



Heritage Kitchener Committee Minutes

November 5, 2024, 4:00 p.m.
Council Chambers
City of Kitchener
200 King Street W, Kitchener, ON N2G 4G7

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

Staff: G. Stevenson, Director, Development & Housing Approvals
S. Bassanese, Manager, Site Plan
M. Drake, Senior Heritage Planner
J. Vieira, Heritage Planner
D. Choudhry, Heritage Planner
B. Suchomel, Student Planner
K. Hoekstra, Student Planner
M. Blake, Committee Coordinator

1. Commencement

The Heritage Kitchener Committee held a meeting this date commencing at 4:03 p.m.

2. Disclosure of Pecuniary Interest and the General Nature Thereof

None

3. Discussion Items

3.1 Heritage Permit Application HPA-2024-V-024, 115 Lancaster Street East and 58-60 Ellen Street East, DSD-2024-445

The Committee considered Development Service Department report, DSD-2024-445, dated September 25, 2024, recommending approval of the Heritage Permit Application HPA-2024-V-024 to permit the partial demolition and construction of a 3-Storey addition, and alterations to the existing building at the property municipally addressed as 115 Lancaster Street East and 58-60 Ellen Street East.

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

M. Benjamins and M. Muller were in attendance in support of the staff recommendation.

In response to questions from the Committee, M. Muller noted there have been some changes to the proposed application since the Heritage Impact Assessment was brought to the Committee on January 3, 2023, including: the inclusion of windows that complement the architectural style of the heritage building, a reduction in the number of units and maintaining the flat roof on a portion of the property.

N. Ashley was in attendance in opposition to the application, noting concerns regarding previously approved minor variances for the subject property, and the potential for negative impacts on the adjacent properties due to construction and drainage.

In response to questions from the Committee, G. Stevenson confirmed the property municipally addressed as 115 Lancaster Street East and 58-60 Ellen Street East have been subject to three City related applications, including: a site plan, minor variance and heritage permit application. G. Stevenson provided additional details regarding the public engagement and notification requirements for the applications concerning the subject property.

In response to further questions, G. Stevenson noted since the subject property is adjacent to other designated heritage resources, and staff have also requested a Cultural Heritage Protection Plan (CHPP), as seen attached to Development Services Department report, DSD-2024-445, as Attachment C, to ensure that the immediately adjacent heritage resources, 111 Lancaster Street East and 54 Ellen Street East, are adequately protected from any construction impacts.

It was noted the recommendation arising from this matter would be forwarded for Council's consideration on November 18, 2024.

Moved by I. Bodendorfer

it was resolved:

"That pursuant to Section 42 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2024-V-024 be approved to permit the partial demolition, the construction of a 3-storey addition, and alterations to the existing building at the property municipally addressed as 115 Lancaster Street East/58-60 Ellen Street East in accordance with the supplementary information submitted with this application and subject to the following conditions, as outlined in Development Services Department report, DSD-2024-445:

1. That the final Heritage Impact Assessment be approved by the Director of Development and Housing Approvals prior to the issuance of this permit;
2. That the final Conservation Plan be approved by the Director of Development and Housing Approvals prior to the issuance of this permit;
3. That the Documentation and Salvage Plan and Cultural Heritage Protection Plan be approved by the City's Heritage Planner;
4. That the building elevations be submitted for review to the satisfaction of the City's Heritage Planner prior to the issuance of the heritage permit; and
5. That the final building permit be reviewed, and heritage clearance be provided by Heritage Planning Staff prior to the issuance of the building permit."

Carried

3.2 Notice of Intention to Designate, 112 Margaret Avenue, DSD-2024-457

The Committee considered Development Service Department report, DSD-2024-457, dated October 10, 2024, recommending a Notice of Intention to Designate 112 Margaret Avenue, as being of culture heritage value or interest, under Part IV of the Ontario Heritage Act be published.

j. Vieira, Heritage Planner, presented an overview of the report. S. Bassanese, Manager, Site Plan and G. Stevenson, Director, Development and Housing Approvals were also in attendance to respond to questions from the Committee.

In response to questions from the Committee, J. Vieira confirmed the subject property is one of three apartment buildings located adjacently and designed in a similar architectural style, each located on its own independent lot. J. Vieira noted heritage planning staff continue discussion with the adjacent property owners regarding the potential to designate the adjacent buildings.

It was noted the recommendation arising from this matter would be forwarded for Council's consideration on November 18, 2024.

Moved by Councillor C. Michaud

it was resolved:

"That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 112 Margaret Avenue as being of cultural heritage value or interest, as outlined in Development Services Department report, DSD-2024-457."

Carried

3.3 Notice of Intention to Designate, 148 Margaret Avenue, DSD-2024-458

The Committee considered Development Service Department report, DSD-2024-448, dated October 4, 2024, recommending a Notice of Intention to Designate 148 Margaret Avenue, as being of culture heritage value or interest, under Part IV of the Ontario Heritage Act be published.

J. Vieira, Heritage Planner, presented an overview of the report. S. Bassanese, Manager, Site Plan and G. Stevenson, Director, Development and Housing Approvals were also in attendance to respond to questions from the Committee.

It was noted the recommendation arising from this matter would be forwarded for Council's consideration on November 18, 2024.

Moved by N. Pikulski

it was resolved:

"That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 148 Margaret Avenue as being of cultural heritage value or interest, as outlined in Development Services Department report, DSD-2024-458."

Carried

3.4 Notice of Intention to Designate, 51 Breithaupt Street, DSD-2024-385

The Committee considered Development Service Department report, DSD-2024-385, dated October 8, 2024, recommending a Notice of Intention to Designate 51 Breithaupt Street, as being of culture value or interest, under Part IV of the Ontario Heritage Act.

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

It was noted the recommendation arising from this matter would be forwarded for Council's consideration on November 18, 2024.

Moved by Councillor D. Chapman

it was resolved:

"That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 51 Breithaupt Street as being of cultural heritage value or interest, as outlined in Development Services Department report, DSD-2024-385."

Carried

3.5 Notice of Intention to Designate, 53 Church Street, DSD-2024-466

The Committee considered Development Service Department report, DSD-2024-466, dated September 26, 2024, recommending a Notice of Intention to Designate 53 Church Street, as being of culture or interest, under Part IV of the Ontario Heritage Act be published.

M. Drake, Senior Heritage Planner, presented an overview of the report. S. Bassanese, Manager, Site Plan and G. Stevenson, Director, Development and Housing Approvals were also in attendance to respond to questions from the Committee.

It was noted the recommendation arising from this matter would be forwarded for Council's consideration on November 18, 2024.

Moved by I. Bodendorfer

it was resolved:

"That pursuant to Section 29 of the Ontario Heritage Act, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 53 Church Street as being of cultural heritage value or interest, as outlined in Development Services Department report, DSD-2024-466."

Carried

3.6 Notice of Intention to Designate, 44-54 Queen Street South, DSD-2024-443

The Committee considered Development Services Department report, DSD-2024-443, dated October 7, 2024, recommending a Notice of Intention to Designate 44-54 Queen Street South, as being of culture value or interest, under Part IV of the Ontario Heritage Act be published.

D. Choudhry, Heritage Planner, presented an overview of the report. S. Bassanese, Manager, Site Plan and G. Stevenson, Director, Development and Housing Approvals were also in attendance to respond to questions from the Committee.

It was noted the recommendation arising from this matter would be forwarded for Council's consideration on November 18, 2024.

Moved by D. Roskopf

it was resolved:

"That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 44-54 Queen Street South as being of cultural heritage value or interest, as outlined in Development Services Department report, DSD-2024-443."

Carried

3.7 Bill 23 Municipal Heritage Register Review - November 2024 Update, DSD 2024-444

The Committee considered Development Services Department, DSD-2024-444, dated October 17, 2024, recommending culture heritage value or interest be organized, and designation be pursued for the following properties: 69 Agnes Street, 10 Bingeman Street and 138-140 Lancaster Street East, 79-81 St. George Street, 1434 Trussler Road, 100 Ahrens Street West, 160 Courtland Avenue East and 35 Roos Street.

J Vieira, M. Drake, K. Hoekstra and B. Suchomel presented an overview of the report. S. Bassanese, Manager, Site Plan and G. Stevenson, Director, Development and Housing Approvals were also in attendance to respond to questions from the Committee.

It was noted if this item receives unanimous consent from the Committee, this matter will be processed under delegated approval authority.

Moved by N. Pikulski

it was resolved:

"The pursuant to Section 29 of the Ontario Heritage Act, the cultural heritage value or interest be recognized, and designation be pursued for the following properties, as outlined in Development Services Department report, DSD-2024-444:

- 69 Agnes Street
- 10 Bingeman Street/138-140 Lancaster Street East
- 79-81 St. George Street
- 1434 Trussler Road
- 100 Ahrens Street West
- 160 Courtland Avenue East
- 35 Roos Street."

Carried unanimously

4. Information Items

4.1 Heritage Permit Application Tracking Sheet

5. Adjournment

On motion, this meeting adjourned at approximately 5:45 p.m.

Mariah Blake
Committee Coordinator