



## **Heritage Kitchener Committee Minutes**

**November 1, 2022, 4:00 p.m.  
Electronic Meeting**

**Present:** Councillor J. Gazzola  
Councillor C. Michaud  
S. Hossack, Chair  
D. Vongphakdy, Member  
I. Bodendorfer, Member  
J. Haalboom, Member  
M. Asling, Member  
P. Ciuciura, Member  
S. Eckel-Braun, Member

**Staff:** G. Stevenson, Manager, Development Review  
D. Choudhry, Heritage Planner  
J. Vieira, Heritage Planner  
M. Blake, Committee Administrator

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### **1. Commencement**

The Heritage Kitchener Committee held a meeting this date commencing approximately at 4:00 p.m.

### **2. Discussion Items**

#### **2.1 Heritage Permit Application HPA-2022-V-027, Victoria Park Boathouse Proposed Alterations, New Addition and Patio, DSD-2022-450**

The Committee considered Development Services Department report DSD-2022-450, dated September 29, 2022, recommending approval of Heritage Permit Application (HPA) HPA-2022-V-027 to permit the alterations of the Boathouse, the new addition and patio on the property municipally addressed as 57 Jubilee Drive located within the Victoria Park Area Neighbourhood Conservation District

(VPANCD) and is designated under Part V of the *Ontario Heritage Act*, subject to conditions.

D. Choudhry, Heritage Planner presented an overview of the application. G. Stevenson, Interim Director of Planning and D. Choudhry were in attendance to respond to questions from the Committee.

Matt Bolen, Edge Architects, Kanika Kaushal, McCallumSather and J. Barr were in attendance in support of the staff recommendation and to respond to questions from the Committee.

**On motion by Councillor J. Gazzola**

**it was resolved:**

"That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2022-V-027 be approved, as outlined in Development Services Department report DSD-2022-450, 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."

**Carried unanimously**

## **2.2 Draft Scoped Heritage Impact Assessment (HIA), 2219 Ottawa Street South and 808 Trussler Road, DSD-2022-466**

The Committee considered Development Services Department report DSD-2022-466, dated October 12, 2022, regarding a Heritage Impact Assessment (HIA) for the property municipally addressed as 2219 Ottawa Street South and 808 Trussler Road located adjacent to the Trussler Road Cultural Heritage Landscape (CHL). The subject property is included on the Inventory of Historic Buildings, but is not listed as a non-designated property of cultural interest or value on the City's Municipal Heritage Register and is not designated under Part IV of the *Ontario Heritage Act*.

D. Choudhry provided an overview of the Draft Scoped Heritage Impact Assessment. D. Choudhry and G. Stevenson were in attendance to respond to questions from the Committee.

O. Scott, CHC Architects provided an overview and was also in attendance to answer to questions from the Committee.

In response to questions from the Committee, Heritage Staff clarified the heritage designation process, including bringing forward a report recommending the notice of intention to designate, for Heritage Kitchener's consideration. Pending the Committee's decision, any recommendation arising from Heritage Kitchener would be forwarded on to City Council for ratification and designation.

## **2.3 Heritage Permit Application HPA-2022-V-026, 170 David Street, Demolition of Rear Addition, Excavation for Basement, Construction of New Addition, DSD-2022-442**

The Committee considered Development Services Department report DSD-2022-442, dated October 11, 2022, recommending approval of Heritage Permit Application (HPA) HPA-2022-V-026 to permit the demolition of an existing, one-storey, rear yard addition, the excavation of a crawl space to construct a full-height basement and the construction of a two-storey, rear yard addition on the property municipally addressed as 170 David Street located within the Victoria Park Area Heritage Conservation District (VPAHCD) and designated under Part V of the *Ontario Heritage Act*, subject to conditions.

J. Vieira presented an overview of the application. G. Stevenson and J. Vieira were available to respond to questions from the Committee.

B. Eby, NEO Developments Inc. was in attendance in support of the staff recommendation and to respond to questions from the Committee.

V. Mance, Member entered the meeting at this time.

## **On motion by P. Ciuciura**

### **it was resolved:**

"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."

**Carried unanimously**

## **2.4 Sub-Committee Updates**

The Chair invited the Heritage Kitchener Sub-committees to provide updates on their recent meetings and efforts.

### Decolonizing the Heritage Process

Members: R. Schwarz, V. Mance, M. Asling

The Committee confirmed there are no updates at this time.

### Designation and the Municipal Heritage Register

Members: P. Ciuciura, D. Vongphakdy, M. Asling, S. Hossack, S. Eckel-Braun, Councillor Chapman

The Committee next heard an update from the Designation and the Municipal Heritage Register Sub-committee, stating they met Wednesday, September 28, 2022 and continued their review of non-designated buildings of heritage interest.

## The Effects of Heritage Designation on Affordability

Member: M. Asling

The Committee next heard an update from the Effects of Heritage Designation on Affordability Sub-committee, noting an initial proposal for work was developed to determine the relationship between heritage designation and housing affordability.

## Promoting Cultural Heritage

Members: J. Haalboom, I. Bodendorfer, S. Hossack, Councillor Michaud

The Committee heard an update from the Promoting Cultural Heritage Sub-committee. The Committee noted their work of highlighting heritage sites through walking tours, and connection with similarly driven community groups for various events.

### **2.5 Status Updates - Heritage Best Practices Update and 2022 Priorities, Heritage Impact Assessment Follow-ups**

### **3. Information Items**

#### **3.1 Heritage Permit Application Tracking Sheet**

### **4. Adjournment**

On motion, this meeting adjourned at 5:18 p.m.

Mariah Blake  
Committee Administrator