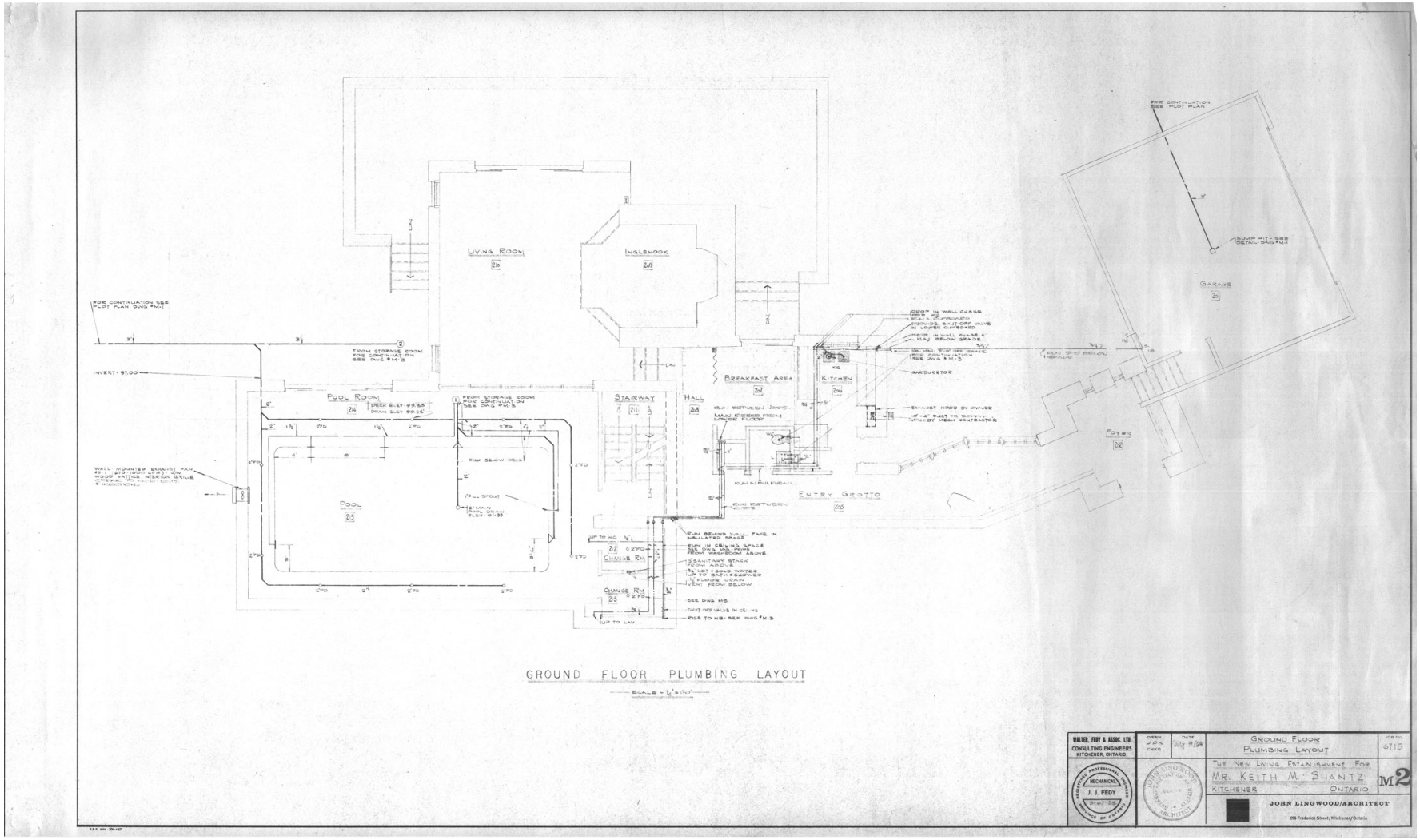
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Wall Sections 'B' & Details - Sheet 13



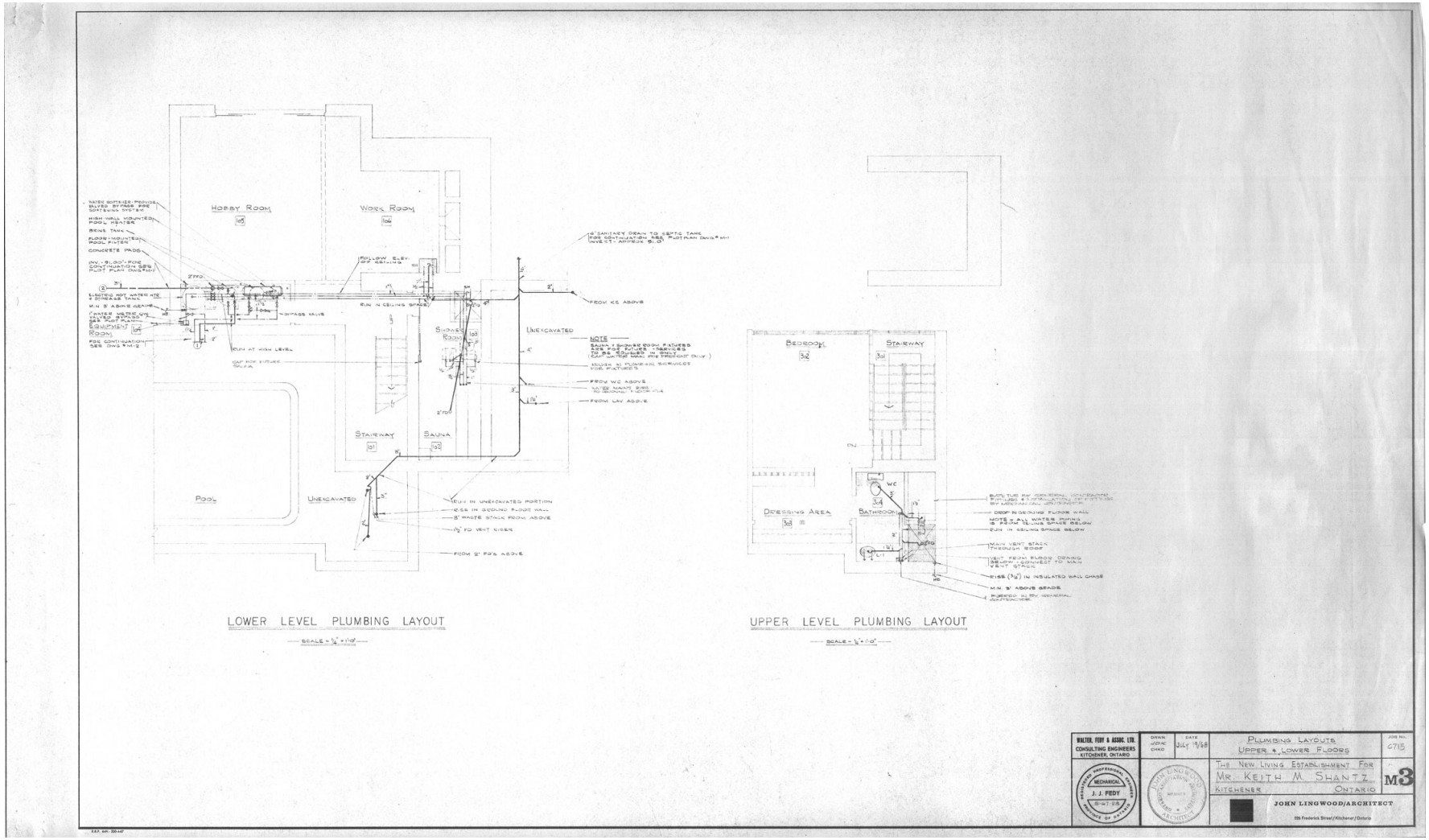
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Wall Sections 'C' & Details - Sheet 14



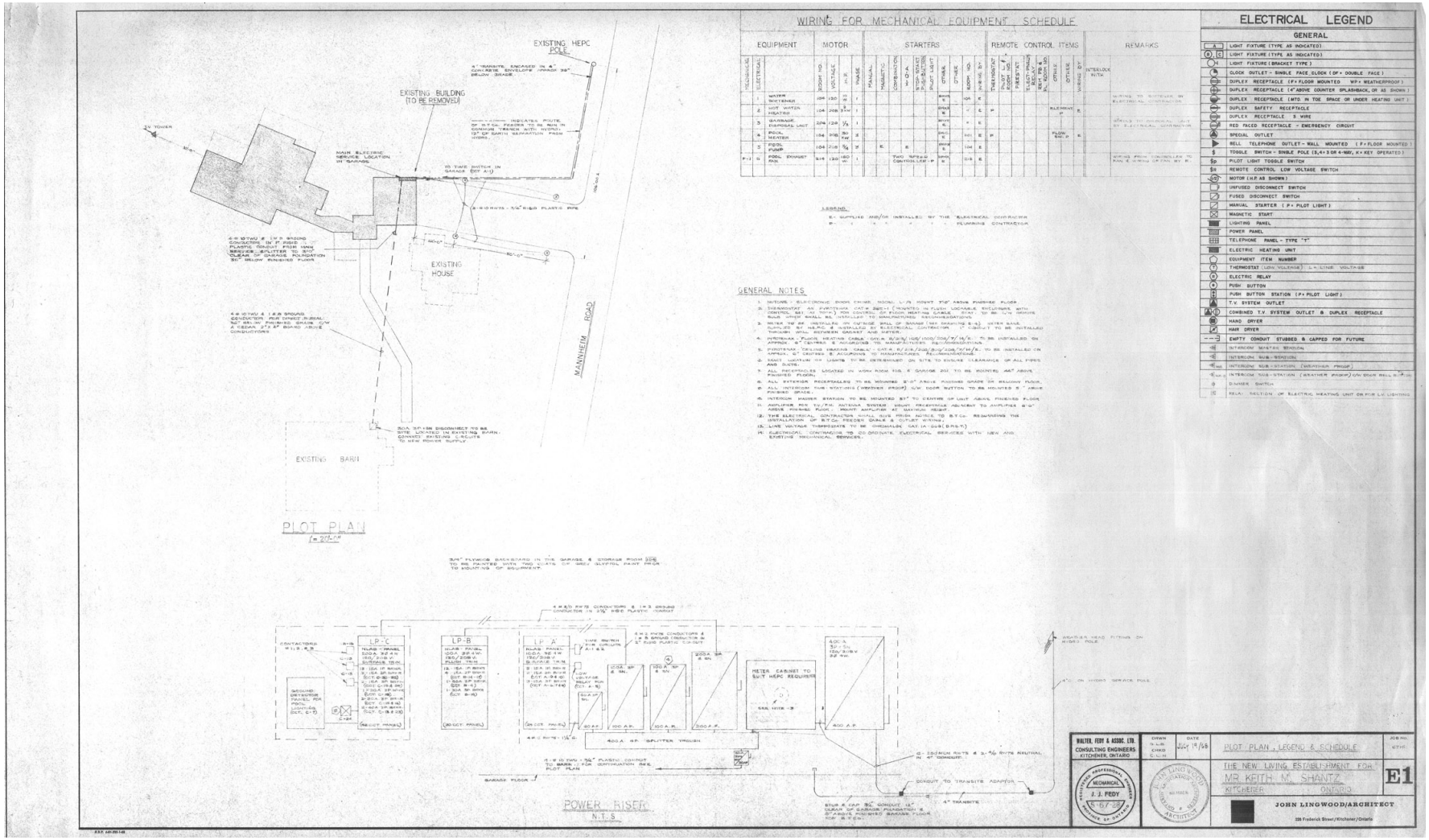
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Plot Plan, Details & Legend - Sheet M1



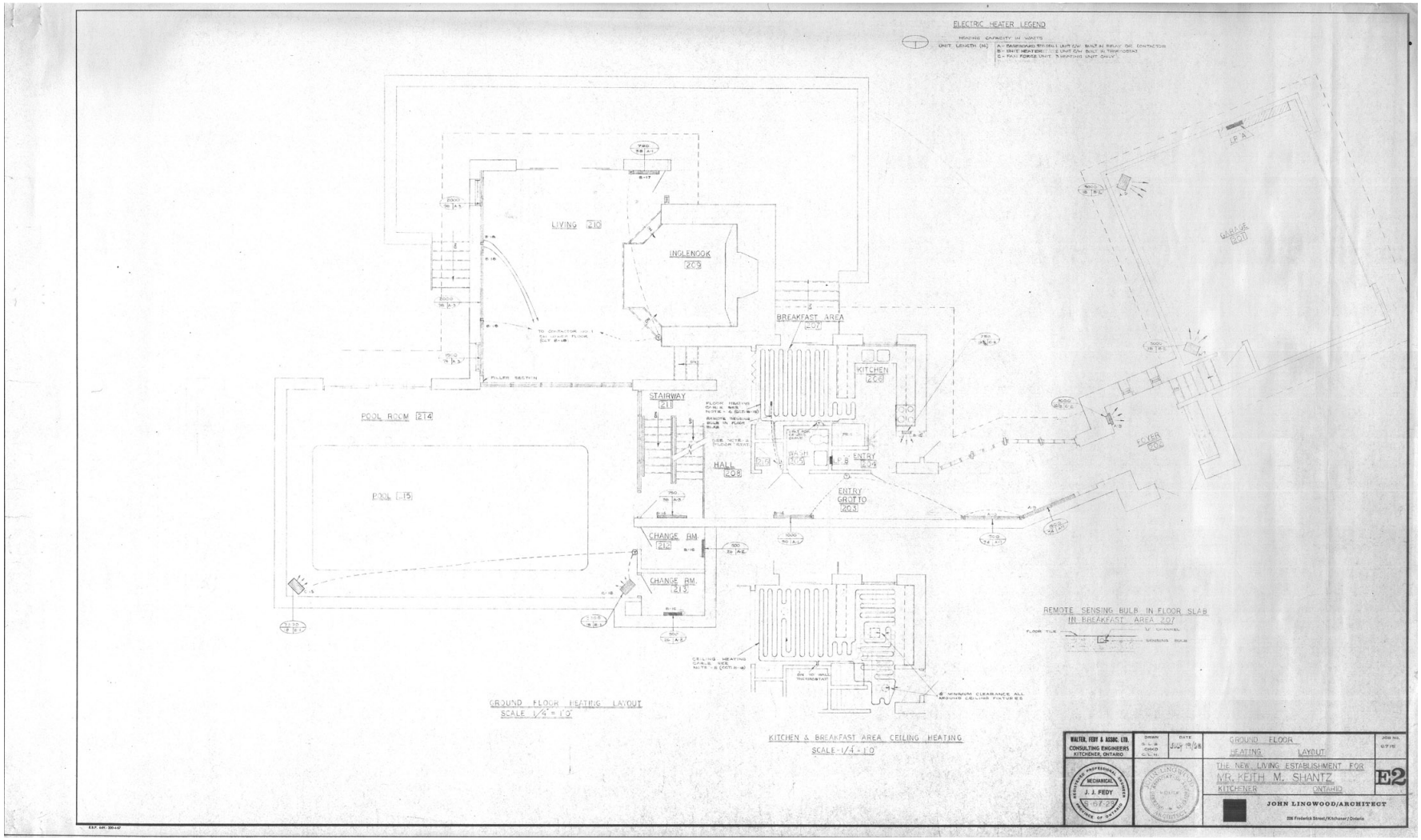
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Ground Floor Plumbing Layout - Sheet M2



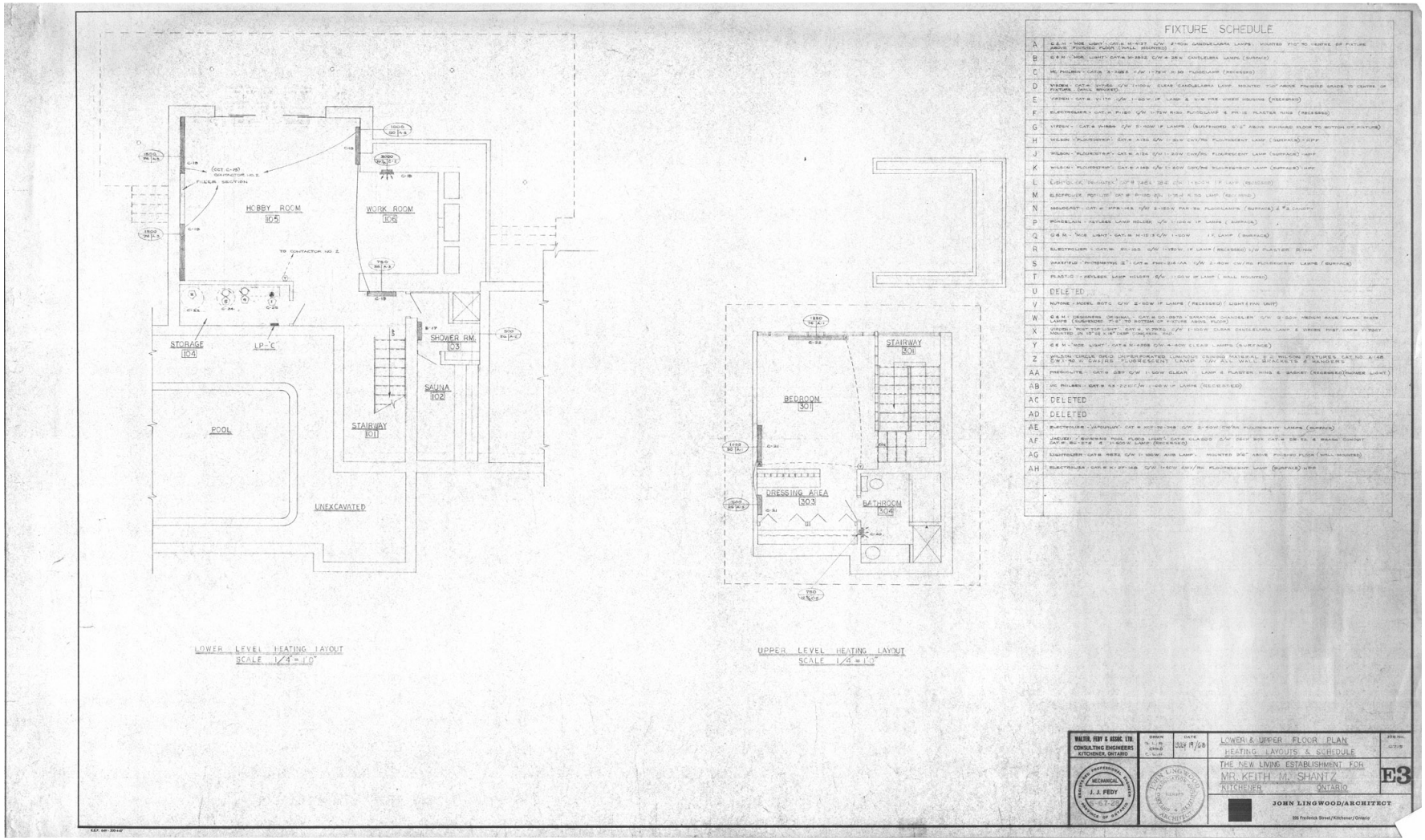
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Plumbing Layouts Upper & Lower Floors - Sheet M3



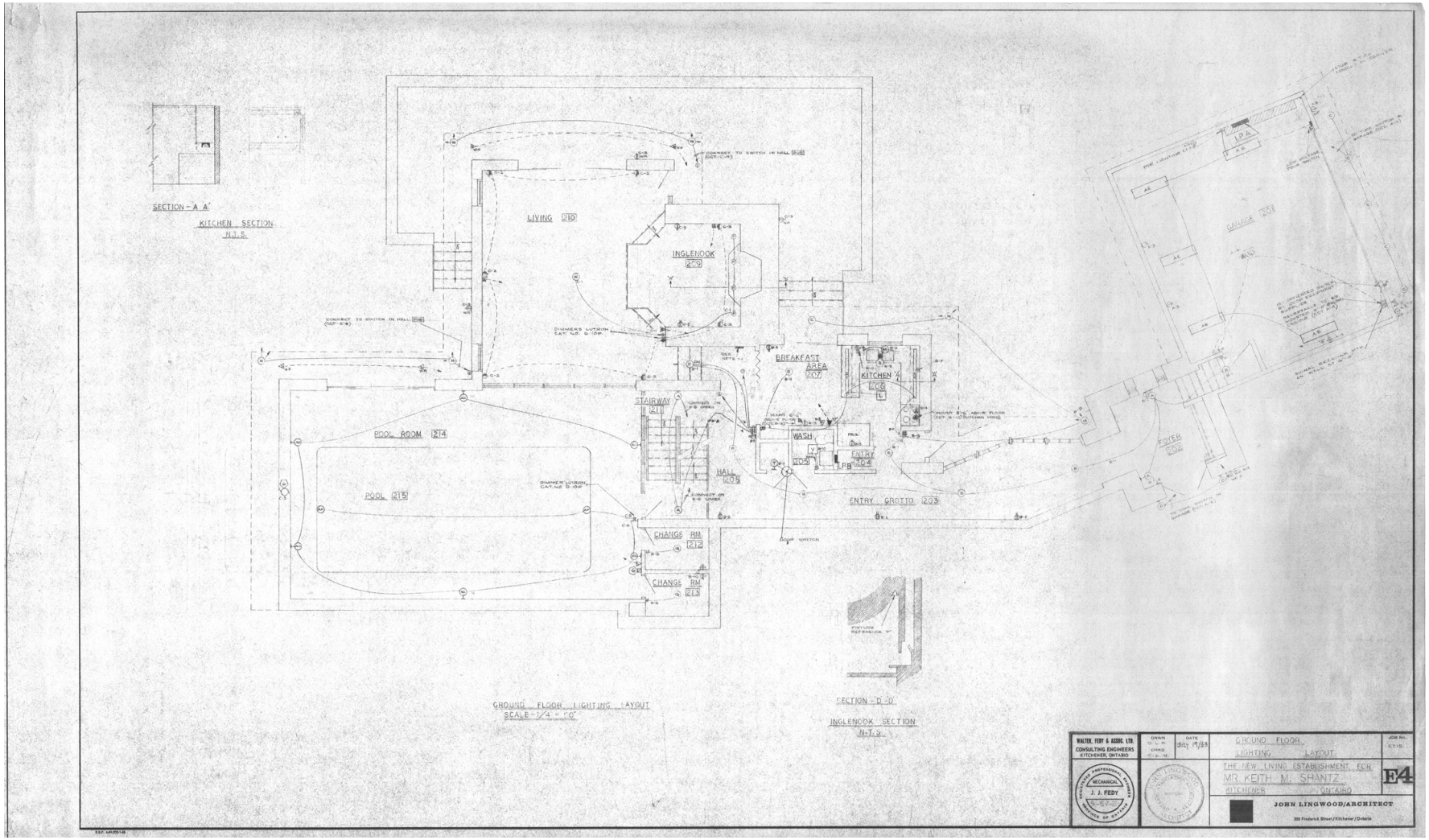
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Plot Plan, Legend & Schedule - Sheet E1



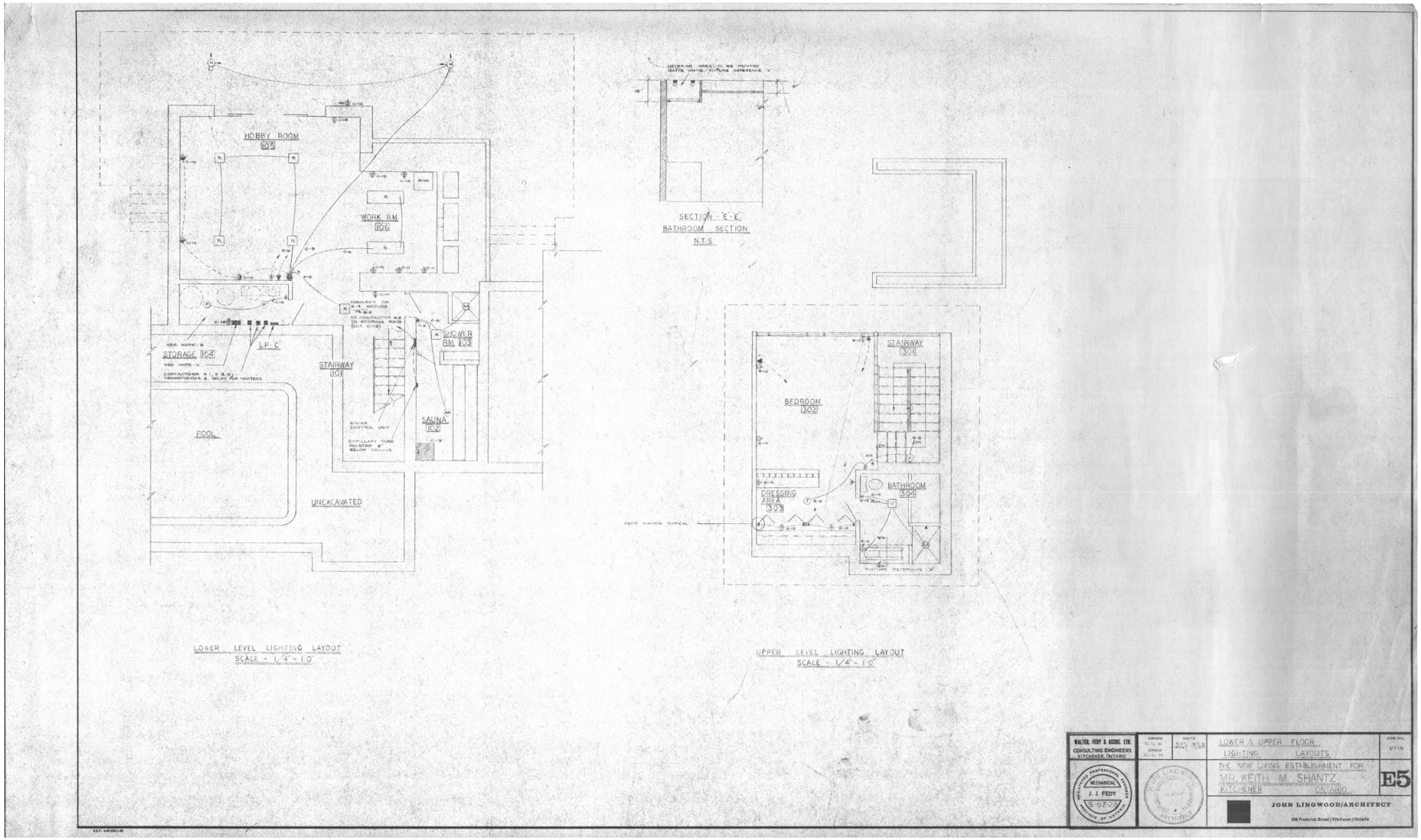
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Ground Floor Heating Layout - Sheet E2



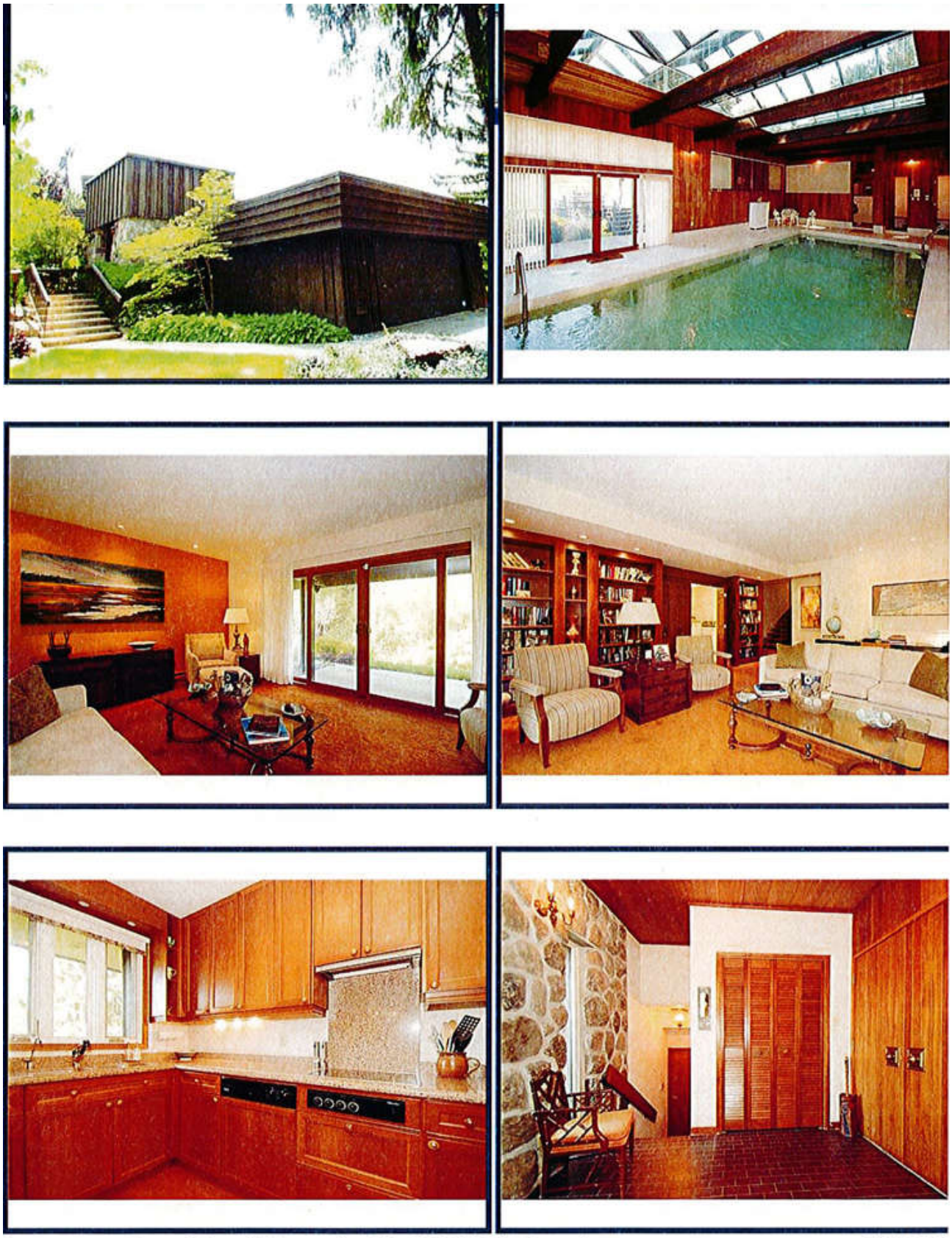
The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Lower & Upper Floor Plans - Heating Layouts & Schedule - Sheet E3



The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Ground Floor Lighting Layout - Sheet E4

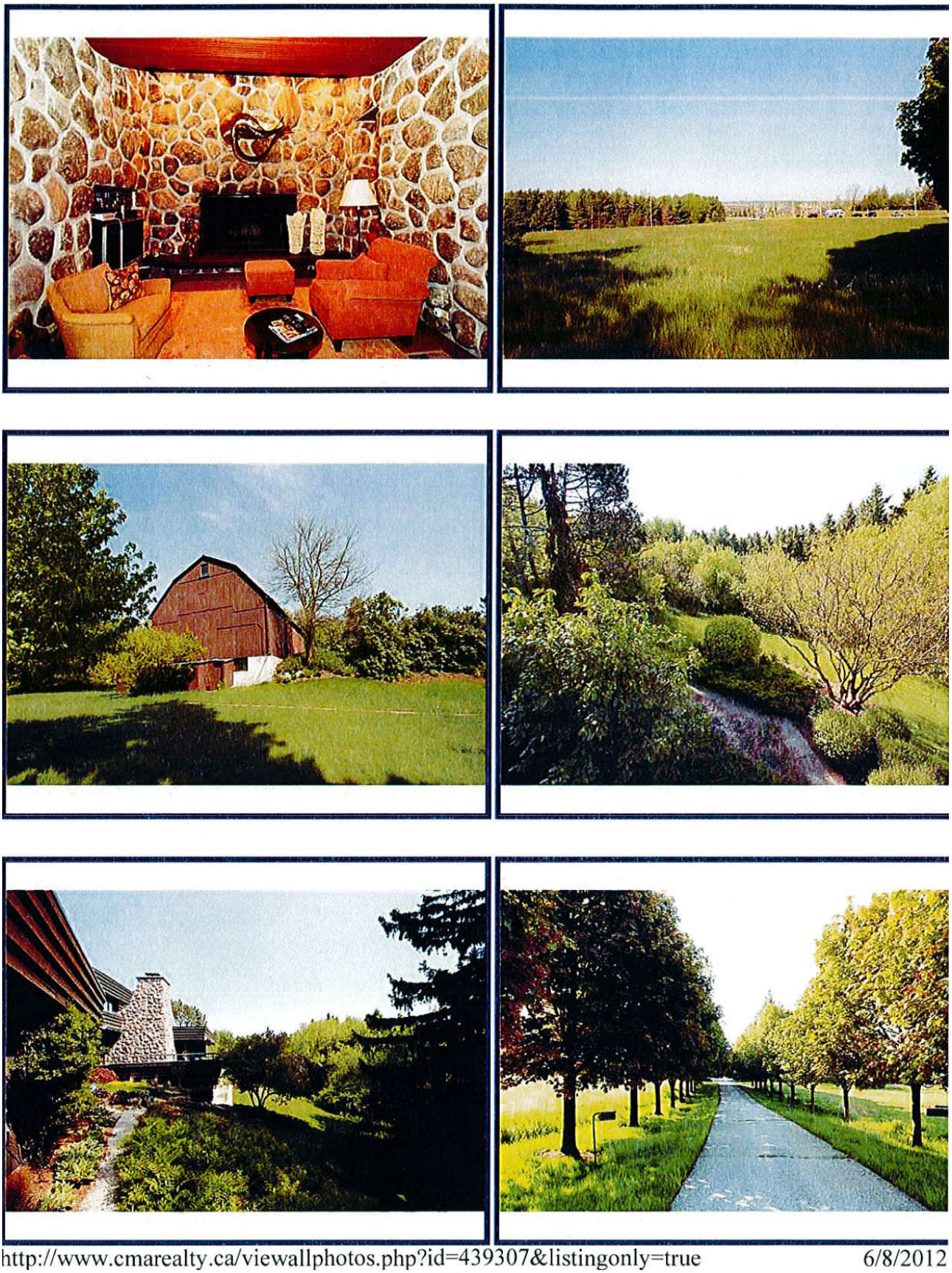


The New Living Establishment for Mr. Keith M. Shantz - John Lingwood/Architect — Lower & Upper Floor Lighting Layouts - Sheet E5



'www.cmarealty.ca/viewallphotos.php?id=439307&listingonly=true 6/8/2012

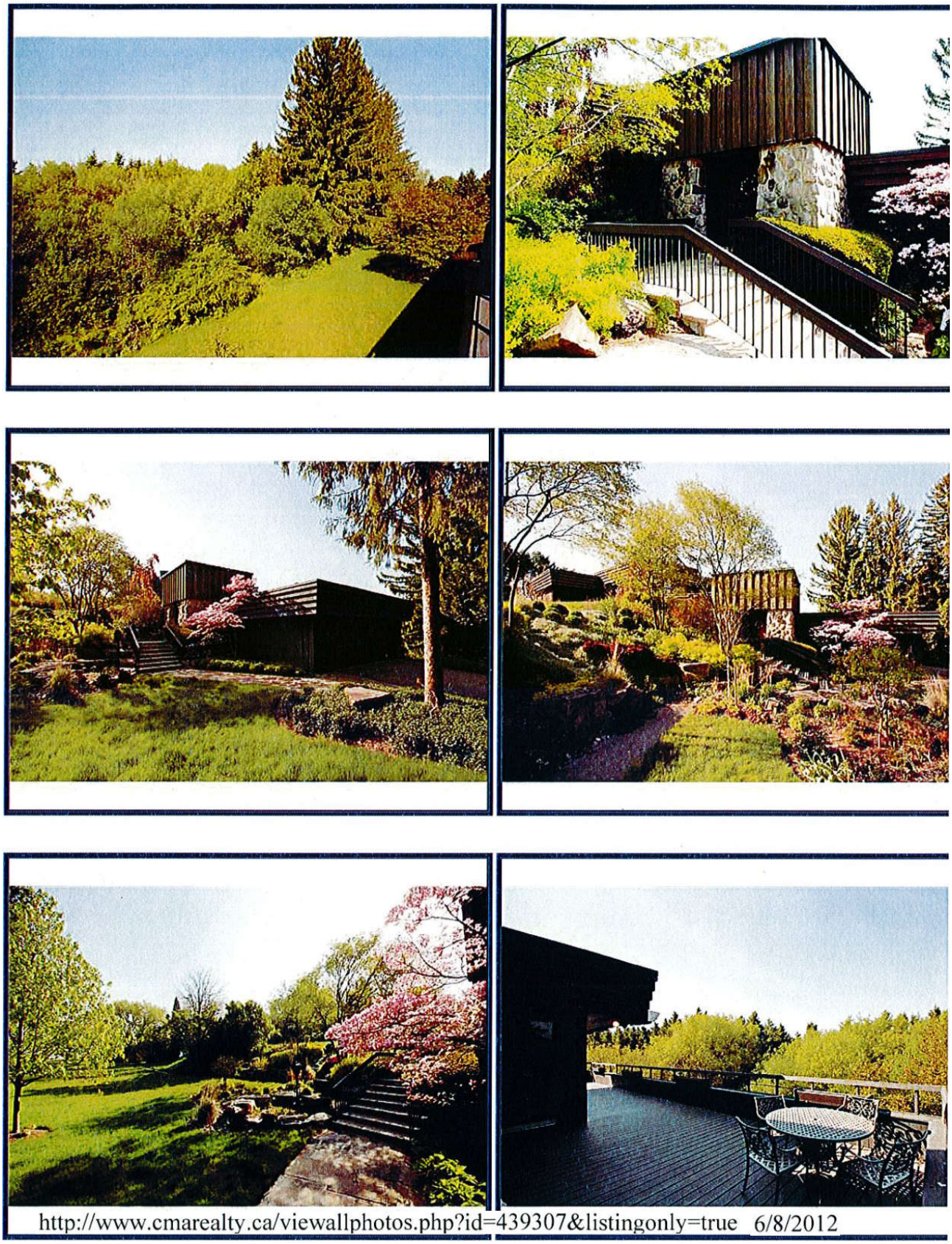
CMA Realty photos 2012



http://www.cmarealty.ca/viewallphotos.php?id=439307&listingonly=true 6/8/2012

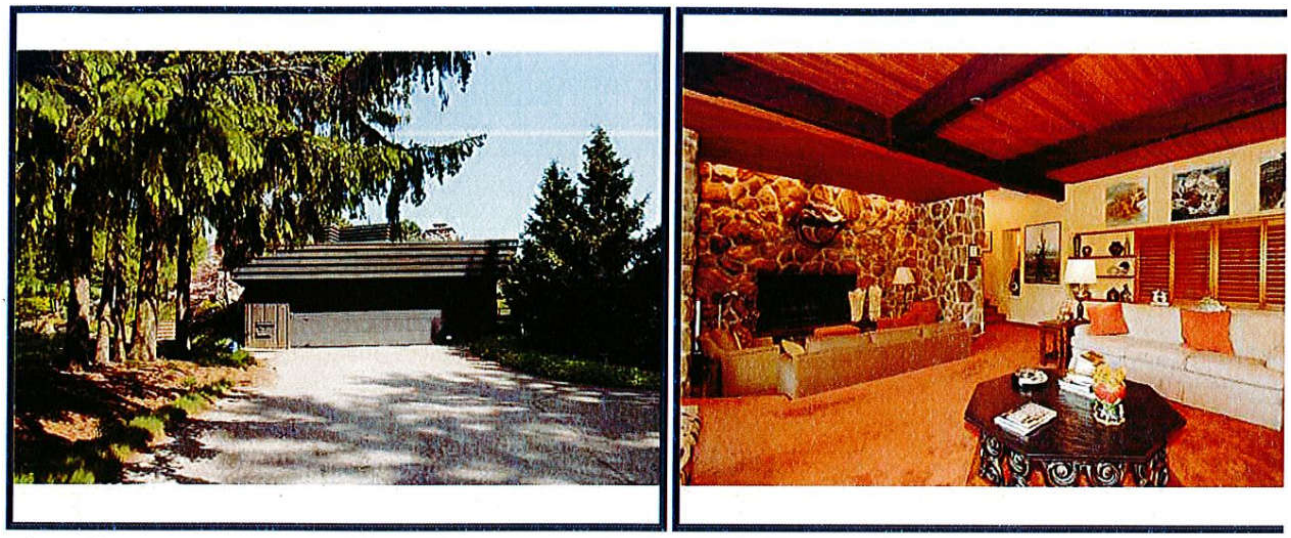
Appendix 7

CMA Realty photos 2012



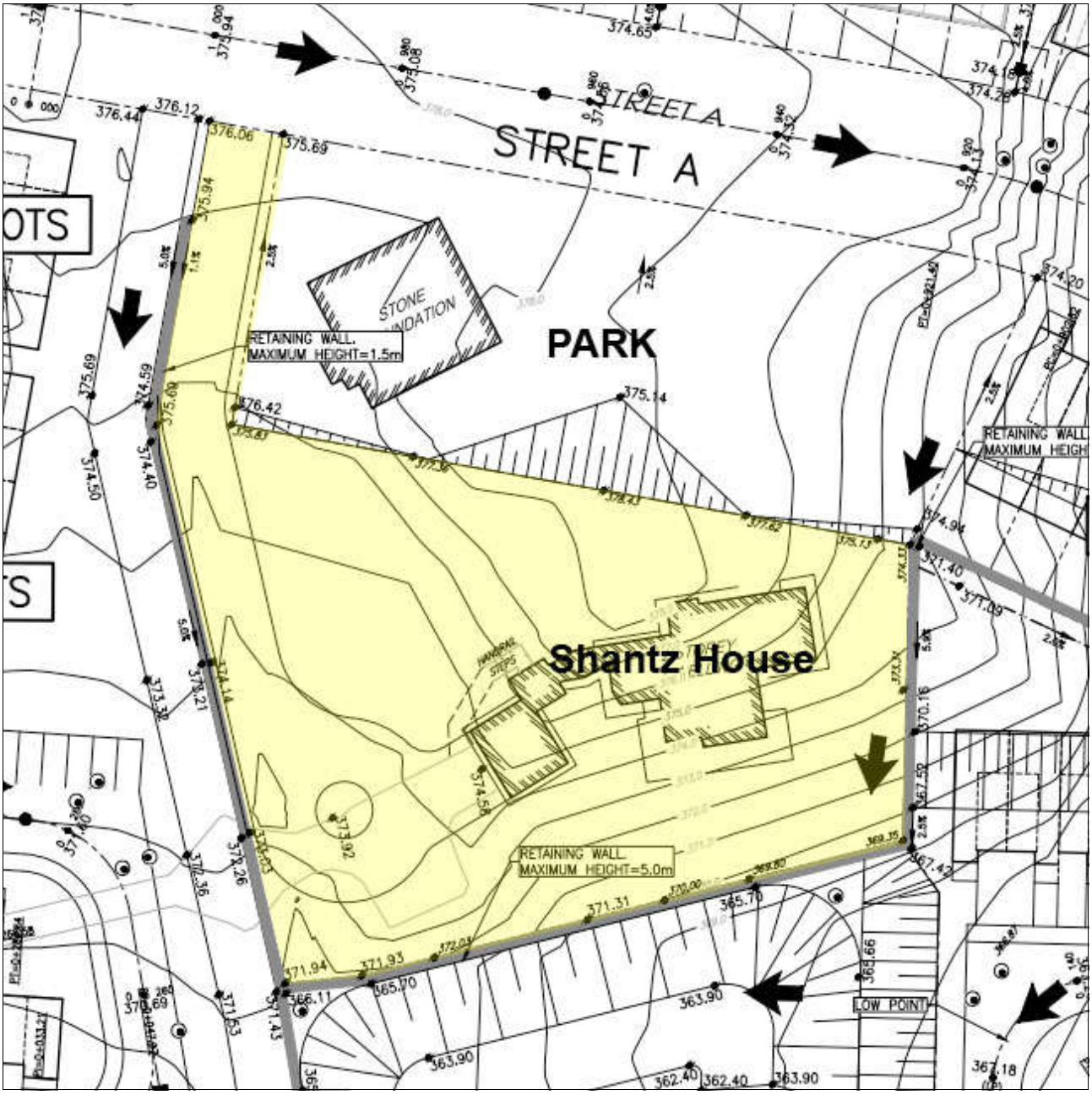
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CMA Realty photos 2012



http://www.cmarealty.ca/viewallphotos.php?id=439307&listingonly=true 6/8/2012

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Excerpt from Concept Grading Plan, *Stantec Consulting Limited* 2022-03-22

Appendix 9
Qualifications of the Author

OWEN R. SCOTT, ***OALA, FCSLA, CAHP***

Education:
Master of Landscape Architecture (MLA) University of Michigan, 1967
Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

Professional Experience:

1965 - present	President, CHC Limited, Guelph, ON
1977 - 2018	President, The Landplan Collaborative Ltd., Guelph, ON
1977 - 1985	Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC
1975 - 1981	Editor and Publisher, *Landscape Architecture Canada*, Ariss, ON
1969 - 1981	Associate Professor, School of Landscape Architecture, University of Guelph
1975 - 1979	Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON
1964 - 1969	Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Planning and Conservation Experience and Expertise

Current Professional and Professional Heritage Associations Affiliations:
Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 -
Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -
Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)
Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

Community and Professional Society Service (Heritage):
Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003
Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002
Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)
Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Professional Honours and Awards (Heritage):

Merit Award	2016	Canadian Association of Heritage Professionals Awards, City of Kitchener Cultural Heritage Landscapes
National Award	2016	Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage Landscapes
Mike Wagner Award	2013	Heritage Award - Breithaupt Block, Kitchener, ON
People's Choice Award	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
Award of Excellence	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
National Award	2009	Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON
Award of Merit	2009	Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON
Award	2007	Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON
Award	2001	Ontario Heritage Foundation Certificate of Achievement
Award	1998	Province of Ontario, Volunteer Award (10 year award)
Award	1994	Province of Ontario, Volunteer Award (5 year award)
Regional Merit	1990	CSLA Awards, Britannia School Farm Master Plan
National Honour	1990	CSLA Awards, Confederation Boulevard, Ottawa
Citation	1989	City of Mississauga Urban Design Awards, Britannia School Farm Master Plan
Honour Award	1987	*Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ON
Citation	1986	*Progressive Architecture*, The Ceremonial Routes (Confederation Boulevard), Ottawa,
National Citation	1985	CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK
National Merit	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Appendix 9
Qualifications of the Author

Selected Heritage Publications:

Scott, Owen R., The Southern Ontario "Grid", *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.

Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.

Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.

Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.

Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.

Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)

Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.

Scott, Owen R. Heritage Conservation Education, Heritage Landscape Conservation, *Momentum 1989*, Icomos Canada, Ottawa, p.31.

Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.

Scott, Owen R. Landscape preservation - What is it? *Newsletter,* American Society of Landscape Architects - Ontario Chapter, vol. 4 no.3, 1987.

Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.

Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.

Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.

Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.

Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.

Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-187l. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).

Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the heritage consultations undertaken by Owen R. Scott** in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Cultural Heritage Evaluation Reports & Heritage Impact Assessments - Bridges

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report & Heritage Impact Assessment, Southgate Township, ON
- Belanger Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Casey Township, ON
- Bridge #9-WG Cultural Heritage Evaluation Report & Heritage Impact Assessment, Township of Centre Wellington, ON
- Bridge #20 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge Street Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Holland Mills Road Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Township of Centre Wellington, ON
- Oxford-Waterloo Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Uno Park Road Bridge, Cultural Heritage Evaluation Report & Heritage Impact Assessment, Harley Township, ON

Heritage Master Plans and Landscape Plans

- Alton Mill Landscape, Caledon, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON

- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Greenwood Cemetery Master Plan, Owen Sound, ON
- Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- St. George's Square, City of Guelph, ON
- St. James Cemetery Master Plan, Toronto, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- Whitehern Landscape Restoration Plan, Hamilton, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

<u>Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations</u>

- Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Chappell Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- 8895 County Road 124 Cultural Heritage Opinion Report, Erin (Ospringe), ON
- County of Waterloo Courthouse Building Cultural Heritage Evaluation Report, Kitchener, ON
- Cruickston Park Farm & Cruickston Hall - Cultural Heritage Resources Study, Cambridge, ON
- Doon Valley Golf Course - Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/Bowmanville, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 154 Ontario Street, Historical - Associative Evaluation, Guelph, ON
- 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- 43 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK

- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON
- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- 69 Woolwich Street (with references to 59, 63-67, 75 Woolwich Street) Cultural Heritage Evaluation Report, Guelph, ON

Cultural Heritage Resource Impact Assessments (CHRIA/CHIA/HIS/HIA) and Cultural Landscape Heritage Impact Statements

- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- William Barber House, 5155 Mississauga Road , Heritage Impact Assessment, Mississauga, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- 72 Beaumont Crescent Heritage Impact Assessment, Guelph, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- 70 Fountain Street Cultural Heritage Impact Assessment, Guelph, ON
- 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 36-46 Main Street Heritage Impact Assessment, Mississauga, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON

- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON
- 266-280 Northumberland Street (The Gore) Heritage Impact Assessment, North Dumfries (Ayr), ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- 35 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 43 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 2300 Speakman Drive Heritage Impact Assessment, Mississauga, ON
- 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 - 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- 26 - 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- 248-260 Woodbridge Avenue Cultural Heritage Resource Impact Assessment and Heritage Conservation District Conformity Report, Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge)
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON
- 14288 Yonge Street, Heritage Impact Assessment, Aurora, ON

<u>Heritage Conservation Plans</u>

- William Barber House, 5155 Mississauga Road , Heritage Conservation Plan, Mississauga, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- 120 Huron Street Conservation Plan, Guelph, ON
- 324 Old Huron Road Conservation Plan, Kitchener, ON
- Sixth Line Cultural Heritage Landscape Conservation Plan, Oakville, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON
- 14288 Yonge Street Heritage Conservation Plan, Aurora, ON
- 1123 York Road Heritage Conservation Plan, Guelph, ON

<u>Heritage Conservation District Studies and Plans</u>

- Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON

<u>Cultural Heritage Landscape Inventories/Studies</u>

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON
- Cultural Heritage Resources Scoping Study, Township of Centre Wellington, ON

Appendix 9
Qualifications of the Author

Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Forbes Estate Heritage Impact Assessment Peer Review, Cambridge (Hespeler), ON
- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON
- Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- Potter Foundry and the Elora South Condos Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- 558 Welbanks Road, Quinte's Isle, miscellaneous heritage assessment documents, Prince Edward County, ON

Expert Witness Experience

- Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002
- Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- Maple Grove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003
- LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice, 2010
- Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016
- Haylock / Youngblood Development OMB Mediation Hearing, Centre Wellington, ON, 2018
- Riverbank Drive LPAT Mediation Hearing, Cambridge, ON, 2019
- Skydevco Ontario Land Tribunal Hearing, 70 Fountain Street ,Guelph, ON, 2022

REPORT TO:	**Heritage Kitchener**
DATE OF MEETING:	**November 1, 2022**
SUBMITTED BY:	**Garett Stevenson, Interim Planning Director, 519-741-2200 ext. 7070**
PREPARED BY:	**Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041**
WARD(S) INVOLVED:	**Ward 9**
DATE OF REPORT:	**October 11, 2022**
REPORT NO.:	**DSD-2022-442**
SUBJECT:	**Heritage Permit Application HPA-2022-V-026 170 David Street Demolition of rear addition, excavation for basement, construction of new addition**

RECOMMENDATION:

That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2022-V-026 requesting permission for:

1. **The demolition of an existing, one-storey, rear yard addition;**
2. **The excavation of a crawl space to construct a full-height basement; and**
3. **The construction of a two-storey, rear yard addition;**

On the property municipally addressed as 170 David Street, BE APPROVED in accordance with the supplementary information submitted with the application and subject to the following conditions:

a) **That the buff brick of the existing addition be salvaged during demolition;**
b) **That the salvaged buff brick be re-used in the construction of the new addition as per the architectural drawings submitted (Attachment B); and**
c) **That final building permit drawings be reviewed, and heritage clearance provided by Heritage Planning staff prior to the issuance of a building permit.**

REPORT HIGHLIGHTS:

- The purpose of this report is to present the proposal of the construction of a new, two-storey, rear yard addition on the property municipally addressed as 170 David Street. To facilitate this new addition, the existing one-storey rear yard addition needs to be demolished. Further, the crawl space under the existing one-storey addition is proposed to be excavated to expand the full-height basement. Details of Heritage Permit Application HPA-2022-V-026 can be found in **Attachment A and B.**

- The key finding of this report is that the proposal will not negatively impact the cultural heritage value or interest of the property as it maintains the original appearance of the primary dwelling, salvages and reutilizes materials, and is otherwise in keeping with local and provincial standards and guidelines.
- There are no financial implications associated with this report.
- Community engagement included posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2022-IV-026 proposes the demolition of an existing one-storey rear addition, excavation of an existing crawl space to construct a full-height basement, and construction of a new two-storey rear addition on the subject property municipally addressed as 170 David Street. The building has been designated under Part V of the *Ontario Heritage Act* and is located within the Victoria Park Area Heritage Conservation District. In reviewing the merits of this application, Heritage Planning Staff note that the proposed work meets the policies and guidelines of the Victoria Park Area Heritage Conservation District Plan in that the addition is compatible with the original building in terms of scale, material used, and design without replication. Further, it is not anticipated that the proposed work will adversely impact the heritage attributes or character of the subject property or surrounding area.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2022-V-026, which seeks permission to demolish an existing one-storey rear addition, excavate the crawl space under the existing addition to construct a full-height basement, and construct a new two-storey rear addition. This work is occurring in tandem to interior renovations, which do not require heritage approval. The subject property is municipally addressed as 170 David Street and is located within the Victoria Park Area Heritage Conservation District (**Figure 1**).



Figure 1: Location Map

REPORT:

The subject property is located on the west side of David Street, between the Schneider Avenue intersection to the north and the Dill Street intersection to the south. The property is located within the Victoria Park Area Heritage Conservation District (VPAHCD) and is designated under Part V of the *Ontario Heritage Act*.

The VPAHCD Study describes the subject property as being a one and a half storey buff brick dwelling, constructed in the Berlin Vernacular architectural style c. 1890. The building has a full-width verandah and newer metal siding on the gable, soffits, and fascia's (**Figure 2**).



Figure 2: Front Façade of Subject Property

Past work converted the single detached dwelling into a legal duplex. Neither of the two dwelling units are currently occupied.

Proposed Work

Demolition of Existing Rear Addition

The existing addition is in the rear of the subject property and is partially visible from the street line. Though the exact construction date is unknown, the addition dates to at least 1908 as depicted on the 1908 Fire Insurance Map of Kitchener. It is estimated that the addition was built close to the construction date of the original house. The same buff bricks that clad the main dwelling are used in the addition and the brick soldier course over the window and door openings are patterned the same. However, the presence of caulking on the roof as well as a half-cut pipe on the rear façade and contextual clues indicate that addition was not a part of the original construction. It should also be noted that the addition

is not typical of, nor does it form a part of the Berlin Vernacular style. Rather, such extensions of homes were a practical response to the need for more space and the availability of brick building materials. Attached to the addition is a covered side porch. The porch is in disrepair (**Figure 3-5)**.

The demolition policies in the VPAHCD Plan presumes the demolition of entire structures; it does not reference the demolition of removal of portions of buildings. As such the demolition policies are not applicable to this application.

The existing buff brick of the addition will be salvaged during the construction process and reincorporated into the construction of the new addition.



Figure 3: Side View of Addition



Figure 4: Porch in Disrepair



Figure 5: Addition Visible from Street

Excavation for Basement

The existing crawl space under the addition is proposed to be excavated to expand the full-height basement. The new space in the basement will accommodate a second bedroom and additional bathroom for the main-floor unit. Appropriate waterproofing will be applied. There are no policies in the VPAHCD Plan which pertain to excavation. Further there are no impacts anticipated as a result of the excavation, with most changes being interior.

Construction of New Rear Addition

There is policy direction within the VPAHCD Plan pertaining to the construction of additions on properties within the HCD. While these provisions recognize that additions may become necessary to homes to provide more living space to accommodate growth, it notes that it is important for such new construction to be complementary to the architectural style and character of the existing dwelling. In this way a good fit between the old and the new is ensured. New additions are encouraged to be constructed in a contemporary style to express today's architectural heritage, rather than directly copy the existing historic style of the property. There are more detailed policies that relate to the location, design, height, materials, roofs, chimneys, walls, entrances, windows, verandahs, and colours of building additions within the district. Building additions must adhere to these policies.

The application proposes the construction of a new, two-storey rear addition in place of the old (**Figure 6-9**). The new addition would be approximately 22.7 square metres (244 square feet) in size, with a height of approximately 6.7 metres, a width of 6.3 metres and a depth of 3.56 metres. Though the new addition is to be located in the rear, like the existing addition a portion of the south side will be visible due to the orientation of the original dwelling to the street. This visible portion will contain the original buff brick salvaged during the demolition. The salvaged brick is to be incorporated in a vertical panel, so that the original masonry arrangement of the addition is not replicated. Incorporating the brick in this manner helps juxtapose the new addition in a complimentary fashion. The rest of the exterior treatment of the walls will be Maibec pre-finished wood cladding, with fibre cement panels incorporated between windows for further detailing. A flat roof is proposed for the addition, and the casement windows will be vinyl and grey in colour.

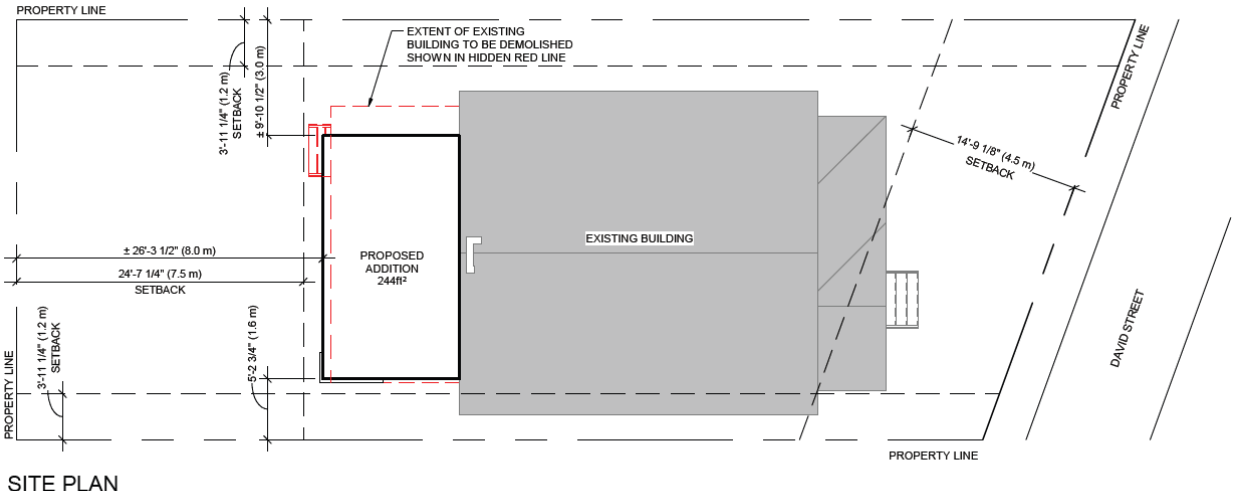


Figure 7: Architectural Drawing South Side Elevation

Figure 6: Site Plan with Area to be Demolished in Red



Figure 8: Architectural Drawing Rear Elevation

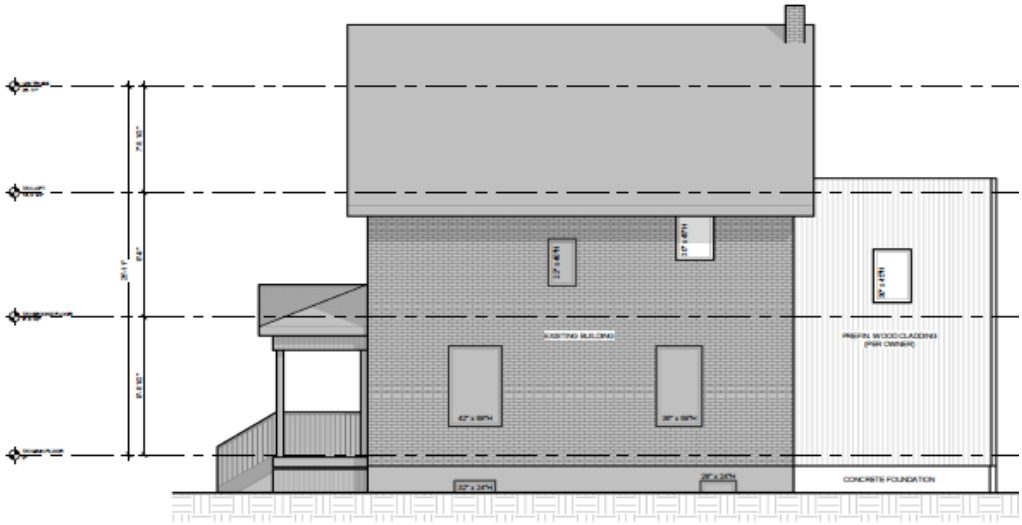


Figure 9: Architectural Drawing North Side Elevation

Heritage Planning Comments

In reviewing the merits of the application, Heritage Planning Staff note the following:

- The subject property municipally addresses as 170 David Street is designated under Part V of the *Ontario Heritage Act* and is located in within the Victoria Park Area Heritage Conservation District;

- The proposal is for the demolition of an existing one-storey rear addition, excavation of an existing crawl space to expand the full-height basement, and construction of a new, two-storey rear addition;

- The proposed addition meets the following VPAHCD Plan policies for building additions:

- Location - Additions shall be located to the rear or rear side of the existing historic building so as to maintain the original principal façade as a visual entity.
    - *The proposed addition is located to the rear of the existing historic dwelling. Due to the orientation of the property and house relative to the street, a small portion is visible to the rear-side. The original principal façade is maintained.*

- Design – A clear distinction between old and new building design is encouraged. Contemporary design for additions is encouraged that is complementary in terms of scale, mass, and texture to the existing or neighboring historic building.
    - *The proposed addition is distinct from the original historic building and contemporary in design. Though original brick from the existing addition is to be salvaged, it is being reincorporated into the addition in a non-traditional form. Compatible and appropriate materials are being used for the rest of the cladding, and the materials will be in complementary colours. The proposed scale and massing respects the existing dwelling, as the roofline of the addition does not surpass the original roofline of the home and the proposed footprint is smaller than the footprint of the original addition and porch (**Figure 10-11**).*



Figure 10: Rendering of South Elevation

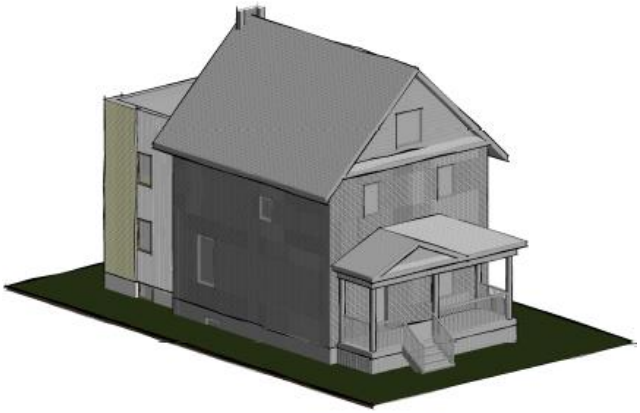


Figure 11: Rendering of South and Front Elevation

- Materials – For additions, materials typical of the Area shall be used, with an emphasis on brick, stone, and wood.
    - *Maibec pre-finished wood cladding is the primary treatment for the exterior walls, with the brick salvaged from the demolition being reincorporated into the south corner. Brick and wood material are appropriate for and in keeping with the historic character of the area. While the fiber cement panels are not a traditional material used in this historic conservation district, the additional architectural detail they provide is compatible with the primary traditional materials used, contributes to the contemporary design of the addition, and further distinguishes the new development from the original.*

- Roofs – the roof of the addition shall be similar or complementary to the existing historic building or style in the Area
    - *The roofline of the proposed addition is lower than the existing roofline and will not impact the original roof shape as seen from the street line.*

- Chimney - Original historic chimneys shall be conserved or rebuilt to match the original where feasible. In additions, masonry chimneys should be given priority over metal.
    - *While a portion of the original brick chimney on the dwelling must be removed to accommodate the second storey of the new addition, the majority is to remain. The portion to be removed is not visible from the street line.*

- Entrances – New entrances to additions are encouraged to be located on secondary rather than principal facades
    - *There are no new exterior entrances being added in this proposal.*

- Windows - The appearance, placement, and proportion of height to width of windows shall be similar or complementary to the existing historic building style or as established in the vicinity.
    - *The windows of the proposed addition are in keeping with the windows on the existing dwelling, being of a similar design, size, and proportion. .*
- Colours - Colours of paint and materials shall be appropriate to the historic style of the building or as established in the Area.
    - *The colours on the proposed addition are in keeping with the historic style of the building and with other buildings within the Victoria Park Area Heritage Conservation District.*

- The proposed work will not adversely impact the heritage attributes or character of either the subject property, adjacent properties, or surrounding area.

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.

CONSULT – The Heritage Kitchener Committee will be consulted regarding the subject Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act*
- *Victoria Park Area Heritage Conservation Plan*

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

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2022-V-026 Form
Attachment B – Heritage Permit Application HPA-2022-V-026 Supporting Material

HERITAGE PERMIT APPLICATION & SUBMISSION REQUIREMENTS

Planning Division – 200 King Street West, 6th Floor
P.O. Box 1118, Kitchener ON N2G 4G7
519-741-2426; planning@kitchener.ca

STAFF USE ONLY

Date Received:	Accepted By:	Application Number:
		HPA-

PART B: HERITAGE PERMIT APPLICATION FORM

1. NATURE OF APPLICATION

- ■ Exterior
- ■ Interior
- ☐ Signage
- ■ Demolition
- ☐ New Construction
- ■ Alteration
- ☐ Relocation

2. SUBJECT PROPERTY

Municipal Address: 170 David Street

Legal Description (if know):

Building/Structure Type: ■ Residential ☐ Commercial ☐ Industrial ☐ Institutional

Heritage Designation: ☐ Part IV (Individual) ■ Part V (Heritage Conservation District)

Is the property subject to a Heritage Easement or Agreement? ☐ Yes ☐ No

3. PROPERTY OWNER

Name: [redacted]

Address: [redacted]

City/Province/Postal Code: [redacted]

Phone: [redacted]

Email: [redacted]

4. AGENT (if applicable)

Name: Ben Eby

Company: NEO Developments Inc.

Address: 152 Dawson St.

City/Province/Postal Code: Waterloo, On, N2L 1S1

Phone: 1-519-591-8546

Email: ben@neodevelopments.ca

5. WRITTEN DESCRIPTION

Provide a written description of the project including any conservation methods proposed. Provide such detail as materials to be used, measurements, paint colours, decorative details, whether any original building fabric is to be removed or replaced, etc. Use additional pages as required. Please refer to the City of Kitchener Heritage Permit Application Submission Guidelines for further direction.

Project includes modernizing the building interior, including reconstruction of an existing addition at the rear (appears to be addition), which will also provide a more functional basement space, safer entrances, stairs, floor separation and utiliies.

6. REVIEW OF CITY OF KITCHENER HERITAGE PERMIT APPLICATION SUBMISSION GUIDELINES

Describe why it is necessary to undertake the proposed work:

Building requires these repairs, and the owner is looking to attract families as tennants.

Describe how the proposal is consistent with the Part IV individual designating by-law or the Part V Heritage Conservation District Plan:

Building exterior to be respect original form (porch, brick, overall form and aestetics)

Describe how the proposal is consistent with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (www.historicplaces.ca/en/pages/standards-normes.aspx):

Building will be conserved and enhanced, while maintaining is original use and purpose.

7. PROPOSED WORKS

a) Expected start date: Fall 2022 Expected completion date: Spring / Summer 2023

b) Have you discussed this work with Heritage Planning Staff? ☐ Yes ■ No

- If yes, who did you speak to?

c) Have you discussed this work with Building Division Staff? ■ Yes ☐ No

- If yes, who did you speak to? Dwayne Hordyk

d) Have you applied for a Building Permit for this work? ■ Yes ☐ No

e) Other related Building or Planning applications: Application number 22 116638

8. ACKNOWLEDGEMENT

The undersigned acknowledges that all of the statements contained in documents filed in support of this application shall be deemed part of this application. The undersigned acknowledges that receipt of this application by the City of Kitchener - Planning Division does not guarantee it to be a 'complete' application. The undersigned acknowledges that the Council of the City of Kitchener shall determine whether the information submitted forms a complete application. Further review of the application will be undertaken and the owner or agent may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted. Once the application is deemed to be fully complete, the application will be processed and, if necessary, scheduled for the next available Heritage Kitchener committee and Council meeting. Submission of this application constitutes consent for authorized municipal staff to enter upon the subject property for the purpose of conducting site visits, including taking photographs, which are necessary for the evaluation of this application. The undersigned acknowledges that where an agent has been identified, the municipality is authorized but not required to contact this person in lieu of the owner and this person is authorized to act on behalf of the owner for all matters respecting the application. The undersigned agrees that the proposed work shall be done in accordance with this application and understands that the approval of this application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation including but not limited to the requirements of the Building Code and the Zoning By-law. The undersigned acknowledges that in the event this application is approved, any departure from the conditions imposed by the Council of the City of Kitchener or from the plans or specifications approved by the Council of the City of Kitchener is prohibited and could result in a fine being imposed or imprisonment as provided for under the *Ontario Heritage Act*.

Signature of Owner/Agent: _____ Ben Eby Date: 08-20-22

Signature of Owner/Agent: _____ Date: _____

9. AUTHORIZATION

If this application is being made by an agent on behalf of the property owner, the following authorization must be completed:

I / We, [redacted], owner of the land that is subject of this application,

hereby authorize Ben Eby to act on my / our behalf in this regard.

Signature of Owner/Agent: [redacted] Date: [redacted]

Signature of Owner/Agent: [redacted] Date: [redacted]

The personal information on this form is collected under the legal authority of Section 33(2), Section 42(2), and Section 42(2.2) of the Ontario Heritage Act. The information will be used for the purposes of administering the Heritage Permit Application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. If you have any questions about this collection of personal information, please contact the Manager of Corporate Records, Legislated Services Division, City of Kitchener (519-741-2769).

170 DAVID DUPLEX CONVERSION

170 DAVID STREET
KITCHENER, ON N2G 1Y4

GENERAL

1. DESIGN & CONSTRUCTION OF ALL WORK ON THIS PROJECT SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING:
   - NATIONAL BUILDING CODE
   - ONTARIO BUILDING CODE
   - LOCAL REGULATIONS
   - OHSA REGULATIONS
2. THE STRUCTURAL ENGINEERING REVIEW BY WADDELL ENGINEERING LTD (WEL) IS FOR THE STRUCTURAL ITEMS NOTED ON THE STAMPED DRAWINGS FOR WHICH THERE ARE NO ONTARIO BUILDING CODE (OBC) PART 9 PROVISIONS.
3. THE SEALED DRAWINGS ARE ONLY FOR USE BY THE PARTY WITH WHOM WEL HAS ENTERED INTO A CONTRACT (THE CLIENT) AND ARE NOT TO BE USED BY OTHERS.
4. WEL'S REVIEW IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AT THE TIME OF OUR REVIEW. WEL IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS FROM THIS INFORMATION. IT IS THE CLIENT'S RESPONSIBILITY TO INFORM US OF ANY CHANGES, ADDITIONS OR CORRECTIONS REQUIRED ON OUR DRAWINGS.
5. THIS SPECIFICATION SHEET IS TO SUPPLEMENT THE STAMPED DRAWINGS AND OBC PART 9 REQUIREMENTS. PLEASE CONTACT THE LOCAL BUILDING DEPARTMENT OR WEL, IF FURTHER CLARIFICATION IS REQUIRED.
6. WEL ASSUMES THAT ALL REQUIRED INSPECTIONS WILL BE DONE BY THE LOCAL BUILDING DEPARTMENT. IF WEL IS REQUIRED TO PERFORM AN INSPECTION, CALL (519) 267-6789. ALLOW 48 HOURS NOTICE FOR ALL INSPECTIONS.
7. NO CHANGES SHALL BE MADE TO THE STAMPED DRAWINGS WITHOUT NOTIFYING WEL PRIOR TO MAKING THOSE CHANGES.
8. THE CLIENT SHALL CHECK AND VERIFY ALL SITE CONDITIONS AND MEASUREMENTS, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

DESIGN LOADS

1. DESIGN LOADS UNFACTORED UNLESS NOTED OTHERWISE.

ROOF DESIGN LOADS
DEAD LOAD = 0.29 kPa (6 psf) (ROOF RAFTERS / JOISTS OR TRUSS TOP CHORDS)
SNOW LOAD = Cb x Ss + 0.4 kPa; NOT LESS THAN 1 kPa (20.9 psf), AS PER OBC 9.4.2.2.
Cb = 0.55 kPa FOR ROOF WIDTH > 4.3m
Cb = 0.45 kPa FOR ROOF WIDTH <= 4.3m
Ss = 1-IN-50 GROUND SNOW LOAD in kPa

CEILING DESIGN LOADS
ATTIC OR ROOF SPACE WITH LIMITED ACCESSIBILITY
(CEILING JOISTS/TRUSS BOTTOM CHORDS), AS PER OBC 9.4.2.4.(1)
TOTAL SPECIFIED LOAD = 0.35 kPa (7.3 psf)

ACCESSIBLE ATTIC = SEE FLOOR LOADING BELOW.

FLOOR DESIGN LOADS
DEAD LOAD = 0.57 kPa (12 psf)
LIVE LOAD = 1.92 kPa (40 psf) (TYP. U.N.O.)
BEDROOMS = 1.44 kPa (30 psf)

ACCESSIBLE EXTERIOR PLATFORMS, AS PER OBC 9.4.2.3.:
LIVE LOAD = GREATER OF 1.92 kPa (40 psf) OR SNOW LOAD

GUARD LOADS: AS PER OBC 2012 4.1.5.14.(1).

ENERGY EFFICIENCY DESIGN

1. ENERGY EFFICIENCY DESIGN BASED ON THE FOLLOWING;
   A. COMPLIANCE PACKAGE ZONE 1 FROM TABLE 3.1.1.11. OF SB-12
   B. (CITY????) - XXXX HDD
2. MINIMUM R-VALUES (MIN) / U-VALUES (MAX)
   A. CEILING WITH ATTIC SPACE - R-60
   B. CEILING WITHOUT ATTIC SPACE - R-31
   C. EXPOSED FLOOR - R-31
   D. WALLS ABOVE GRADE - R19 + R5ci
   E. HEATED SLAB ≤ 24" BELOW GRADE - R-10
   F. EDGE OF SLAB ≤ 24" BELOW GRADE - R-10
   G. WINDOWS / SLIDING GLASS DOORS - 0.32 Btu/(h·ft²·F)
   H. SKYLIGHTS - 0.49 Btu/(h·ft²·F)
3. FENESTRATION CALCULATIONS
   A. GROSS WALL AREA - XXXX ft²
   B. GROSS GLAZING AREA - XXX ft² (XX%)

MATERIALS

1. MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS U.N.O. ON THE STAMPED DRAWINGS:

CONCRETE	- OBC 9.3.1.
REINFORCING STEEL	- CSA G30
LUMBER & WOOD PRODUCTS	- OBC 9.23.
STEEL BEAMS	- OBC 9.23.4.3.
STEEL COLUMNS	- OBC 9.17.
ANCHOR BOLTS, STEEL PLATES & ROLLED SECTIONS	- CAN/CSA-G40.21
STEEL HSS & W-BEAMS	- CAN/CSA-G40.21M-350W
ALL OTHER STEEL	- CAN/CSA-G40.21M-300W
STRUCTURAL BOLTS	- ASTM A325

FOOTINGS AND FOUNDATIONS

1. ALL FOOTINGS AND FOUNDATIONS SHALL CONFORM TO OBC 9.15. UNLESS NOTED OTHERWISE (U.N.O.) ON THE STAMPED DRAWINGS.
2. FOOTINGS TO BEAR ON SOUND SUB-GRADE SUITABLE FOR 75 kPa (1,500 psf) ALLOWABLE SOIL BEARING CAPACITY. THE CLIENT IS TO INFORM WEL IF THE REQUIRED BEARING CAPACITY CANNOT BE ACHIEVED.
3. FOUNDATION WALLS SUPPORTING DRAINED EARTH HAVE BEEN DESIGNED FOR THE LOADS PROVIDED IN 9.4.4.5.(1)(a). ENSURE PROVISIONS ARE MADE FOR APPROPRIATE DRAINAGE OF GROUNDWATER.
4. ENSURE ALL FOUNDATION WALLS ARE LATERALLY SUPPORTED PRIOR TO BACKFILLING.
5. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF CAN/CSA-G30. REINFORCING BARS SHALL BE DEFORMED HI-BOND HARD GRADE WITH MINIMUM YIELD STRENGTH OF Fy = 400MPa.

WOOD-FRAME CONSTRUCTION

1. ALL WOOD-FRAME CONSTRUCTION SHALL CONFORM TO OBC 9.23. U.N.O. ON THE STAMPED DRAWINGS.
2. ALL STRUCTURAL COMPOSITE LUMBER (SCL) SHALL BE 2.0E WITH Fb=2950 OR BETTER. FASTEN MULTI-PLY SCL BEAMS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 3" MIN. BEARING LENGTH AT ENDS, U.N.O..
3. ALL PRE-ENGINEERED SYSTEMS (I.E. ROOF TRUSSES, FLOOR JOISTS, ETC.) ARE TO BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OF ONTARIO. PROVIDE LAYOUTS AND STAMPED DRAWINGS TO WEL AND THE LOCAL BUILDING DIVISION.
4. ENSURE THE EXTERIOR WALLS ARE BRACED AS PER OBC 9.23.10.2. TO PROVIDE LATERAL SUPPORT FOR THE BUILDING.
5. PROVIDE SUFFICIENT LATERAL SUPPORT FOR THE TOP OF ALL DROPPED BEAMS AND LINTELS TO PREVENT LATERAL TORSIONAL BUCKLING
   A. AN EXAMPLE OF SUFFICIENT LATERAL SUPPORT IS (2) 3 1/4" NAILS PER JOIST FOR LEDGER STRIP TO WOOD BEAM CONNECTION (AS PER OBC TABLE 9.23.3.4.).
6. ALL WOOD COLUMNS SHALL CONFORM TO OBC 9.17. U.N.O. PROVIDE A BUILT-UP WOOD STUD COLUMN EQUAL TO THE WIDTH OF BEAM/GIRDER TRUSS UNDER ALL BEAM/GIRDER TRUSSES MIN. U.N.O. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES, TYPICAL (TYP.).
7. ALL LINTELS TO HAVE 1 JACK STUD, 1 KING STUD AT ENDS U.N.O.
8. ALL WOOD SHALL BE NO .2 SPRUCE OR BETTER.
9. ALL GUARDS SHALL CONFORM TO OBC 9.8.8. AND SUPPLEMENTARY STANDARD SB-7 U.N.O.

ROOF AND CEILING FRAMING

1. ALL ROOF AND CEILING FRAMING SHALL CONFORM TO OBC 9.23.13. U.N.O. ON THE STAMPED DRAWINGS.
2. ALL ROOF RAFTERS/JOISTS AND CEILING JOISTS SHALL CONFORM TO THE SPANS SHOWN IN OBC PART 9 TABLES A-3 TO A-7.
3. WHERE REQUIRED, PROVIDE INTERMEDIATE SUPPORT FOR ROOF RAFTERS/JOISTS AS PER OBC 9.23.13.7.
   A. WEL ASSUMES THAT COLLAR TIES WILL BE USED TO PROVIDE INTERMEDIATE SUPPORT INSTEAD OF STRUTS OR DWARF WALLS U.N.O. (I.E. ALL ROOF RAFTERS/JOISTS BEAR ON EXTERIOR WALLS ONLY AND INTERIOR WALLS SUPPORT CEILING JOISTS ONLY U.N.O.).
4. WHERE THE RIDGE IS UNSUPPORTED, ROOF RAFTERS/JOISTS ARE TO BE TIED TO THE CEILING JOISTS (OR SOLID BLOCKING AT 3'-11" o.c. MAX.) AT THEIR BASE AND NAILED AS PER OBC TABLE 9.23.13.8. TO PREVENT OUTWARD MOVEMENT.
5. OVER-FRAMED AREAS ARE TO BE SUPPORTED ON LOWER ROOF RAFTERS/JOISTS BY 2x4 STRUTS @ 24" EACH WAY MIN., TYPICAL U.N.O..
6. WOOD ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH OBC 9.23.13.11., OR PART 4 IF THEIR SPAN EXCEEDS 40'-0" (AS PER OBC 9.23.1.1).
   A. IF THE TRUSSES ARE DESIGNED IN ACCORDANCE WITH OBC PART 4, THE DESIGN OF UPLIFT ANCHORS SHALL BE PROVIDED BY THE TRUSS SUPPLIER ALONG WITH LAYOUTS AND STAMPED DRAWINGS.

STRUCTURAL STEEL

1. ALL WELDING SHALL BE PERFORMED BY A CANADIAN WELDING BUREAU CERTIFIED WELDER AND CONFORM TO CSA STANDARD W59.
2. PROVIDE SUFFICIENT LATERAL SUPPORT FOR STEEL BEAMS TO PREVENT LATERAL TORSIONAL BUCKLING. SUFFICIENT LATERAL SUPPORT EXAMPLES:
   A. DROPPED STEEL BEAM - AS PROVIDED IN OBC 9.23.4.3.(3) OR 2x6 TOP PLATE w/ 13mm (1/2") dia. THRU BOLTS c/w NUTS & WASHERS OR HILTI X-U FASTENERS @ 600mm (24") o.c., STAGGERED INTO THE TOP FLANGE & (2) 3-1/4" TOE-NAILS FROM EACH FRAMING MEMBER INTO THE TOP PLATE.
   B. FLUSH STEEL BEAM - SOLID BLOCKING (2x LUMBER AND PLYWOOD) BOLTED TO THE BEAM WEB WITH 13mm (1/2") dia. THRU BOLTS @ 600mm (24") o.c. (MAX, MATCH JOIST SPACING), STAGGERED TOP AND BOTTOM AND APPROVED FACE MOUNT HANGERS FOR THE FRAMING MEMBER TO BLOCKING CONNECTION.
3. WHERE A STEEL PLATE SUPPORTING MASONRY VENEER IS SPECIFIED, WELD 1/2" STEEL PLATE TO THE TOP OR BOTTOM FLANGE OF THE BEAM WITH (2) ROWS OF 50mm (2") LONG FILLET WELDS @ 300mm (12") o.c. MIN., STAGGERED.
4. ALL STEEL COLUMNS ARE TO BE LATERALLY SUPPORTED TOP & BOTTOM [I.E. BY CONCRETE SLAB ON GRADE, (2) 13mm (1/2") dia. BOLTS OR 50mm (2") OF 6.4mm (1/4") FILLET WELD MINIMUM]. CONTINUE ALL COLUMNS DOWN TO FOUNDATION OR FULL BEARING ON BEAMS, BLOCK SOLID IN JOIST SPACES. (TYP. U.N.O.).
5. ALL STRUCTURAL STEEL TO BE FINISHED AS APPROVED BY GENERAL CONTRACTOR.

EXTERIOR CLADDING

1. VERTICAL OR HORIZONTAL SIDING SHALL BE PREFINISHED ALUMINUM, VINYL, COMPOSITE, OR OTHER MATERIAL (AS SELECTED BY OWNER) THAT WILL PROVIDE LONG LASTING DURABILITY. ALL SIDINGS SHALL BE INSTALLED WITH ALL TRIMS, FLASHINGS AND TERMINATIONS AS RECOMMENDED BY THE MANUFACTURER. ENSURE A WEATHER TIGHT FINISH.
2. PROVIDE AN AIR BARRIER MEMBRANE FASTENED TO THE EXTERIOR WALL SHEATHING PRIOR TO THE APPLICATION OF THE EXTERIOR CLADDING. APPROVED PRODUCTS: TYVEK, HOUSE WRAP OR ZIP SHEATHING WITH JOINTS TAPED, OR OTHER PRODUCTS AS APPROVED. TAPE AND SEAL ALL JOINTS. ENSURE CONNECTIONS TO WINDOWS, DOORS AND OTHER PENETRATIONS ARE SEALED AND ADEQUATE.

WINDOWS & DOORS

1. ALL NEW WINDOWS SHALL HAVE A MINIMUM U-VALUE AS PER ENERGY EFFICIENCY DESIGN NOTES.
2. PROVIDE NEW WINDOWS OF THE HIGHEST POSSIBLE QUALITY AND WITH A MINIMUM 10 YEAR WARRANTY ON ALL PARTS INCLUDING GLAZING.
3. WINDOWS SHALL CONFORM TO THE CAN/CSA A440-M94 WINDOW STANDARD AND CARRY MINIMUM RATINGS OF A3, B3 AND C3. HIGHER WINDOW RATINGS ARE PREFERRED. PROVIDE WRITTEN MANUFACTURER TESTING DATA UPON REQUEST.
4. GLAZING MUST BE FROM AN IGMAC CERTIFIED MANUFACTURER AND CARRY A MINIMUM 10 YEAR WARRANTY.
5. PROVIDE WINDOW SILLS COMPLETE WITH DRIP EDGE TO DIRECT WATER AWAY FROM THE BUILDING FACE.
6. PROVIDE THE OWNER WITH CUT SAMPLES INDICATING ALL REQUIRED OPTIONS AND GIVE AMPLE TIME FOR OWNER TO MAKE APPROPRIATE SELECTIONS THAT WILL NOT DELAY THE CONSTRUCTION OF THE BUILDING.
7. ENSURE WINDOWS ARE ORDERED AND AVAILABLE ON SITE IN A TIMELY BASIS.
8. FOLLOW INSTALLATION RECOMMENDATIONS BY WINDOW/DOOR MANUFACTURER. COORDINATE ALL ROUGH STUD OPENING DIMENSIONS WITH MANUFACTURER.
9. INSTALL LOW EXPANSION FOAM INSULATION AROUND ALL WINDOW PERIMETERS. ENSURE CAVITY BETWEEN WINDOW FRAME AND RSO ARE COMPLETELY FILLED, BUT NOT TO EXCESS.
10. PROVIDE WEATHER-STRIPPING AND SELF CLOSING DEVICE ON DOOR FROM GARAGE INTO HOUSE.
11. EXTERIOR DOORS & WINDOWS WITHIN 6'-7" FROM GRADE LEVEL SHALL BE CONSTRUCTED TO RESIST FORCED ENTRY. DOORS SHALL HAVE A DEAD-BOLT LOCK.
12. SEALANTS:
    A. PROVIDE CLOSED CELL FOAM BACKER ROD AND CAULKING AROUND ALL WINDOW AND DOOR PERIMETERS AND WHERE SIDING BUTTS AGAINST MASONRY.
    B. ENSURE PROPER CAULKING JOINT WIDTH TO DEPTH RATIO OF 2:1 IS MAINTAINED.
    C. FOLLOW MANUFACTURERS RECOMMENDED METHODS FOR INSTALLATION OF CAULKING SEALANTS.
    D. USE ONLY HIGH QUALITY MATERIALS AS MANUFACTURED BY TREMCO OR EQUIVALENT. DO NOT USE MONO OR DAP.

ROOFING, EAVES AND SOFFITS

1. ENSURE ROOF AND ALL JUNCTURE POINTS WHERE THE NEW MEETS THE EXISTING ARE WATER TIGHT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE STRUCTURE IS WATER TIGHT AT ALL TIMES.
2. INSTALL 25 YEAR FIBREGLASS SHINGLES OVER ROOF SHEATHING. ROOFING, FLASHING & ACCESSORIES SHALL BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
3. PROVIDE PEEL AND STICK MEMBRANE PROTECTION OVER ENTIRE ROOF SURFACE FOR LOW SLOPE APPLICATION. IN REGULAR APPLICATION, PROVIDE A MINIMUM OF 60" WIDE PEEL AND STICK MEMBRANE PROTECTION UP FROM THE EDGE OF THE EAVES, THIS MEANS A MINIMUM OF 2 WIDTHS OF ROLL MEMBRANE.
4. PROVIDE GALVANIZED / PREFINISHED EAVES STARTER AT BOTTOM EDGE OF ROOF.
5. PROVIDE CONTINUOUS RIDGE AND SOFFIT VENTING OF ALL ROOFS. ENSURE FREE OPENING OF VENTS COMPLIES WITH OBC (1/300 OF INSULATED ROOF AREA, MINIMUM). INSTALL MOORE TYPE VENTING AT THE EAVES, BETWEEN EVERY RAFTER OR TRUSS SPACE.
6. WHERE THERE IS A VAULTED ROOF, PROVIDE 2"x3" OR 2"x4" WOOD FRAMING AS PURLINS OVER ROOF TRUSSES OR RAFTERS TO PROVIDE AIR MOVEMENT AROUND JOISTS. DO NOT FILL ENTIRE CAVITY WITH BATT INSULATION.
7. WHERE CEILING MEMBRANE IS FASTENED TO ROOF JOISTS, ENSURE EACH JOIST CAVITY IS VENTED AT BOTH THE RIDGE AND SOFFIT, OR PROVIDE 2"x2" CROSS FRAMING ON TOP OF ROOF JOISTS.
8. PROVIDE PREFINISHED BENT ALUMINUM FASCIA AND SOFFITS (IN COLOUR AS SELECTED BY OWNER) INCLUDING ALL APPROPRIATE AND REQUIRED TRIMS. SOFFITS SHALL HAVE CONTINUOUS AIR VENTS FOR ATTIC VENTILATION.
9. EAVESTROUGHING AND DOWNSPOUTS (IN COLOUR AS SELECTED BY OWNER) SHALL BE SEAMLESS PREFINISHED ALUMINUM AND INSTALLED TO PREVENT MOVEMENT AND DISLODGEMENT FROM ICE, WIND AND SNOW. ENSURE TROUGHS AND DOWNSPOUTS ARE 5" WIDTH.
10. ROOF LEADERS SHALL BE WALL MOUNTED AND DISCHARGE ONTO GRADE. PROVIDE A MINIMUM OF 48" DOWNSPOUT EXTENSION AT GRADE TERMINATING ONTO A PRE-CAST CONCRETE SPLASH PAD UNDER EACH RAIN WATER LEADER.

DRAINAGE

1. PROVIDE TROWEL OR ROLL APPLIED DAMPPROOFING ON EXTERIOR FOUNDATION WALLS (PER OBC 9.13.). BITUMAS SPRAY APPLIED WATERPROOFING IS NOT PREFERRED UNLESS IT CAN BE SHOWN TO PROVIDE A HIGH FILM THICKNESS.
2. PROVIDE RIGID DRAINAGE BOARD FROM GRADE TO WEEPING TILE, ENSURE SYSTEM IS ADEQUATELY FASTENED TO THE FOUNDATION AND TERMINATED WITH A TERMINATION BAR AT GRADE LEVEL. SUCH ACCEPTABLE SYSTEM IS PLATON.
3. CONNECT DRAINAGE TILE TO A PLASTIC SUMP BASIN AS LOCATED ON THE DRAWINGS, OR TO AN EXISTING SUMP PIT ELSEWHERE IN THE HOUSE. (PER OWNER PREFERENCE)
4. PROVIDE A SUBMERSIBLE PUMP THAT WILL DISCHARGE SUMP BASIN TO THE EXTERIOR OF THE HOUSE (AWAY FROM THE BUILDING). PROVIDE A PRE-CAST CONCRETE SPLASH PAD UNDER DISCHARGE PIPE.
5. PROVIDE ADEQUATE SLOPE AWAY FROM THE BUILDINGS FOUNDATION WALLS. IN THE ABSENCE OF AN APPROVED GRADING PLAN, SLOPE SHALL BE A MINIMUM OF 2%.

PROVIDE 4" PERIMETER WEEPING TILE c/w 6" CLEAR STONE COVER & GEO-TEXTILE FABRIC (PER OBC 9.14., WHERE APPLICABLE)**MECHANICAL**

1. THESE NOTES DO NOT APPLY TO HEATING OR COOLING SYSTEMS.
2. A VENTILATION, MECHANICAL HEATING (AND POSSIBLY COOLING) SYSTEM ARE REQUIRED. VENTILATION, HEATING AND COOLING SYSTEMS SHALL BE DESIGNED BY OTHERS.
3. PROVIDE EXHAUST FANS VENTED TO THE EXTERIOR IN ALL WASHROOMS AND KITCHENS.
4. IN LAUNDRY ROOMS, ENSURE DRYER IS VENTED TO THE EXTERIOR WALL. MINIMIZE LONG RUNS AND ELBOWS IN VENT LINES. EXCESSIVELY LONG RUNS WILL REQUIRE AN IN-LINE BOOSTER FAN.
5. DO NOT EXHAUST ANY EXHAUST FANS INTO THE ATTIC SPACE. ALL EXHAUST FANS SHALL EXTEND WITHIN THE FLOOR STRUCTURE OR BELOW THE STRUCTURE WITHIN A BULKHEAD TO THE EXTERIOR WALL.
6. TERMINATE ALL VENTS AND EXHAUST FANS WITH AN APPROVED VENT COVER THAT DOES NOT PERMIT VERMIN FROM ENTERING THE BUILDING.
7. WHERE NATURAL GAS FIREPLACE IS INSTALLED, TYPE 'B' GAS VENTS MUST BE INSTALLED WITH REQUIRED CLEARANCE FROM COMBUSTIBLE MATERIAL PER OBC.

PLUMBING

1. THIS SCOPE AND OUTLINE SPECIFICATIONS DO NOT INCLUDE FOR THE INSTALLATION OF A NEW POTABLE DRINKING SOURCE. CONNECTION SHALL BE MADE TO THE EXISTING SERVICE SERVING THE EXISTING BUILDING. IT IS ASSUMED THAT THE EXISTING SERVICE HAS SUFFICIENT CAPACITY TO PROVIDE ADEQUATE WATER VOLUME AND PRESSURE TO THE NEW BUILDING/ADDITION.
2. THIS SCOPE AND OUTLINE SPECIFICATION DO NOT INCLUDE FOR THE DESIGN NOR INSTALLATION OF A SEPTIC SYSTEM. WASTE WATER SHALL BE CONNECTED TO THE EXISTING SANITARY LINES THAT SERVE THIS BUILDING. PROVIDE ADEQUATE SLOPE TO ALL WASTE PIPING IN ACCORDANCE WITH THE OBC.
3. ALL FIXTURES USED SHALL BE NEW AND SHALL BEAR A CSA OR CAN/CSA, OR ULC RATING CONFIRMING THEY HAVE BEEN TESTED AND MEET MINIMUM STANDARDS. WHERE POSSIBLE FIXTURES SHALL BE ENERGY EFFICIENT AND REDUCE THE AMOUNT OF ENVIRONMENTAL WASTE.

ELECTRICAL

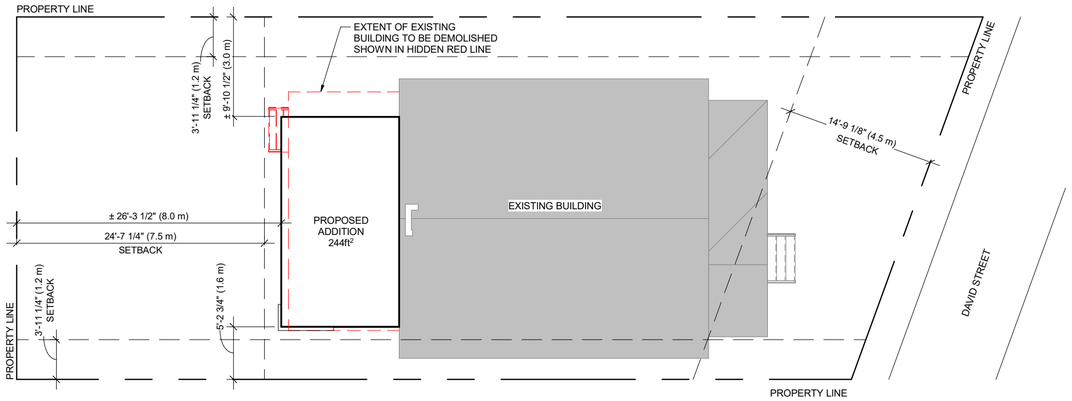
1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CANADIAN ELECTRICAL CODE AND THE ELECTRICAL SAFETY AUTHORITY.
2. CONTRACTOR SHALL APPLY FOR AND OBTAIN AN ELECTRICAL PERMIT FROM THE ELECTRICAL SAFETY AUTHORITY.
3. PROVIDE SMOKE ALARMS AND CARBON MONOXIDE DETECTORS ON EACH FLOOR AND INTERCONNECT ALARMS AS PER 9.10.19.
4. ALL ROOMS SHALL HAVE CEILING MOUNTED LIGHTS CONTROLLED WITH AT LEAST ONE SWITCH.
5. MINIMUM (1) EXTERIOR LIGHT CONTROLLED BY AN INTERIOR SWITCH SHALL BE PROVIDED AT EVERY ENTRANCE.
6. ALL STAIRS SHALL BE LIGHTED AND CONTROLLED BY A THREE-WAY SWITCH AT THE TOP AND BOTTOM OF THE STAIRS.
7. THE ELECTRICAL CONTRACTOR SHALL WORK WITH THE OWNER IN SELECTING THE APPROPRIATE LOCATION FOR LIGHT FIXTURES AND SWITCHES.
8. PROVIDE OWNER WITH FINAL CERTIFICATE OF APPROVAL FROM THE ELECTRICAL SAFETY AUTHORITY AT THE COMPLETION OF THE FINAL ELECTRICAL INSPECTION.

FINISHING NOTES

1. DRYWALL SHALL BE 1/2" THICK (UNLESS OTHERWISE NOTED) WITH JOINTS TAPED AND FILLED. SAND SMOOTH AND PROVIDE PRIME COAT OF PAINT. PROVIDE MINIMUM 'LEVEL 4' FINISH, WITH A 'LEVEL 5' FINISH PREFERRED.
2. THE OWNER SHALL BE RESPONSIBLY FOR SELECTING FINISH MATERIALS AND COLOURS FOR WALLS, FLOORS, CEILINGS, MILLWORK, ETC.
3. ALL FINISH MATERIALS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS PRINTED METHODS FOR INSTALLATION. IN NO CIRCUMSTANCES SHALL THE INSTALLATION DEVIATE UNLESS SPECIFICALLY APPROVED BY THE MANUFACTURER WHO SHALL PROVIDE WRITTEN ACCEPTANCE OF THE METHODS FOR INSTALLATION.
4. CERAMIC TILE IN AREAS OF WATER SUBMERSION (ACTUAL OR PROBABLE) SUCH AS SHOWERS, LAUNDRY ROOM FLOORS, ETC. SHALL HAVE A WATERPROOFING MEMBRANE INSTALLED UNDER THE TILES. MEMBRANE SHALL BE A SYSTEM AS PROVIDED BY A SINGLE MANUFACTURER. FOLLOW THE MANUFACTURERS SPECIFIC INSTALLATION INSTRUCTIONS. SUCH ACCEPTABLE SYSTEMS INCLUDE: SCHLUTER, BLUE SEAL.
5. WHERE THERE IS AN ATTACHED GARAGE, PROVIDE SMOKE TIGHT SEAL BETWEEN WALLS OF THE LIVING AREA AND THE GARAGE. INSTALL DOOR WITH A SELF CLOSING DEVICE AND WEATHERSTRIPPING AS PER O.B.C. SECTION 9.10.13.15.
6. PROVIDE A ROOF ATTIC HATCH ACCESS IN EACH ROOF AREA (22"x36" MIN.). ENSURE ROOF ACCESS HATCH IS INSULATED AND WEATHER SEALED.
7. PROVIDE SOLID WOOD BLOCKING AT TUBS, SHOWERS, AND TOILETS FOR THE FUTURE INSTALLATION OF GRAB BAR.

STAIRS

1. STAIRS ARE TO BE FINISHED AS PER OWNER.
2. STAIRS ARE TO CONFORM TO OBC PART 9 & SB-7, SEE BELOW.
   - MAXIMUM RISE - 7-7/8"
   - MINIMUM RUN - 10"
   - MAX. NOSING - 1"
   - MINIMUM WIDTH - 2'-10"
   - MIN. HEADROOM - 6'-5"
   - RAIL @ STAIR - 3'-0"
3. GUARDS REQUIRED ON EXTERIOR BALCONIES AND PORCHES IF OVER 2'-0" ABOVE FINISHED GRADE MUST BE A MINIMUM HEIGHT OF 3'-6".
4. GUARDS SHALL HAVE NO OPENING GREATER THAN 4", AND NO MEMBER BETWEEN 4" & 2'-11" THAT WILL FACILITATE CLIMBING.



SITE PLAN

3/32" = 1'-0"

SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS (RESIDENTIAL - T9.10.15.4.):

WALL	EBF AREA (m²)	LIMITING DIST. (m)	L/H or H/L	PERMITTED MAX.% of OPENINGS	PROPOSED % of OPENINGS	F.R.R. (HOURS)	LISTED DESIGN or DESC.	N.C. CLAD?	N.C. CONST?
NORTH	76.3	3	N/A	15.4%	8.7%	0	N/A	NO	NO
SOUTH	76.3	1.6	N/A	8.3%	6.3%	0	N/A	NO	NO
EAST	N/A	N/A	N/A	N/A	N/A	0	N/A	NO	NO
WEST	58.3	8	N/A	92.7%	10.1%	0	N/A	NO	NO

SPATIAL SEPARATION

12" = 1'-0"

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REV	BY	DATE	DESCRIPTION
1	AG	2022-06-23	ISSUED FOR PERMIT
0	AG	2022-05-16	ISSUED FOR REVIEW

STAMP:

LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
October 07 2022
PROVINCE OF ONTARIO

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W TRUE E
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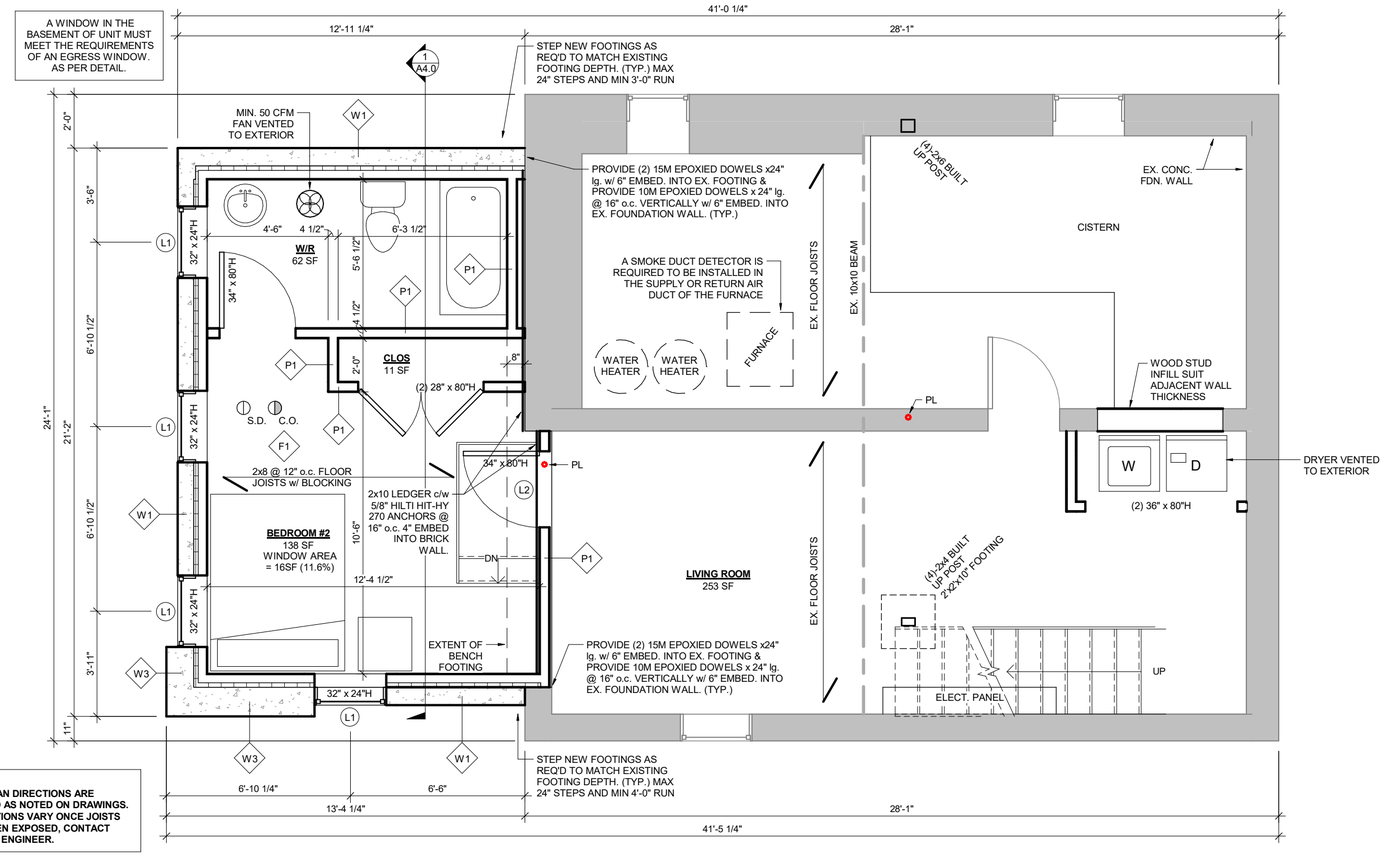
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PROJECT:
DUPLEX CONVERSION
170 DAVID ST. N2G1Y4 KITCHENER, ON

CLIENT:
NEO DEVELOPMENTS

DRAWING TITLE:
SITE PLAN & NOTES

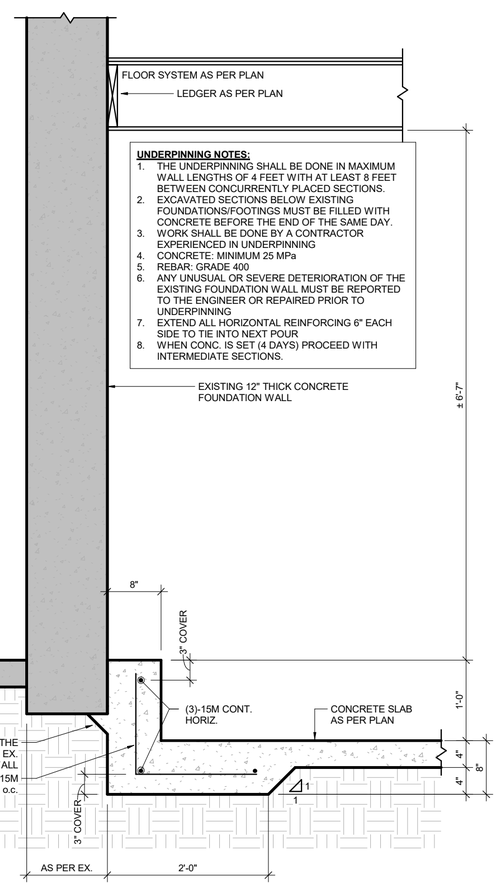
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DESIGN BY: AG
SCALE: AS NOTED
PROJECT NO: 22-03
DATE: 2022-03-19
SHEET NO: A1.0



NOTE:
JOIST SPAN DIRECTIONS ARE ASSUMED AS NOTED ON DRAWINGS. IF CONDITIONS VARY ONCE JOISTS HAVE BEEN EXPOSED, CONTACT PROJECT ENGINEER.

BASEMENT FLOOR PLAN

1/4" = 1'-0"



1 A2.0 **SECTION**
FOUNDATION UNDERPINNING 3/4" = 1'-0"

LINTEL SCHEDULE

MARK	SIZE	BEARING
L1	(2)-2x8	(1) JACK + (1) KING
L2	(2)-2x8 w/ BRICK LINTEL TBC WITH EXISTING WALL CONDITIONS	(1) JACK + (1) KING
L3	(2)-2x10 w/ BRICK LINTEL TBC WITH EXISTING WALL CONDITIONS	(1) JACK + (1) KING

FLOOR PLAN NOTES

1. EXISTING BUILDING SHOWN w/ SOLID HATCH. EXISTING BUILDING TO REMAIN AS-IS EXCEPT AS NOTED OTHERWISE (TYP.)
2. INTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FINISHED WALL SYSTEM.
3. EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FOUNDATION (U.N.O.)
4. NEW INTERIOR NON-LOAD BEARING PARTITIONS 2x4 @ 16" o.c. w/ 1/2" DRYWALL EACH SIDE. (TYP. U.N.O.)
5. 36"x 22" ATTIC HATCH (BETWEEN TRUSSES) w/ WEATHER STRIPPING AND RIGID INSULATION (R20).
6. GC/OWNER TO REVIEW AND APPROVE WINDOW AND DOOR SIZES. FRAMER TO COORDINATE RSO w/ MANUFACTURER.
7. KITCHEN LAYOUT IS REPRESENTATIVE, OWNER TO COORDINATE w/ KITCHEN DESIGNER.
8. TRUSS LAYOUT SHOWN IS ASSUMED AND TO BE CONFIRMED ON PRE-ENG. TRUSS DRAWINGS, CONTACT WEL FOR REVIEW OF ALL FRAMING CHANGES AS SUPPORTING FRAMING SHOWN ON THIS DRAWING IS SUBJECT TO CHANGE BASED ON THE TRUSS DRAWINGS. GIRDER TRUSS LOCATIONS IDENTIFIED (AS ASSUMED) ON PLANS w/ G.T., PROVIDE POSTS IN WALLS BELOW GIRDER TRUSS (FULL BEARING).
9. PROVIDE STUD POSTS IN WALL TO SUIT WIDTH OF BEAM ABOVE (TYP. U.N.O.)
10. PROVIDE SQUASH BLOCKING BENEATH ALL POINT LOADS. (TYP.)
11. TELEPOST RATINGS SPECIFIED ARE FACTORED (TYP. U.N.O.)
12. THE MAXIMUM TEMPERATURE OF HOT WATER SUPPLIED BY FITTINGS TO NEW PLUMBING FIXTURES (OTHER THAN A DISHWASHER AND CLOTHES WASHER) SHALL NOT EXCEED 49°C AS PER OBC DIV. B 7.6.5.1.
13. SHUT OFF VALVES SHALL BE INSTALLED AS NECESSARY TO ENSURE THAT WHEN THE SUPPLY TO ONE SUITE IS SHUT OFF THE SUPPLY TO THE REMAINDER OF THE BUILDING IS NOT INTERRUPTED AS PER OBC DIV. B 7.6.1.6. REVIEW WITH BUILDING INSPECTOR ON SITE.
14. EXISTING INSULATION R-VALUES TO BE MET OR EXCEEDED
15. MINIMUM 6'-5" CEILING HEIGHT. INCLUDING UNDER BEAMS & DUCTS.
16. SEE THE ATTACHED BUILDIMG CODE REVIEW FOR ADDITIONAL INFORMATION.
17. FOR FINISHED BASEMENTS, BOTH SUPPLY AND RETURN AIR DUCTS ARE RECOMMENED TO BE DROPPED TO THE FLOOR LEVEL
18. PLEASE CONTACT THE ELECTRICAL SAFETY AUTHORITY FOR AN ELECTRICAL PERMIT AT 1-877-ESA-SAFE (1-877-372-7233)
19. THE ONTARIO BUILDING CODE REQUIRES THAT A SMOKE ALARM BE INSTALLED ON EACH FLOOR LEBEL AND WITHIN EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT IN ADDITION TO THE TEMPORAL PATTERN IN CONFORMANCE WITH 18.5.3. OF "LIGHT, COLOUR AND PULSE CHARACTERISTICS" OF NFPA 72.
20. A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS
21. ENSURE CONTINUITY OF FIRE SEPARATION TO UNDERSIDE OF ROOF DECK INCLUDING CONCEALED SPACES BEHIND TUBS, BULKHEADS, SHAFTS, DUCTS, STAIRS, AND PERPENDICULAR WALLS.

ASSEMBLY SCHEDULE

R1 TYPICAL ROOF CONSTRUCTION:
- EPDM MEMBRANE
- SLOPED INSULATION TO DRAINS
- 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
- ROOF FRAMING AS PER PLANS w/ SPRAY FOAM INSULATION (R31 MIN.)
- 5/8" DRYWALL CEILING

F1 SLAB ON GRADE CONSTRUCTION:
- FLOOR FINISH (BY OWNER)
- 4" CONCRETE FLOOR SLAB
- 6 mil POLY VAPOUR BARRIER
- 6" COMPACTED GRANULAR 'A' FILL

F2 WOOD FRAMED FLOOR CONSTRUCTION:
- FLOOR FINISH (PER OWNER)
- 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
- FLOOR FRAMING AS PER PLANS c/w SOLID BLOCKING @ 6'-0" o.c. (MAX.) & AT ALL LAPPED JOISTS BEARING
- 1/2" DRYWALL CEILING

NOTE:
ALL WALLS NOT TAGGED TO BE DRYWALL PARTITIONS. STUD'S @ 16" o.c. @ SIZE PER PLAN DIMENSIONS.

W1 FOUNDATION WALL CONSTRUCTION:
- 8" CONCRETE FOUNDATION WALL c/w (2) 10M CONT. @ TOP OF WALL
- 6" x 20" CONCRETE FOOTING c/w (2) 10M CONT.

BASEMENT FURRING CONSTRUCTION:
- 2" RIGID INSULATION OR SPRAY FOAM INSULATION (R10ci MIN.)
- 2x4 WOOD STUDS @ 16" o.c. w/ ROCKWOOL BATT INSULATION (R12 MIN.)
- 1/2" DRYWALL

**DRYWALL REQ'D FOR FIRE PROTECTION OF SPRAY FOAM INSULATION

W2 EXTERIOR WALL CONSTRUCTION:
- PREFIN. VINYL CLADDING
- 1x4 STRAPPING @ 24" o.c.
- 1" RIGID INSULATION (R-5)
- TYPAR AIR BARRIER, JOINTS TAPED
- 1/2" PLYWOOD
- 2x6 WOOD STUDS @ 24" o.c. w/ SOLID BLOCKING @ 48" o.c. w/ ROCKWOOL BATT INSULATION (R22 MIN.)
- 6mil POLY VAPOUR BARRIER
- INT'R LINER (PER OWNER)

W3 FOUNDATION WALL CONSTRUCTION:
- 13" CONCRETE FOUNDATION WALL c/w (2) 10M CONT. @ TOP OF WALL
- 6" x 20" CONCRETE FOOTING c/w (2) 10M CONT.

BASEMENT FURRING CONSTRUCTION:
- 2" RIGID INSULATION OR SPRAY FOAM INSULATION (R10ci MIN.)
- 2x4 WOOD STUDS @ 16" o.c. w/ ROCKWOOL BATT INSULATION (R12 MIN.)
- 1/2" DRYWALL

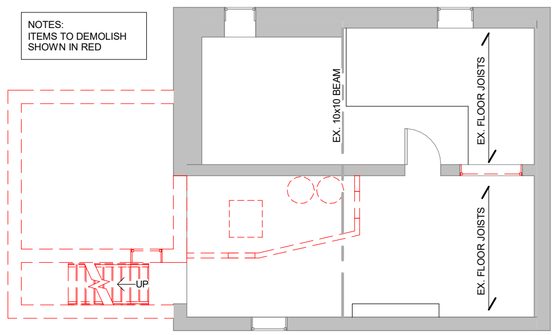
**DRYWALL REQ'D FOR FIRE PROTECTION OF SPRAY FOAM INSULATION

W4 EXTERIOR WALL CONSTRUCTION:
- RE-USED FACEBRICK FROM EXISTING
- 1" AIR SPACE
- 1" RIGID INSULATION (R-5)
- TYPAR AIR BARRIER, JOINTS TAPED
- 1/2" PLYWOOD
- 2x6 WOOD STUDS @ 24" o.c. w/ SOLID BLOCKING @ 48" o.c. w/ ROCKWOOL BATT INSULATION (R22 MIN.)
- 6mil POLY VAPOUR BARRIER
- INT'R LINER (PER OWNER)

P1 INTERIOR PARTITION:
- 1/2" DRYWALL
- 2x4 STUDS @ 16" o.c.
- 1/2" DRYWALL

P2 INTERIOR PARTITION:
- 1/2" DRYWALL
- 2x6 STUDS @ 16" o.c.
- 1/2" DRYWALL

NOTES:
ITEMS TO DEMOLISH SHOWN IN RED



EX. BASEMENT FLOOR PLAN

1/8" = 1'-0"

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REV/ BY	DATE	DESCRIPTION
1 AG	2022-06-23	ISSUED FOR PERMIT
0 AG	2022-05-16	ISSUED FOR REVIEW

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LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
October 07 2022
PROVINCE OF ONTARIO

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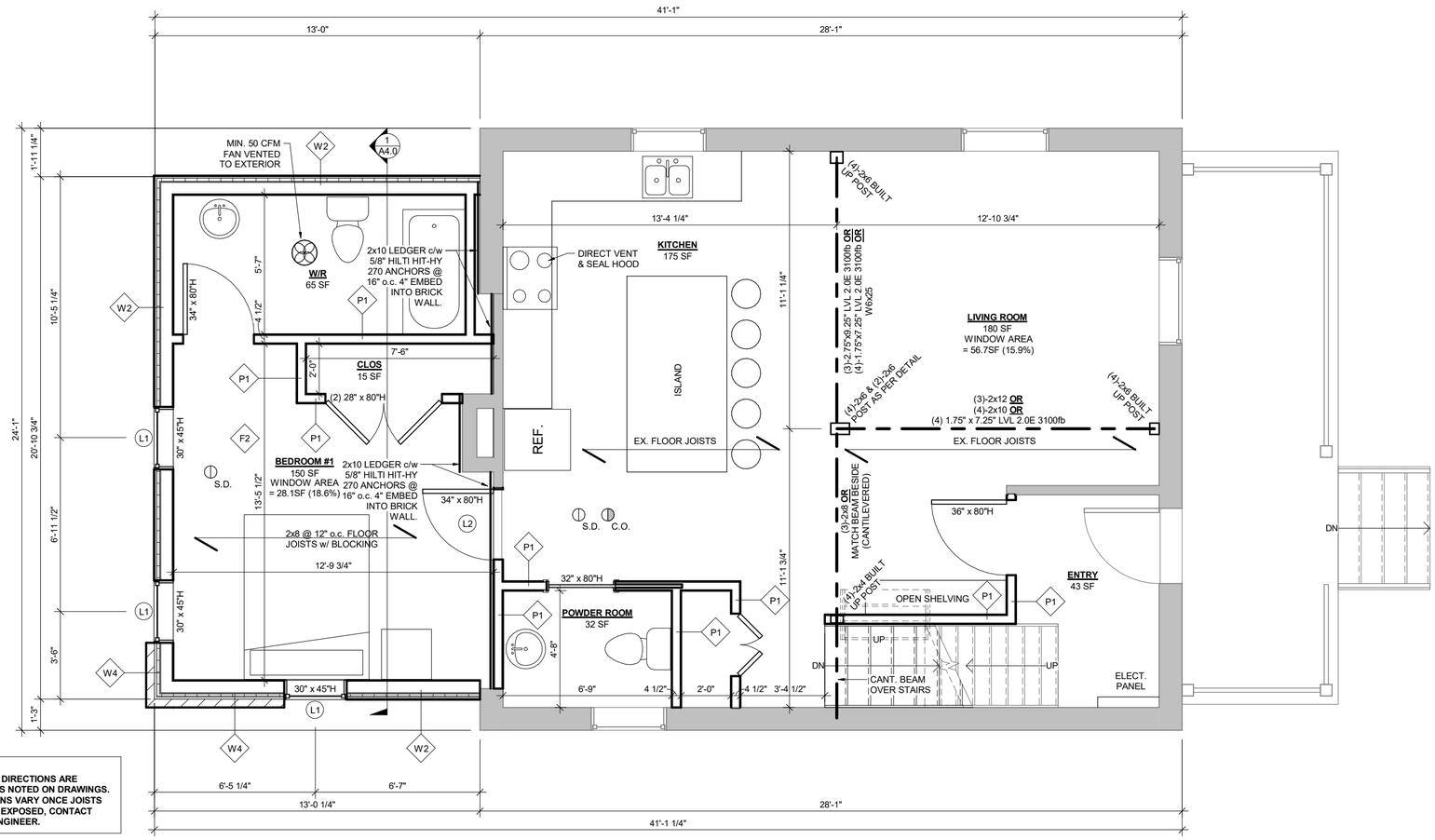
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Phone: 519-267-6789
Fax: 1-866-388-9659
www.waddelleng.com info@waddelleng.com

PROJECT:
DUPLEX CONVERSION
N2G1Y4
170 DAVID ST. KITCHENER, ON

CLIENT:
NEO DEVELOPMENTS

DRAWING TITLE:
BASEMENT FLOOR PLANS

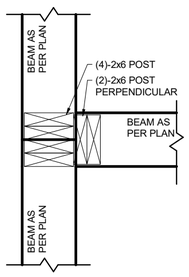
DRAWN BY: AG/ WR
DESIGN BY: AG
SCALE: AS NOTED
PROJECT NO: 22-03-104
DATE: 2022-03-19
SHEET NO: A2.0



NOTE:
JOIST SPAN DIRECTIONS ARE ASSUMED AS NOTED ON DRAWINGS. IF CONDITIONS VARY ONCE JOISTS HAVE BEEN EXPOSED, CONTACT PROJECT ENGINEER.

MAIN FLOOR PLAN

1/4" = 1'-0"

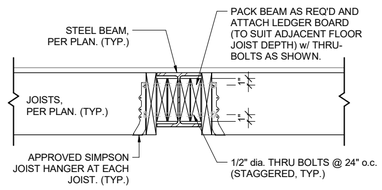


TOP

3 A2.1 SECTION

COLUMN TO BEAM

1" = 1'-0"



4 A2.1 SECTION

STEEL BEAM FLUSH

3/4" = 1'-0"

LINTEL SCHEDULE

MARK	SIZE	BEARING
L1	(2)-2x8	(1) JACK + (1) KING
L2	(2)-2x8 w/ BRICK LINTEL TBC WITH EXISTING WALL CONDITIONS	(1) JACK + (1) KING
L3	(2)-2x10 w/ BRICK LINTEL TBC WITH EXISTING WALL CONDITIONS	(1) JACK + (1) KING

FLOOR PLAN NOTES

1. EXISTING BUILDING SHOWN w/ SOLID HATCH. EXISTING BUILDING TO REMAIN AS-IS EXCEPT AS NOTED OTHERWISE (TYP.)
2. INTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FINISHED WALL SYSTEM.
3. EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FOUNDATION (U.N.O.)
4. NEW INTERIOR NON-LOAD BEARING PARTITIONS 2x4 @ 16" o.c. w/ 1/2" DRYWALL EACH SIDE. (TYP. U.N.O.)
5. 36"x 22" ATTIC HATCH (BETWEEN TRUSSES) w/ WEATHER STRIPPING AND RIGID INSULATION (R20).
6. GC/OWNER TO REVIEW AND APPROVE WINDOW AND DOOR SIZES. FRAMER TO COORDINATE RSO w/ MANUFACTURER.
7. KITCHEN LAYOUT IS REPRESENTATIVE, OWNER TO COORDINATE w/ KITCHEN DESIGNER.
8. TRUSS LAYOUT SHOWN IS ASSUMED AND TO BE CONFIRMED ON PRE-ENG. TRUSS DRAWINGS, CONTACT WEL FOR REVIEW OF ALL FRAMING CHANGES AS SUPPORTING FRAMING SHOWN ON THIS DRAWING IS SUBJECT TO CHANGE BASED ON THE TRUSS DRAWINGS. GIRDER TRUSS LOCATIONS IDENTIFIED (AS ASSUMED) ON PLANS w/ G.T., PROVIDE POSTS IN WALLS BELOW GIRDER TRUSS (FULL BEARING).
9. PROVIDE STUD POSTS IN WALL TO SUIT WIDTH OF BEAM ABOVE (TYP. U.N.O.)
10. PROVIDE SQUASH BLOCKING BENEATH ALL POINT LOADS. (TYP.)
11. TELEPOST RATINGS SPECIFIED ARE FACTORED (TYP. U.N.O.)
12. THE MAXIMUM TEMPERATURE OF HOT WATER SUPPLIED BY FITTINGS TO NEW PLUMBING FIXTURES (OTHER THAN A DISHWASHER AND CLOTHES WASHER) SHALL NOT EXCEED 49°C AS PER OBC DIV. B 7.6.5.1.
13. SHUT OFF VALVES SHALL BE INSTALLED AS NECESSARY TO ENSURE THAT WHEN THE SUPPLY TO ONE SUITE IS SHUT OFF THE SUPPLY TO THE REMAINDER OF THE BUILDING IS NOT INTERRUPTED AS PER OBC DIV. B 7.6.1.6. REVIEW WITH BUILDING INSPECTOR ON SITE.
14. EXISTING INSULATION R-VALUES TO BE MET OR EXCEEDED
15. MINIMUM 6'-5" CEILING HEIGHT. INCLUDING UNDER BEAMS & DUCTS.
16. SEE THE ATTACHED BUILDIMG CODE REVIEW FOR ADDITIONAL INFORMATION.
17. FOR FINISHED BASEMENTS, BOTH SUPPLY AND RETURN AIR DUCTS ARE RECOMMENED TO BE DROPPED TO THE FLOOR LEVEL
18. PLEASE CONTACT THE ELECTRICAL SAFETY AUTHORITY FOR AN ELECTRICAL PERMIT AT 1-877-ESA-SAFE (1-877-372-7233)
19. THE ONTARIO BUILDING CODE REQUIRES THAT A SMOKE ALARM BE INSTALLED ON EACH FLOOR LEBEL AND WITHIN EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT IN ADDITION TO THE TEMPORAL PATTERN IN CONFORMANCE WITH 18.5.3. OF "LIGHT, COLOUR AND PULSE CHARACTERISTICS" OF NFPA 72.
20. A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS
21. ENSURE CONTINUITY OF FIRE SEPARATION TO UNDERSIDE OF ROOF DECK INCLUDING CONCEALED SPACES BEHIND TUBS, BULKHEADS, SHAFTS, DUCTS, STAIRS, AND PERPENDICULAR WALLS.

ASSEMBLY SCHEDULE

R1 TYPICAL ROOF CONSTRUCTION:
- EPDM MEMBRANE
- SLOPED INSULATION TO DRAINS
- 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
- ROOF FRAMING AS PER PLANS w/ SPRAY FOAM INSULATION (R31 MIN.)
- 5/8" DRYWALL CEILING

F1 SLAB ON GRADE CONSTRUCTION:
- FLOOR FINISH (BY OWNER)
- 4" CONCRETE FLOOR SLAB
- 6 mil POLY VAPOUR BARRIER
- 6" COMPACTED GRANULAR 'A' FILL

F2 WOOD FRAMED FLOOR CONSTRUCTION:
- FLOOR FINISH (PER OWNER)
- 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
- FLOOR FRAMING AS PER PLANS c/w SOLID BLOCKING @ 6'-0" o.c. (MAX.) & AT ALL LAPPED JOISTS BEARING
- 1/2" DRYWALL CEILING

NOTE:
ALL WALLS NOT TAGGED TO BE DRYWALL PARTITIONS. STUD'S @ 16" o.c. @ SIZE PER PLAN DIMENSIONS.

W1 FOUNDATION WALL CONSTRUCTION:
- 8" CONCRETE FOUNDATION WALL c/w (2) 10M CONT. @ TOP OF WALL
- 6" x 20" CONCRETE FOOTING c/w (2) 10M CONT.

BASEMENT FURRING CONSTRUCTION:
- 2" RIGID INSULATION OR SPRAY FOAM INSULATION (R11oci MIN.)
- 2x4 WOOD STUDS @ 16" o.c. w/ ROCKWOOL BATT INSULATION (R12 MIN.)
- 1/2" DRYWALL

**DRYWALL REQ'D FOR FIRE PROTECTION OF SPRAY FOAM INSULATION

W2 EXTERIOR WALL CONSTRUCTION:
- PREFIN. VINYL CLADDING
- 1x4 STRAPPING @ 24" o.c.
- 1" RIGID INSULATION (R-5)
- TYPAR AIR BARRIER, JOINTS TAPED
- 1/2" PLYWOOD
- 2x6 WOOD STUDS @ 24" o.c. w/ SOLID BLOCKING @ 48" o.c. w/ ROCKWOOL BATT INSULATION (R22 MIN.)
- 6mil POLY VAPOUR BARRIER
- INT'R LINER (PER OWNER)

W3 FOUNDATION WALL CONSTRUCTION:
- 13" CONCRETE FOUNDATION WALL c/w (2) 10M CONT. @ TOP OF WALL
- 6" x 20" CONCRETE FOOTING c/w (2) 10M CONT.

BASEMENT FURRING CONSTRUCTION:
- 2" RIGID INSULATION OR SPRAY FOAM INSULATION (R10ci MIN.)
- 2x4 WOOD STUDS @ 16" o.c. w/ ROCKWOOL BATT INSULATION (R12 MIN.)
- 1/2" DRYWALL

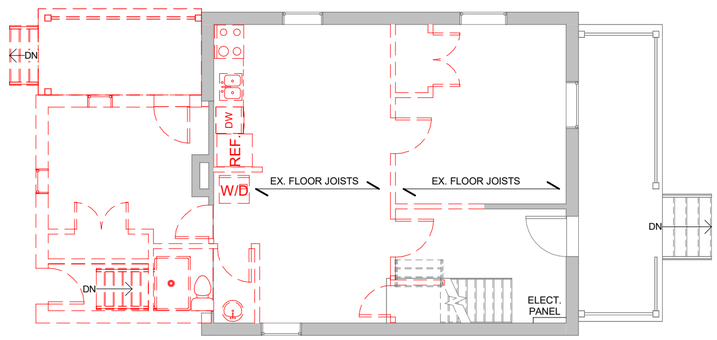
**DRYWALL REQ'D FOR FIRE PROTECTION OF SPRAY FOAM INSULATION

W4 EXTERIOR WALL CONSTRUCTION:
- RE-USED FACEBRICK FROM EXISTING
- 1" AIR SPACE
- 1" RIGID INSULATION (R-5)
- TYPAR AIR BARRIER, JOINTS TAPED
- 1/2" PLYWOOD
- 2x6 WOOD STUDS @ 24" o.c. w/ SOLID BLOCKING @ 48" o.c. w/ ROCKWOOL BATT INSULATION (R22 MIN.)
- 6mil POLY VAPOUR BARRIER
- INT'R LINER (PER OWNER)

P1 INTERIOR PARTITION:
- 1/2" DRYWALL
- 2x4 STUDS @ 16" o.c.
- 1/2" DRYWALL

P2 INTERIOR PARTITION:
- 1/2" DRYWALL
- 2x6 STUDS @ 16" o.c.
- 1/2" DRYWALL

NOTES:
ITEMS TO DEMOLISH SHOWN IN RED



EX. MAIN FLOOR PLAN

1/8" = 1'-0"

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REV	BY	DATE	DESCRIPTION
1	AG	2022-06-23	ISSUED FOR PERMIT
0	AG	2022-05-16	ISSUED FOR REVIEW

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LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
October 07 2022
PROVINCE OF ONTARIO

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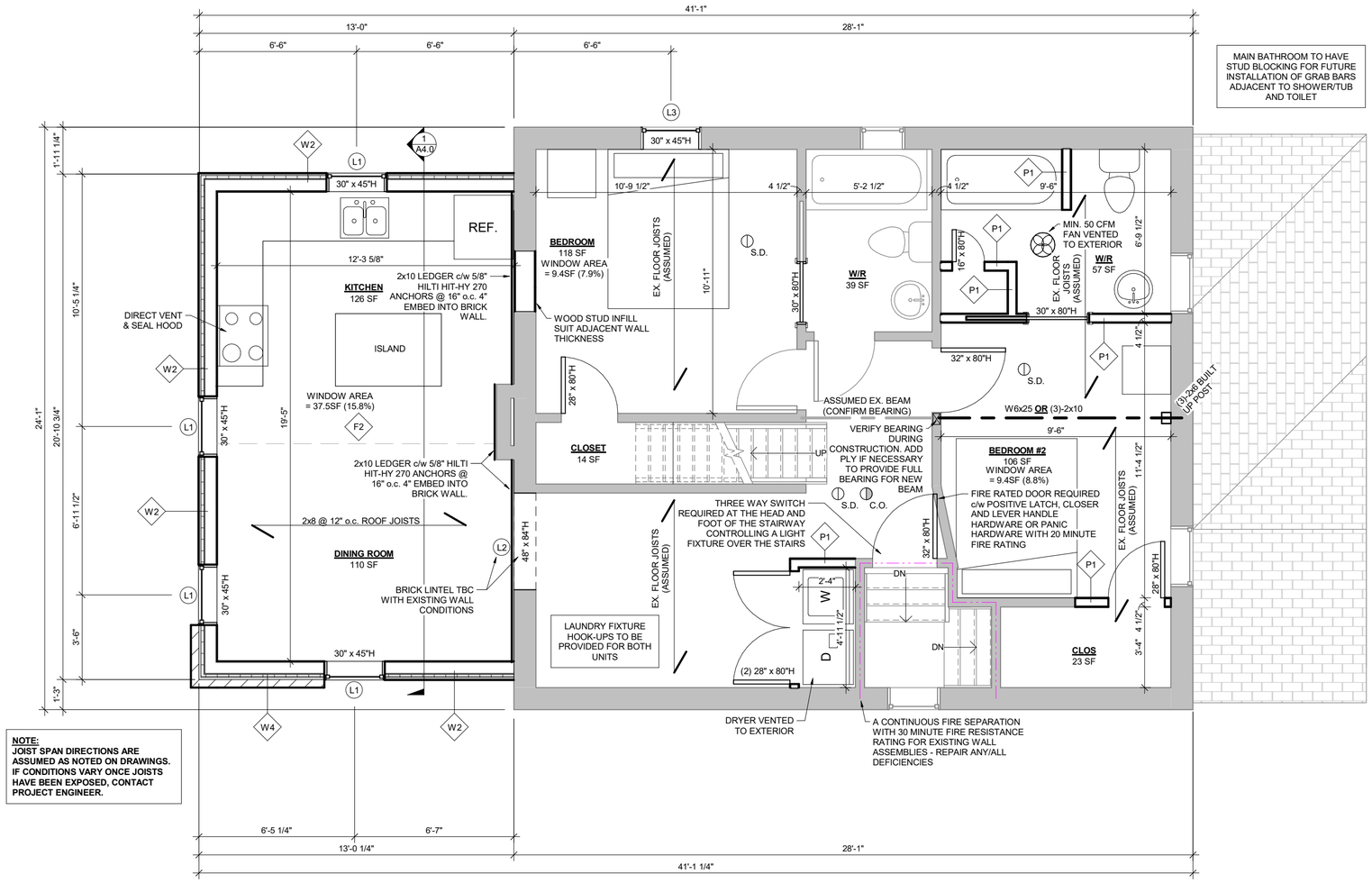
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CAMBRIDGE, ON N1R 7J8
Phone: 519-267-6789
Fax: 1-866-388-9659
www.waddelleng.com info@waddelleng.com

PROJECT:
DUPLEX CONVERSION
N2G1Y4
170 DAVID ST. KITCHENER, ON

CLIENT:
NEO DEVELOPMENTS

DRAWING TITLE:
MAIN FLOOR PLANS

DRAWN BY: AG/ WR	DATE: 2022-03-19
DESIGN BY: AG	SHEET NO:
SCALE: AS NOTED	A2.1
PROJECT NO: 22-03-104	



NOTE:
JOIST SPAN DIRECTIONS ARE ASSUMED AS NOTED ON DRAWINGS. IF CONDITIONS VARY ONCE JOISTS HAVE BEEN EXPOSED, CONTACT PROJECT ENGINEER.

SECOND FLOOR PLAN

1/4" = 1'-0"

LINTEL SCHEDULE

MARK	SIZE	BEARING
L1	(2)-2x8	(1) JACK + (1) KING
L2	(2)-2x8 w/ BRICK LINTEL TBC WITH EXISTING WALL CONDITIONS	(1) JACK + (1) KING
L3	(2)-2x10 w/ BRICK LINTEL TBC WITH EXISTING WALL CONDITIONS	(1) JACK + (1) KING

FLOOR PLAN NOTES

1. EXISTING BUILDING SHOWN w/ SOLID HATCH, EXISTING BUILDING TO REMAIN AS-IS EXCEPT AS NOTED OTHERWISE (TYP.)
2. INTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FINISHED WALL SYSTEM.
3. EXTERIOR DIMENSIONS TAKEN TO OUTSIDE FACE OF FOUNDATION (U.N.O.)
4. NEW INTERIOR NON-LOAD BEARING PARTITIONS 2x4 @ 16" o.c. w/ 1/2" DRYWALL EACH SIDE. (TYP. U.N.O.)
5. 36"x 22" ATTIC HATCH (BETWEEN TRUSSES) w/ WEATHER STRIPPING AND RIGID INSULATION (R20).
6. GC/OWNER TO REVIEW AND APPROVE WINDOW AND DOOR SIZES. FRAMER TO COORDINATE RSO w/ MANUFACTURER.
7. KITCHEN LAYOUT IS REPRESENTATIVE, OWNER TO COORDINATE w/ KITCHEN DESIGNER.
8. TRUSS LAYOUT SHOWN IS ASSUMED AND TO BE CONFIRMED ON PRE-ENG. TRUSS DRAWINGS, CONTACT WEL FOR REVIEW OF ALL FRAMING CHANGES AS SUPPORTING FRAMING SHOWN ON THIS DRAWING IS SUBJECT TO CHANGE BASED ON THE TRUSS DRAWINGS. GIRDER TRUSS LOCATIONS IDENTIFIED (AS ASSUMED) ON PLANS w/ G.T., PROVIDE POSTS IN WALLS BELOW GIRDER TRUSS (FULL BEARING).
9. PROVIDE STUD POSTS IN WALL TO SUIT WIDTH OF BEAM ABOVE (TYP. U.N.O.)
10. PROVIDE SQUASH BLOCKING BENEATH ALL POINT LOADS. (TYP.)
11. TELEPOST RATINGS SPECIFIED ARE FACTORED (TYP. U.N.O.)
12. THE MAXIMUM TEMPERATURE OF HOT WATER SUPPLIED BY FITTINGS TO NEW PLUMBING FIXTURES (OTHER THAN A DISHWASHER AND CLOTHES WASHER) SHALL NOT EXCEED 49°C AS PER OBC DIV. B 7.6.5.1.
13. SHUT OFF VALVES SHALL BE INSTALLED AS NECESSARY TO ENSURE THAT WHEN THE SUPPLY TO ONE SUITE IS SHUT OFF THE SUPPLY TO THE REMAINDER OF THE BUILDING IS NOT INTERRUPTED AS PER OBC DIV. B 7.6.1.6. REVIEW WITH BUILDING INSPECTOR ON SITE.
14. EXISTING INSULATION R-VALUES TO BE MET OR EXCEEDED
15. MINIMUM 6'-5" CEILING HEIGHT. INCLUDING UNDER BEAMS & DUCTS.
16. SEE THE ATTACHED BUILDIMG CODE REVIEW FOR ADDITIONAL INFORMATION.
17. FOR FINISHED BASEMENTS, BOTH SUPPLY AND RETURN AIR DUCTS ARE RECOMMENED TO BE DROPPED TO THE FLOOR LEVEL
18. PLEASE CONTACT THE ELECTRICAL SAFETY AUTHORITY FOR AN ELECTRICAL PERMIT AT 1-877-ESA-SAFE (1-877-372-7233)
19. THE ONTARIO BUILDING CODE REQUIRES THAT A SMOKE ALARM BE INSTALLED ON EACH FLOOR LEBEL AND WITHIN EACH SLEEPING ROOM. ALL SMOKE ALARMS SHALL BE INTERCONNECTED. EACH DEVICE SHALL HAVE A VISUAL SIGNALING COMPONENT IN ADDITION TO THE TEMPORAL PATTERN IN CONFORMANCE WITH 18.5.3. OF "LIGHT, COLOUR AND PULSE CHARACTERISTICS" OF NFPA 72.
20. A CARBON MONOXIDE DETECTOR SHALL BE LOCATED ADJACENT TO SLEEPING AREAS
21. ENSURE CONTINUITY OF FIRE SEPARATION TO UNDERSIDE OF ROOF DECK INCLUDING CONCEALED SPACES BEHIND TUBS, BULKHEADS, SHAFTS, DUCTS, STAIRS, AND PERPENDICULAR WALLS.

ASSEMBLY SCHEDULE

R1 TYPICAL ROOF CONSTRUCTION:
- EPDM MEMBRANE
- SLOPED INSULATION TO DRAINS
- 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
- ROOF FRAMING AS PER PLANS w/ SPRAY FOAM INSULATION (R31 MIN.)
- 5/8" DRYWALL CEILING

F1 SLAB ON GRADE CONSTRUCTION:
- FLOOR FINISH (BY OWNER)
- 4" CONCRETE FLOOR SLAB
- 6 mil POLY VAPOUR BARRIER
- 6" COMPACTED GRANULAR 'A' FILL

F2 WOOD FRAMED FLOOR CONSTRUCTION:
- FLOOR FINISH (PER OWNER)
- 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
- FLOOR FRAMING AS PER PLANS c/w SOLID BLOCKING @ 6'-0" o.c. (MAX.) & AT ALL LAPPED JOISTS BEARING
- 1/2" DRYWALL CEILING

NOTE:
ALL WALLS NOT TAGGED TO BE DRYWALL PARTITIONS. STUD'S @ 16" o.c. @ SIZE PER PLAN DIMENSIONS.

W1 FOUNDATION WALL CONSTRUCTION:
- 8" CONCRETE FOUNDATION WALL c/w (2) 10M CONT. @ TOP OF WALL
- 6" x 20" CONCRETE FOOTING c/w (2) 10M CONT.

BASEMENT FURRING CONSTRUCTION:
- 2" RIGID INSULATION OR SPRAY FOAM INSULATION (R10ci MIN.)
- 2x4 WOOD STUDS @ 16" o.c. w/ ROCKWOOL BATT INSULATION (R12 MIN.)
- 1/2" DRYWALL

**DRYWALL REQ'D FOR FIRE PROTECTION OF SPRAY FOAM INSULATION

W2 EXTERIOR WALL CONSTRUCTION:
- PREFIN. VINYL CLADDING
- 1x4 STRAPPING @ 24" o.c.
- 1" RIGID INSULATION (R-5)
- TYPAR AIR BARRIER, JOINTS TAPED
- 1/2" PLYWOOD
- 2x6 WOOD STUDS @ 24" o.c. w/ SOLID BLOCKING @ 48" o.c. w/ ROCKWOOL BATT INSULATION (R22 MIN.)
- 6mil POLY VAPOUR BARRIER
- INT'R LINER (PER OWNER)

W3 FOUNDATION WALL CONSTRUCTION:
- 13" CONCRETE FOUNDATION WALL c/w (2) 10M CONT. @ TOP OF WALL
- 6" x 20" CONCRETE FOOTING c/w (2) 10M CONT.

BASEMENT FURRING CONSTRUCTION:
- 2" RIGID INSULATION OR SPRAY FOAM INSULATION (R10ci MIN.)
- 2x4 WOOD STUDS @ 16" o.c. w/ ROCKWOOL BATT INSULATION (R12 MIN.)
- 1/2" DRYWALL

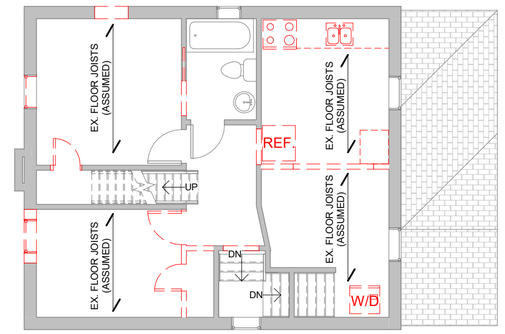
**DRYWALL REQ'D FOR FIRE PROTECTION OF SPRAY FOAM INSULATION

W4 EXTERIOR WALL CONSTRUCTION:
- RE-USED FACEBRICK FROM EXISTING
- 1" AIR SPACE
- 1" RIGID INSULATION (R-5)
- TYPAR AIR BARRIER, JOINTS TAPED
- 1/2" PLYWOOD
- 2x6 WOOD STUDS @ 24" o.c. w/ SOLID BLOCKING @ 48" o.c. w/ ROCKWOOL BATT INSULATION (R22 MIN.)
- 6mil POLY VAPOUR BARRIER
- INT'R LINER (PER OWNER)

P1 INTERIOR PARTITION:
- 1/2" DRYWALL
- 2x4 STUDS @ 16" o.c.
- 1/2" DRYWALL

P2 INTERIOR PARTITION:
- 1/2" DRYWALL
- 2x6 STUDS @ 16" o.c.
- 1/2" DRYWALL

NOTES:
ITEMS TO DEMOLISH SHOWN IN RED



EX. SECOND FLOOR PLAN

1/8" = 1'-0"

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S. DESROCHES
100222482
October 07 2022
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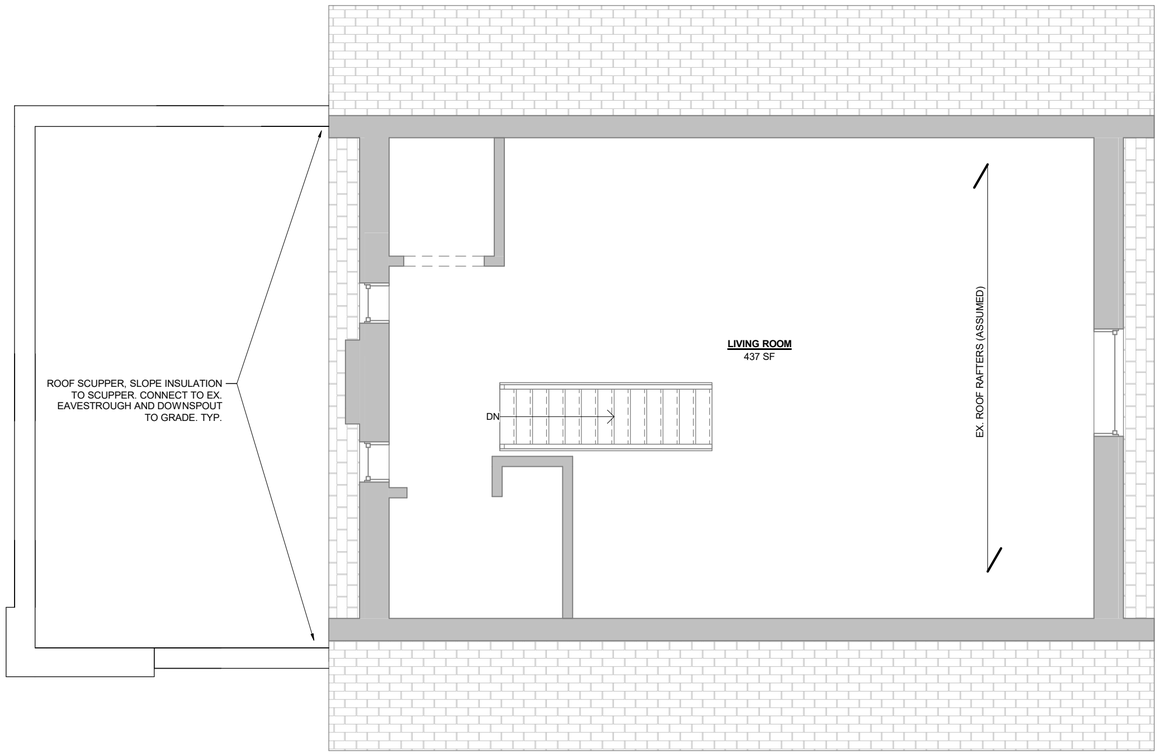
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Fax: 1-866-388-9659
www.waddelleng.com info@waddelleng.com

PROJECT:
DUPLEX CONVERSION
N2G1Y4
170 DAVID ST. KITCHENER, ON

CLIENT:
NEO DEVELOPMENTS

DRAWING TITLE:
SECOND FLOOR PLANS

DRAWN BY: AG/ WR	DATE: 2022-03-19
DESIGN BY: AG	SHEET NO: A2.2
SCALE: AS NOTED	
PROJECT NO: 22-03-704	



LOFT PLAN

1/4" = 1'-0"

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S. DESROCHES
100222482
October 07 2022
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Phone: 519-267-6789
Fax: 1-866-388-9659
info@waddelleng.com

PROJECT:

DUPLEX CONVERSION

170 DAVID ST. N2G1Y4 KITCHENER, ON

CLIENT:

NEO DEVELOPMENTS

DRAWING TITLE:

LOFT FLOOR PLANS

DRAWN BY: AG/ WR	DATE: 2022-03-19
DESIGN BY: AG	SHEET NO:
SCALE: AS NOTED	A2.3
PROJECT NO: 22-03-104	

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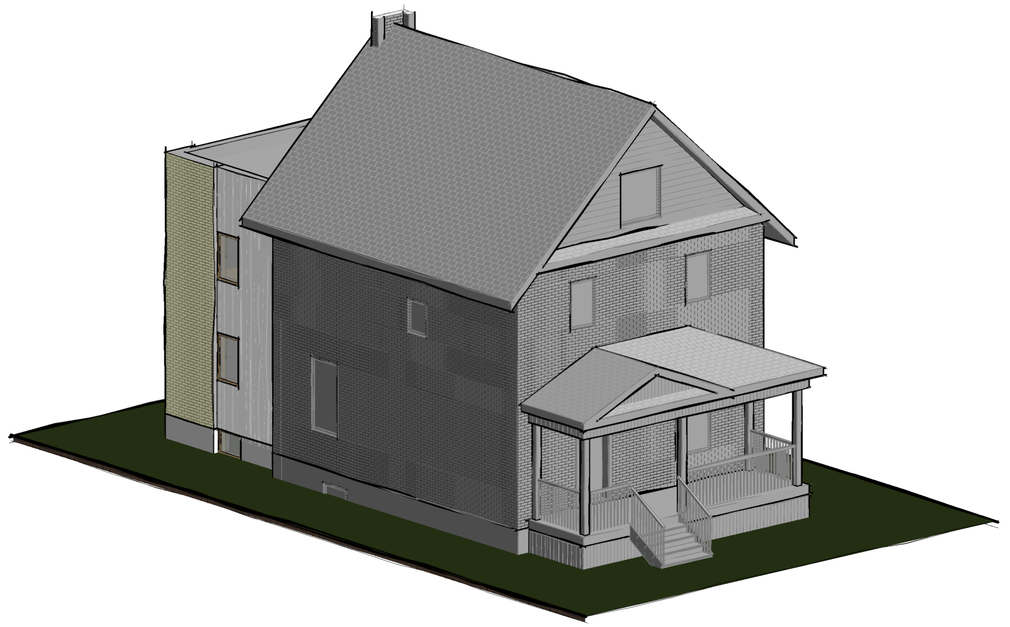
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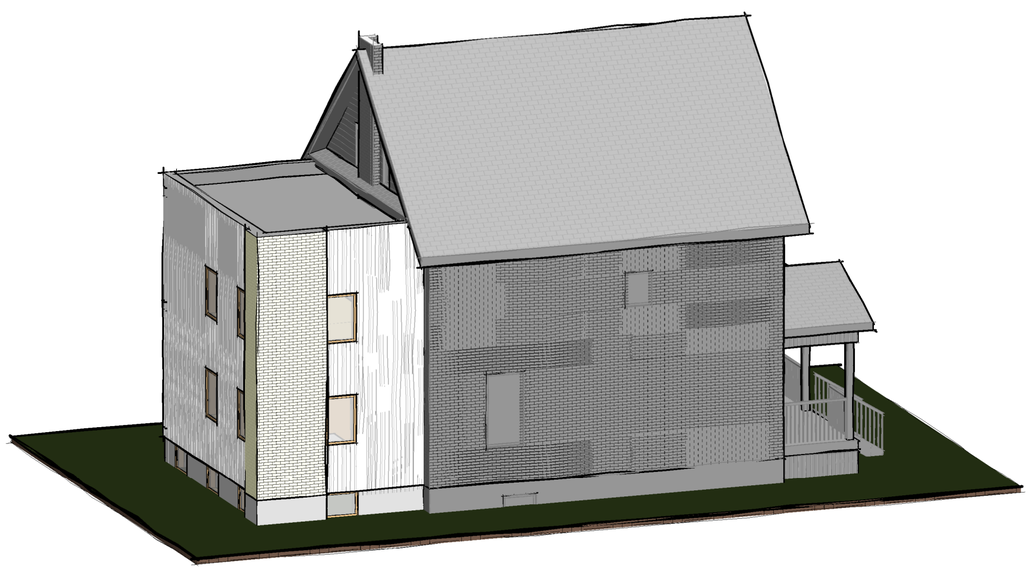
LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
October 07 2022
PROVINCE OF ONTARIO

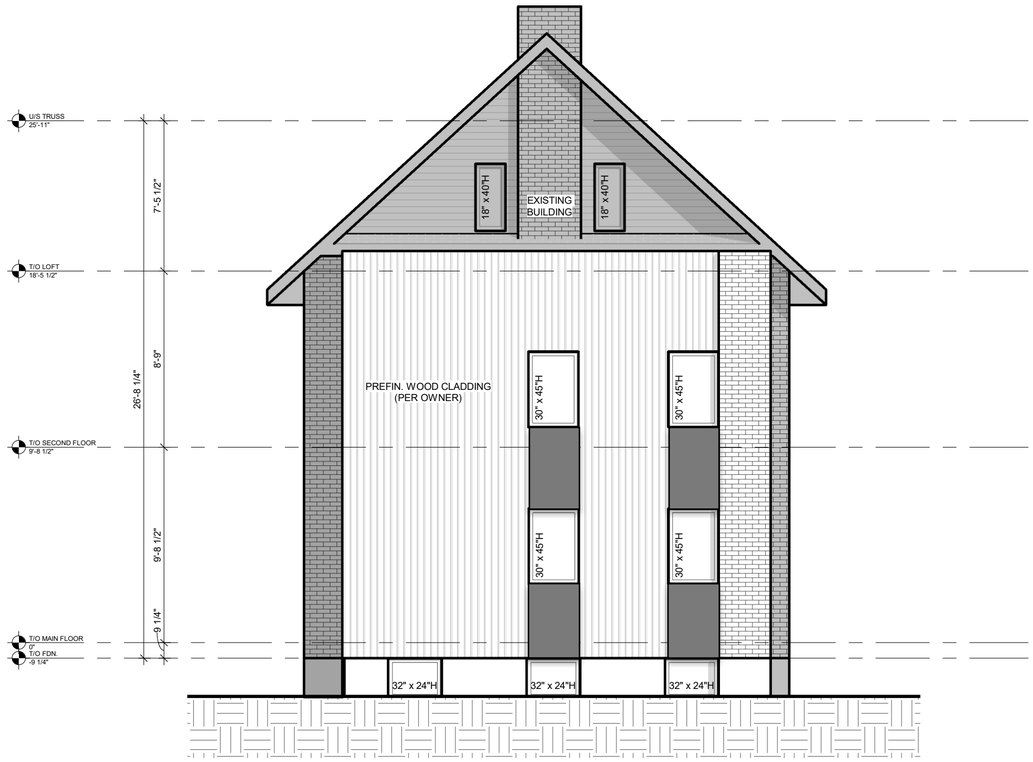


EAST ELEVATION

3/16" = 1'-0"







WEST ELEVATION

3/16" = 1'-0"

UPO CALCULATIONS (PER T9.10.15.4.):
AREA OF BUILDING IN FOREFRONT IMMEDIATE PROXIMITY TO PROPERTY LINE.

AREA OF EXPOSING BUILDING FACE (EBF)	- 628.00ft² (58.34m²)
AREA OF GLAZED OPENINGS (UPO)	- 63.50ft² (5.90m²)
LIMITING DISTANCE (LD)	- 26.25ft (8.0m)
MAXIMUM PERMITTED UPO	- 92.7% (54.1m²)

THEREFORE PERCENTAGE OF PROPOSED UPO IS PERMITTED.

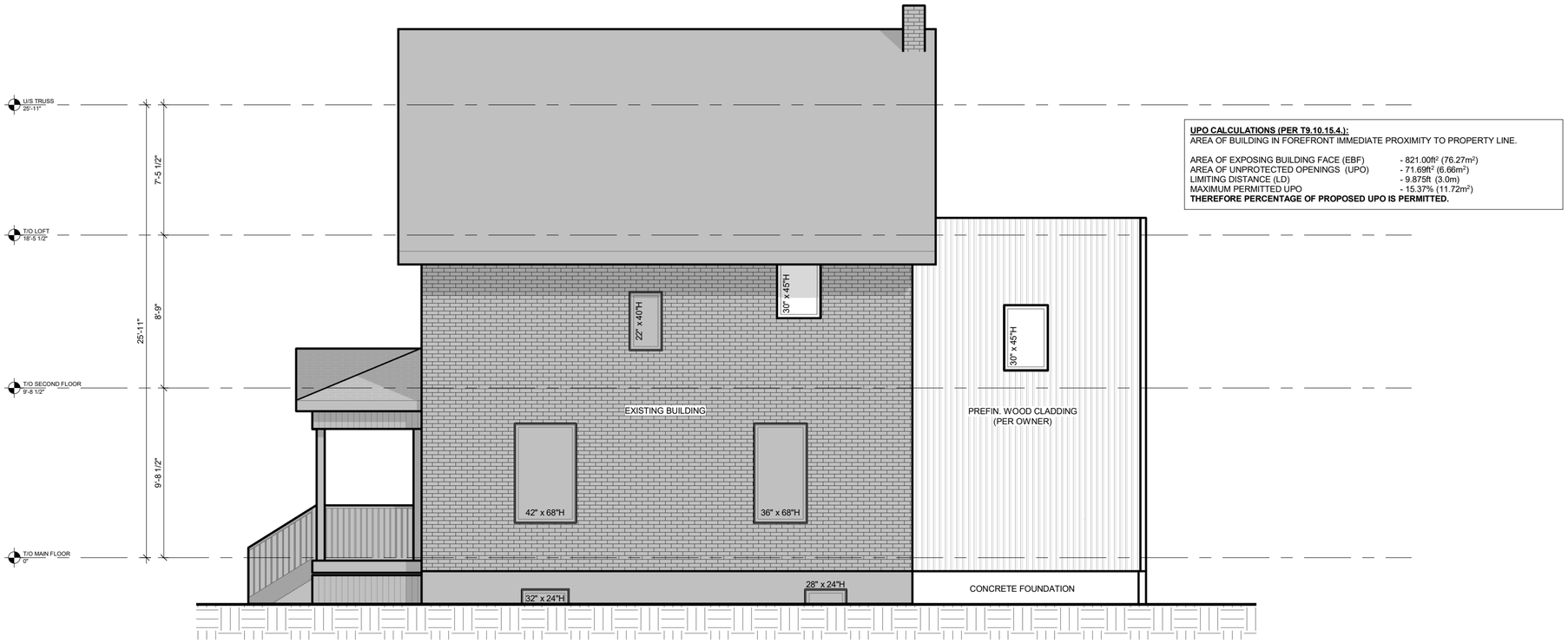
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119 PINEBUSH RD, UNIT C
CAMBRIDGE, ON
N1R 7J8
www.waddelleng.com
Phone: 519-267-6789
Fax: 1-866-388-9659
info@waddelleng.com

PROJECT:
DUPLEX CONVERSION
170 DAVID ST. N2G1Y4 KITCHENER, ON

CLIENT:
NEO DEVELOPMENTS

DRAWING TITLE:
BUILDING ELEVATIONS

DRAWN BY: AG/ WR	DATE: 2022-03-19
DESIGN BY: AG	SHEET NO:
SCALE: AS NOTED	A3.0
PROJECT NO: 22-03-704	



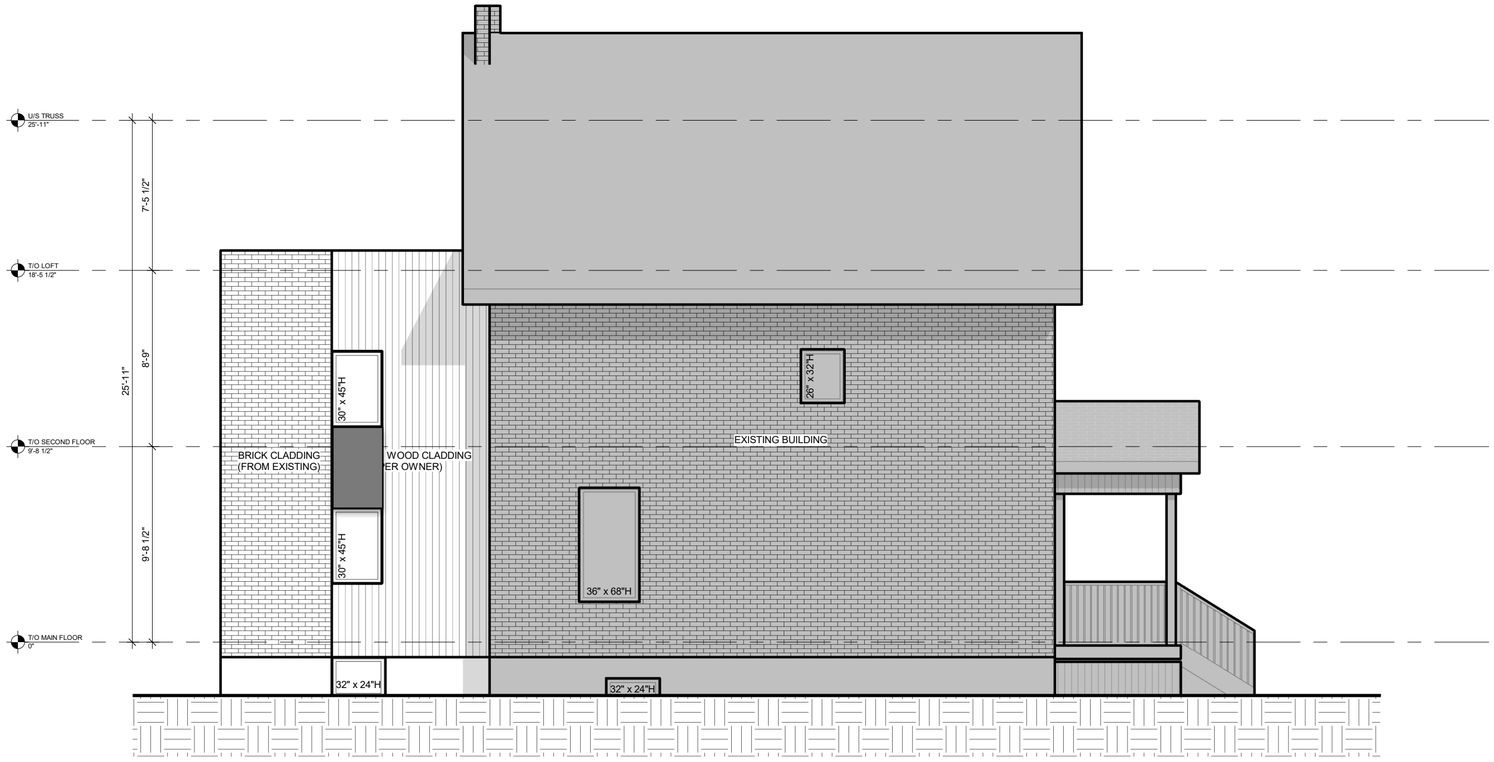
UPO CALCULATIONS (PER T9.10.15.4.):
AREA OF BUILDING IN FOREFRONT IMMEDIATE PROXIMITY TO PROPERTY LINE.

AREA OF EXPOSING BUILDING FACE (EBF)	- 821.00ft² (76.27m²)
AREA OF UNPROTECTED OPENINGS (UPO)	- 71.69ft² (6.66m²)
LIMITING DISTANCE (LD)	- 9.875ft (3.0m)
MAXIMUM PERMITTED UPO	- 15.37% (11.72m²)

THEREFORE PERCENTAGE OF PROPOSED UPO IS PERMITTED.

NORTH ELEVATION

3/16" = 1'-0"



SOUTH ELEVATION

3/16" = 1'-0"

UPO CALCULATIONS (PER T9.10.15.4.):
AREA OF BUILDING IN FOREFRONT IMMEDIATE PROXIMITY TO PROPERTY LINE.

AREA OF EXPOSING BUILDING FACE (EBF)	- 821.00ft² (76.27m²)
AREA OF UNPROTECTED OPENINGS (UPO)	- 52.08ft² (4.84m²)
LIMITING DISTANCE (LD)	- 5.23ft (1.6m)
MAXIMUM PERMITTED UPO	- 8.3% (6.33m²)

THEREFORE PERCENTAGE OF PROPOSED UPO IS PERMITTED.

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REV	BY	DATE	DESCRIPTION
1	AG	2022-06-23	ISSUED FOR PERMIT
0	AG	2022-05-16	ISSUED FOR REVIEW

STAMP:

LICENSED PROFESSIONAL ENGINEER
S. DESROCHES
100222482
October 07 2022
PROVINCE OF ONTARIO

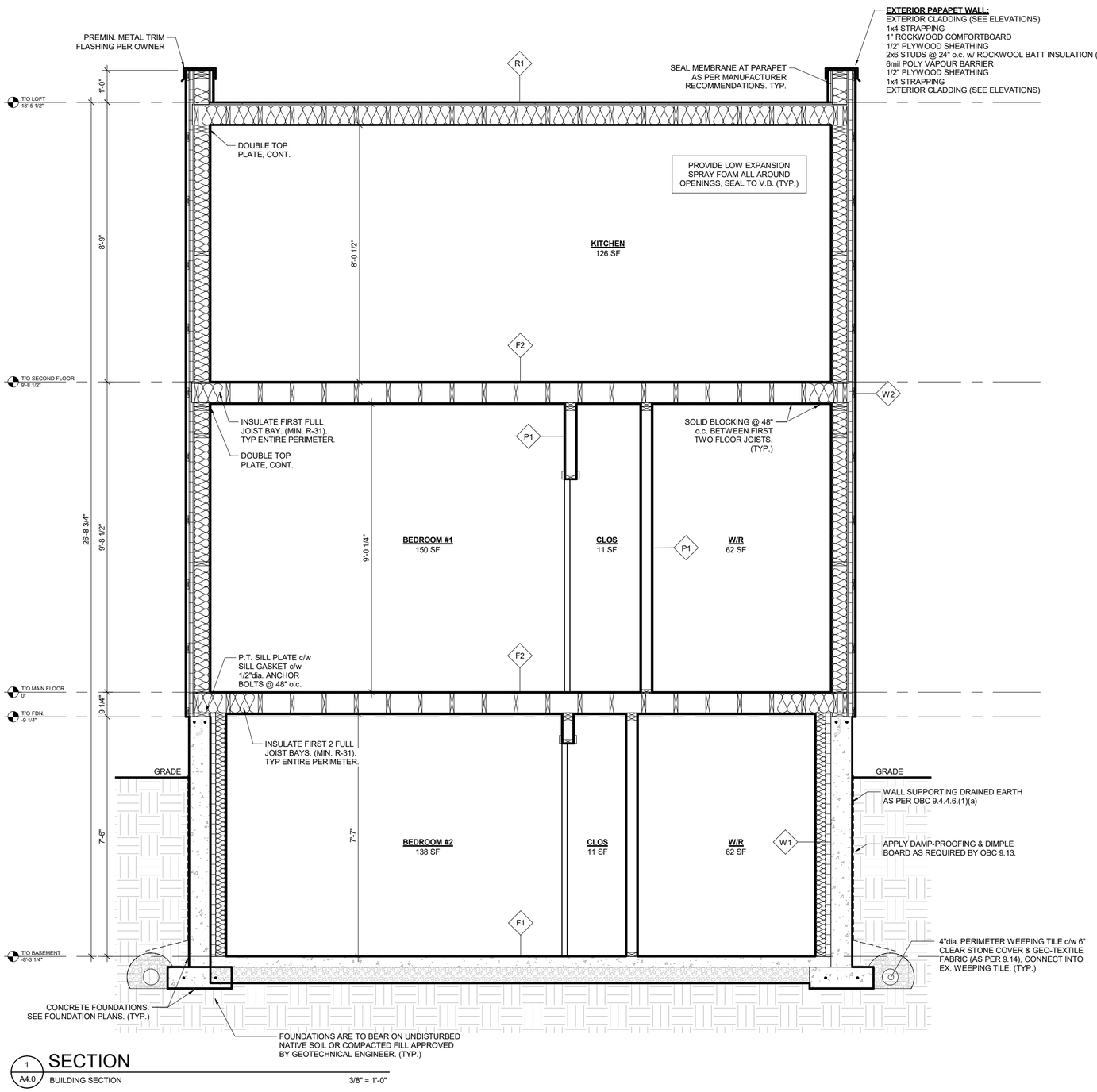
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PROJECT:
DUPLEX CONVERSION
170 DAVID ST. N2G1Y4 KITCHENER, ON

CLIENT:
NEO DEVELOPMENTS

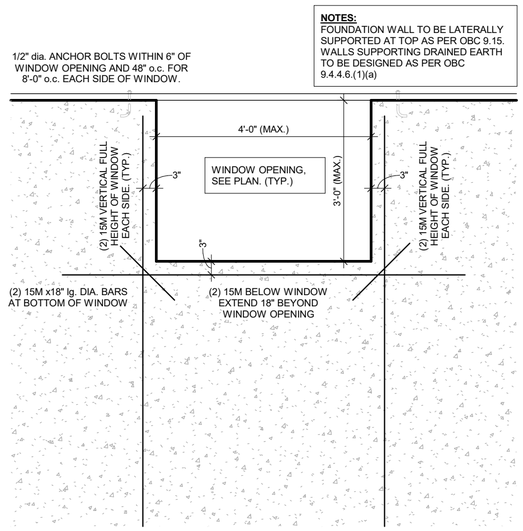
DRAWING TITLE:
BUILDING ELEVATIONS

DRAWN BY: AG/ WR	DATE: 2022-03-19
DESIGN BY: AG	SHEET NO:
SCALE: AS NOTED	
PROJECT NO: 22-03-104	A3.1



1 A4.0 **SECTION**

BUILDING SECTION 3/8" = 1'-0"



2 A4.0 **SECTION**

BASEMENT WINDOW REINFORCING 1/2" = 1'-0"

ASSEMBLY SCHEDULE

R1 — TYPICAL ROOF CONSTRUCTION:
- EPDM MEMBRANE
- SLOPED INSULATION TO DRAINS
- 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
- ROOF FRAMING AS PER PLANS w/ SPRAY FOAM INSULATION (R31 MIN.)
- 5/8" DRYWALL CEILING

F1 — SLAB ON GRADE CONSTRUCTION:
- FLOOR FINISH (BY OWNER)
- 4" CONCRETE FLOOR SLAB
- 6 mil POLY VAPOUR BARRIER
- 6" COMPACTED GRANULAR 'A' FILL

F2 — WOOD FRAMED FLOOR CONSTRUCTION:
- FLOOR FINISH (PER OWNER)
- 3/4" T&G PLYWOOD SHEATHING, GLUED & SCREWED
- FLOOR FRAMING AS PER PLANS c/w SOLID BLOCKING @ 6'-0" o.c. (MAX.) & AT ALL LAPPED JOISTS BEARING
- 1/2" DRYWALL CEILING

NOTE:
ALL WALLS NOT TAGGED TO BE DRYWALL PARTITIONS. STUD'S @ 16" o.c. @ SIZE PER PLAN DIMENSIONS.

W1 — FOUNDATION WALL CONSTRUCTION:
- 8" CONCRETE FOUNDATION WALL c/w (2) 10M CONT. @ TOP OF WALL
- 6" x 20" CONCRETE FOOTING c/w (2) 10M CONT.

BASEMENT FURRING CONSTRUCTION:
- 2" RIGID INSULATION OR SPRAY FOAM INSULATION (R10ci MIN.)
- 2x4 WOOD STUDS @ 16" o.c. w/ ROCKWOOL BATT INSULATION (R12 MIN.)
- 1/2" DRYWALL

**DRYWALL REQ'D FOR FIRE PROTECTION OF SPRAY FOAM INSULATION

W2 — EXTERIOR WALL CONSTRUCTION:
- PREFIN. VINYL CLADDING
- 1x4 STRAPPING @ 24" o.c.
- 1" RIGID INSULATION (R-5)
- TYPAR AIR BARRIER, JOINTS TAPED
- 1/2" PLYWOOD
- 2x6 WOOD STUDS @ 24" o.c. w/ SOLID BLOCKING @ 48" o.c. w/ ROCKWOOL BATT INSULATION (R22 MIN.)
- 6mil POLY VAPOUR BARRIER
- INT'R LINER (PER OWNER)

W3 — FOUNDATION WALL CONSTRUCTION:
- 13" CONCRETE FOUNDATION WALL c/w (2) 10M CONT. @ TOP OF WALL
- 6" x 20" CONCRETE FOOTING c/w (2) 10M CONT.

BASEMENT FURRING CONSTRUCTION:
- 2" RIGID INSULATION OR SPRAY FOAM INSULATION (R10ci MIN.)
- 2x4 WOOD STUDS @ 16" o.c. w/ ROCKWOOL BATT INSULATION (R12 MIN.)
- 1/2" DRYWALL

**DRYWALL REQ'D FOR FIRE PROTECTION OF SPRAY FOAM INSULATION

W4 — EXTERIOR WALL CONSTRUCTION:
- RE-USED FACEBRICK FROM EXISTING
- 1" AIR SPACE
- 1" RIGID INSULATION (R-5)
- TYPAR AIR BARRIER, JOINTS TAPED
- 1/2" PLYWOOD
- 2x6 WOOD STUDS @ 24" o.c. w/ SOLID BLOCKING @ 48" o.c. w/ ROCKWOOL BATT INSULATION (R22 MIN.)
- 6mil POLY VAPOUR BARRIER
- INT'R LINER (PER OWNER)

P1 — INTERIOR PARTITION:
- 1/2" DRYWALL
- 2x4 STUDS @ 16" o.c.
- 1/2" DRYWALL

P2 — INTERIOR PARTITION:
- 1/2" DRYWALL
- 2x6 STUDS @ 16" o.c.
- 1/2" DRYWALL

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PROJECT:
DUPLEX CONVERSION
N2G1Y4
170 DAVID ST. KITCHENER, ON

CLIENT:
NEO DEVELOPMENTS

DRAWING TITLE:
BUILDING SECTIONS & DETAILS

DRAWN BY: AG/ WR	DATE: 2022-03-19
DESIGN BY: AG	SHEET NO:
SCALE: AS NOTED	A4.0
PROJECT NO: 22-03-104	

2022 HERITAGE PERMIT APPLICATIONS (HPA)

Legend: Unanimously approved by Heritage Kitchener permits an HPA to be approved through delegated authority.

#	Application Number	Property Address	Date Complete	Staff Report #	HK Meeting	Heritage Kitchener Recommendation	Council Meeting Date / Delegated Approval	HPA Description
1	HPA-2022-V-001	178 Queen St S		DSD-2022-011	4-Jan-22		24-Jan-22	Proposed demolition
2	HPA-2022-IV-002	1 King St E		DSD-2022-012	4-Jan-22	Carried Unanimously		Install a new fascia sign on King St E façade
3	HPA-2022-V-003	53 Margaret Ave		DSD-2022-013	4-Jan-22	Carried Unanimously		Construct a rear third storey addition, construct an exterior staircase on the west façade and repair and replace worn windows and cladding
4	HPA-2022-V-004	Doon Bridges #1 and #2		DSD-2022-052	1-Feb-22	Carried Unanimously		Bridge rehabilitation
5	HPA-2022-IV-005	122 Frederick St		DSD-2022-151	5-Apr-22	Carried Unanimously		Replace the existing roof system
6	HPA-2022-IV-006	35 Gordon Ave		DSD-2022-167	3-May-22	Carried Unanimously		Repair a section of the brickwork above the second-floor bathroom window on the west (rear) elevation and repointing parts of the exterior foundation wall as needed
7	HPA-2022-IV-007	35 Gordon Ave		DSD-2022-168	3-May-22	Carried Unanimously		Repair and restore the bathroom window on the second floor west (rear) elevation and install a new storm window
8	HPA-2022-V-008	32 Heins Ave					21-Apr-22	Replace the existing rear yard deck and landing staircase with a new rear yard deck and landing staircase
9	HPA-2022-V-009	109 Young St						Repair to foundation to fix leaking in basement
10	HPA-2022-IV-010	16-20 Queen St N		DSD-2022-232	7-Jun-22		20-Jun-22	Partial demolition of the building, excluding the façade and portions of the returns
11	HPA-2022-IV-011	16-20 Queen St N		DSD-2022-231	7-Jun-22		20-Jun-22	Construct a new 34-storey residential tower
12	HPA-2022-IV-012	17 Schneider Ave		DSD-2022-266	7-Jun-22	Carried Unanimously		Replace cedar shingle roof with asphalt shingles
13	HPA-2022-V-013	15-17 Hilda Pl					20-May-22	Replace the roof shingles, repair and restore the soffits, fascia, gutters and downspouts, and replace upper balcony guard with new pressure-treated wood
14	HPA-2022-V-014	172 Queen St N					20-May-22	Replace the existing roof, rebuild an existing dormer on the front façade of the house and construct a new rear dormer
15	HPA-2022-V-015	22 Weber St W		DSD-2022-321	2-Aug-22		28-Aug-22	Construct a new 19-storey residential building
16	HPA-2022-IV-016	73 Queen St N		DSD-2022-322	2-Aug-22	Carried Unanimously		Ground floor front and side porch repairs
17	HPA-2022-IV-017	38 Shirk Pl		DSD-2022-332	2-Aug-22	Carried Unanimously		Construct a new detached garage
18	HPA-2022-IV-018	137-147 King St E		DSD-2022-334	2-Aug-22	Carried Unanimously		Repair and restore cornice and brick parapet
19	HPA-2022-V-019	49 Heins Ave		DSD-2022-333	2-Aug-22	Carried Unanimously		Construct a rear yard addition
20	HPA-2022-V-020	71 Schneider Ave					29-Jul-22	Front porch repairs
21	HPA-2022-V-021	139 Queen St N		DSD-2022-396	6-Sep-22	Carried Unanimously		Demolish and replace front portico
22	HPA-2022-V-022	44 Henry St		DSD-2022-393	6-Sep-22	Carried Unanimously		Construct a new second-storey rear addition
23	HPA-2022-V-023	27 Roy St					7-Sep-22	Repair the roof and the front porch
24								
25								
26	HPA-2022-V-026	170 David St		DSD-2022-442	1-Nov-22			Demolition of rear addition, excavation for basement, construction of new addition
27	HPA-2022-V-027	Victoria Park Boathouse		DSD-2022-450	1-Nov-22			Proposed Alterations, new addition and patio
29								
29								
30								
31								