

# Heritage Designation of 16-20 Queen St N

## Architectural Conservancy of Ontario North Waterloo Region branch

*mission: to encourage the conservation and re-use of structures, districts and landscapes of architectural, historical and cultural significance through education and advocacy*



Presentation to Kitchener City Council, June 28, 2021

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Hello, my name is Sandra Parks and I'm speaking on behalf of the Architectural Conservancy of Ontario, North Waterloo Region branch. We support Heritage Kitchener's motion to begin the designation process for 16-20 Queen St N.

We at ACO are concerned with the **EXPONENTIAL INCREASE** in the number and frequency of threats to properties which have existing heritage status - individual designations, those located in Heritage Conservation Districts, and Listed properties, like this one.

“without losing the character that makes our city unique”

## Growth management

Home / Strategic plans and projects / Plans / Growth management

Kitchener’s growth must be carefully managed develop for us to grow into a community with thriving neighbourhoods and a strong economy, without losing the character that makes our city unique.



<https://www.kitchener.ca/en/strategic-plans-and-projects/growth-management.aspx> accessed June 23, 2021

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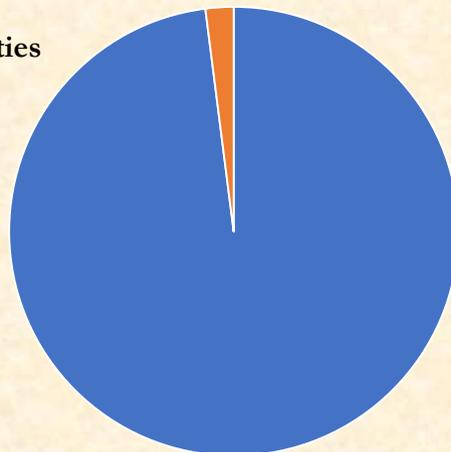
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We live in one of the fastest-growing areas in Canada, and the resultant development boom is bringing dramatic change to our urban environment. More projects are going up **NOW** in the core than were built in the previous 25 years.

The last Growth Management Strategy Report to Council showed we are well on our way to achieving Official Plan targets. One important component of the Strategy is conserving and enhancing our natural and cultural heritage resources. Growth management - without losing the character that makes our city unique.

## Heritage vs non-heritage properties

### Kitchener Properties



Statistic provided Feb 19, 2020, by City of Kitchener Information Technology-GIS staff, "If *Right of Way* category is excluded (roads, walkway blocks, etc.) then the ballpark figure would be 65,000 remaining parcels."



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Kitchener has over 65,000 individual properties, but only 220 are Listed on the Municipal Heritage Register, a thousand are located in Heritage Conservation Districts and just 86 are individually designated. Many are threatened with redevelopment. Help us protect what little we have left.

We're not asking that development or intensification stop. The evolution of development in our city - the coming of the railroad, factory construction, downtown commercial buildings, new subdivisions - is part of our heritage. We support measures to protect our precious farmland, and Kitchener has introduced some innovative ways to do just that, like the recent tiny houses initiative. And we certainly support a range of affordable housing options for everyone. Ensuring that municipally-owned properties, like parking lots, **SOLD** to developers **MUST** include a minimum number of affordable units is one way to do that. As UW Professor Brian Doucet said in today's Record article, "It's rather disingenuous to use affordable housing as a reason to assess whether this building should be preserved or demolished."

Development, intensification and affordable housing can go hand in hand with built heritage protection - it's not an either-or scenario. It's unfortunate that developers pit one against the other over scraps from their table.

We're simply asking that properties **ALREADY GIVEN** heritage status by this community, especially the best ones as this building is, be protected, not allowed to be inalterably changed or demolished.

When the developer purchased this property, they knew it was Listed. Every time one developer is allowed to damage a heritage building, 10 more line up to buy protected properties thinking they can get away with it, too.

## Meets 7 of a possible 9 criteria for determining heritage value

in Sub-section 5.3 of this report. **This report concluded that the building on the property is worthy of designation under the Ontario Heritage Act (OHA).**

Based on the above evaluation under *Ontario Regulation 9/06*, it is concluded that the building located at 20 Queen Street North, Kitchener, formerly the headquarters of the Economical Mutual Fire Insurance Company, **is worthy of designation under the Ontario Heritage Act.**

section 5.3 of this report. **This report concluded that the building on the property is worthy of designation under the Ontario Heritage Act (OHA).**

craftsmanship, in particular the front façade, remains intact and **is worthy of long-term protection for its physical quality.**



NORTH WATERLOO REGION

*Cultural Heritage Impact Assessment,  
Revised Draft, 16-20 Queen Street North,  
Kitchener, May 19, 2021, by MHBC  
Planning Ltd., pgs. 5, 45, 51 & 75.*

Ontario Regulation 9/06		16-20 QUEEN STREET NORTH
<b>1. Design/Physical Value</b>		
i.	Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes
ii.	Displays high degree of craftsmanship or artistic merit	Yes
iii.	Demonstrates high degree of technical or scientific achievement	No
<b>2. Historical Value</b>		
i.	Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes
ii.	Yields, or has potential to yield information that contributes to an understanding of a community or culture	Yes
iii.	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community	Yes
<b>3. Archaeological Value</b>		
i.	Important in defining, maintaining or supporting the character of an area	Yes
ii.	Physically, functionally, visually, or historically linked to its surroundings	Yes
iii.	Is a landmark	No

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In their Heritage Impact Assessment, the developer's heritage consultant stated over and over again, "the property is worthy of designation under the *Ontario Heritage Act*" or "worthy of long-term protection for its physical quality." They evaluated the property according to provincial regulation and found that it meets 7 of a possible 9 criteria for determining whether it is of cultural heritage value - only one is required to initiate the designation process.

# Heritage Best Practices Report



## Staff Report

Community Services Department

www.kitchener.ca

REPORT TO: City Council  
DATE OF MEETING: December 14, 2015  
SUBMITTED BY: Alain Pinard, Director of Planning, 519-741-2200 x7319  
PREPARED BY: Leon Bensason, Coordinator, Cultural Heritage Planning, 519-741-2200 x7306  
WARD(S) INVOLVED: All  
DATE OF REPORT: December 2, 2015  
REPORT NO.: CSD-15-091  
SUBJECT: Heritage Best Practices

### RECOMMENDATION:

That staff be directed to undertake the recommended actions identified in the heritage best practices summary table, as outlined in Appendix 'A' of Community Services Department report CSD-15-091, and provide Heritage Kitchener with a progress report by December 31, 2016.

### Increase activity in designating cultural heritage resources including City-owned properties

Over the past 8 years the City has focused its efforts in listing non-designated property on the Municipal Heritage Register. From 2007 to 2015, a total of 236 properties were listed on the Register. In comparison during the same period, 10 properties were individually designated under Part IV of the Ontario Heritage Act. While listing serves to formally identify a property as a cultural heritage resource, it affords only limited protection. Heritage designation not only publicly recognizes and promotes awareness of heritage properties, it also provides a process for ensuring that changes to a heritage property are appropriately managed and that these changes respect the property's heritage value.

Consideration should be given to **being more active in designating identified cultural heritage resources**, including City-owned resources, and in passing designating by-laws in a timely manner following Council's issuance of a notice of intention to designate.

### Recommended Action

- That a sub-committee of Heritage Kitchener be established to work with City staff in reviewing the list of non-designated properties on the Municipal Heritage Register, including City-owned properties, in identifying priority candidates for designation, with a view toward bringing recommendations forward for designation annually in consultation with property owners.



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Approved by Council in 2015, the Heritage Best Practices Report proposed the city be more proactive in designating identified cultural heritage resources, like Listed properties.

Designation provides a **PROCESS** for ensuring that changes to a heritage property are appropriately managed and respect the property's cultural heritage value. So, designation won't mean no development on this site, just that it must follow Kitchener's process.

We're asking you to do the right thing and begin the intent to designate process **TONIGHT**.

The 2003 Ontario Divisional Court decision in the case of Tremblay v. Lakeshore held that requiring the owner's consent before considering the designation of a property was **NOT** consistent with the intent of the *Ontario Heritage Act*. Though it may be a backroom understanding, this **CANNOT** be an official policy of the City of Kitchener. Council must give unique consideration to each proposal that comes before it.

Waiting for a notice of intention to demolish will take the final decision out of the hands of Council. And trying to get concessions from the developer through the site plan process means no public consultation. Losing the context of the individual heritage attributes is the same as losing its heritage value.

We're worried about losing the character that makes our city unique, especially when we can't protect our very best buildings, like 16-20 Queen St N. Each community gets the heritage it deserves. That depends on the political will of Council.

Thank you.