

# 22 Weber Street West Heritage Impact Assessment Review

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The proposed zoning and development at 22 Weber St W are not consistent with the policies and guidelines of the Civic Centre Heritage Conservation District Plan (HCDDP).

*“The purpose of the conservation plan is to establish a framework by which the heritage attributes of the Civic Centre Neighbourhood can be protected, managed and enhanced as the community evolves and changes over time. It will provide residents and property owners with clear guidance regarding appropriate conservation, restoration and alteration activities and assist municipal staff and council in reviewing and making decisions on permit and development applications within the district.”*

(HCDDP, p. 1.3)



Artistic rendition based on a preliminary, non-binding conceptual design



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District Wide Policy 3.3.3 (a):  
*“New buildings will respect and be compatible with the heritage character of the Civic Centre Neighbourhood, through attention to height, built form, setback, massing, material and other architectural elements such as doors, windows, roof lines.”*

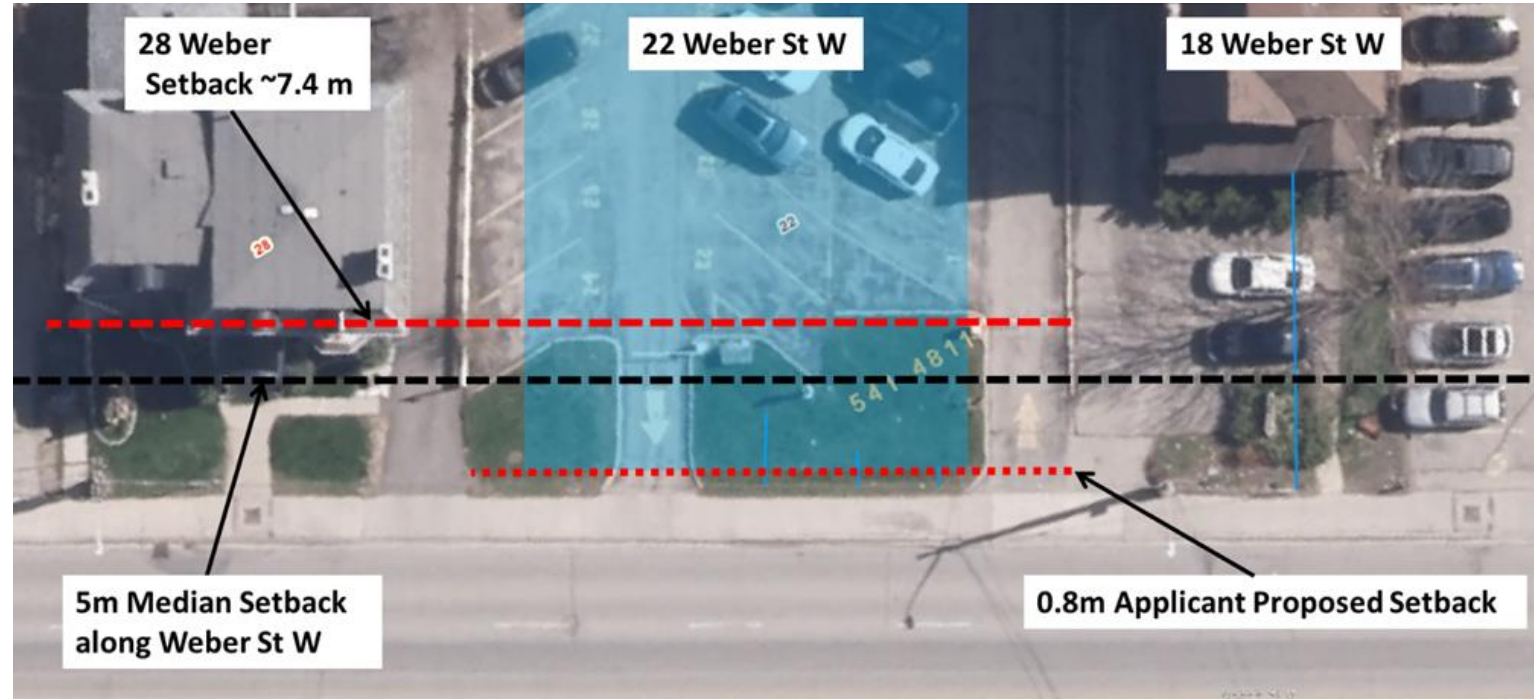


Artistic rendering



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2020 Aerial Imagery of the properties fronting on Weber Street West, between Queen Street North and Young Street. Source: “Interactive Mapping”, <https://maps.kitchener.ca/OnPointExternal/RMap/Default.aspx>





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Site-Specific Weber Street Policy  
3.3.5.2.d)

*“Where redevelopment is proposed on vacant or underutilized sites, new development shall be sensitive to and compatible with adjacent heritage resources on the street with respect to height, massing, built form and materials.”*



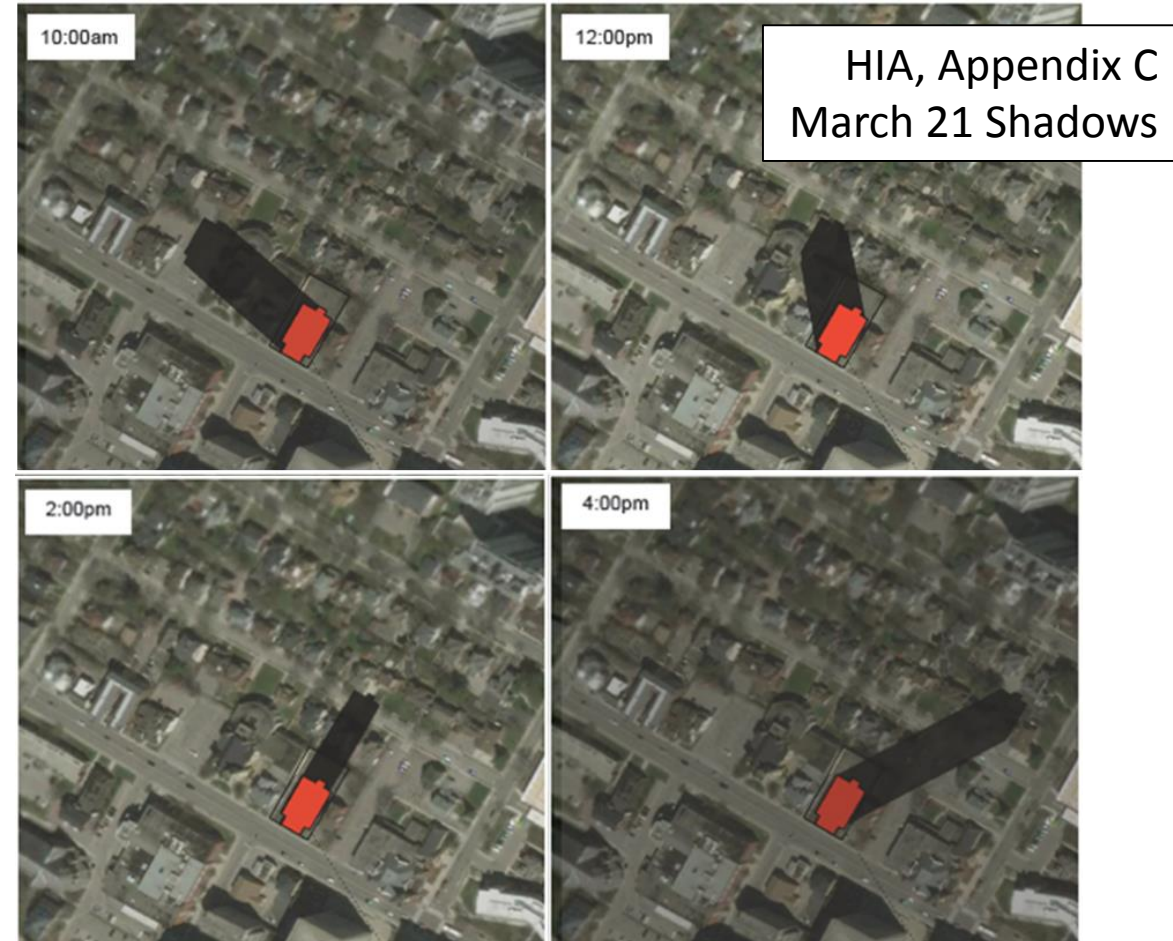
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Site-Specific Weber Street policy  
3.3.5.2.e)

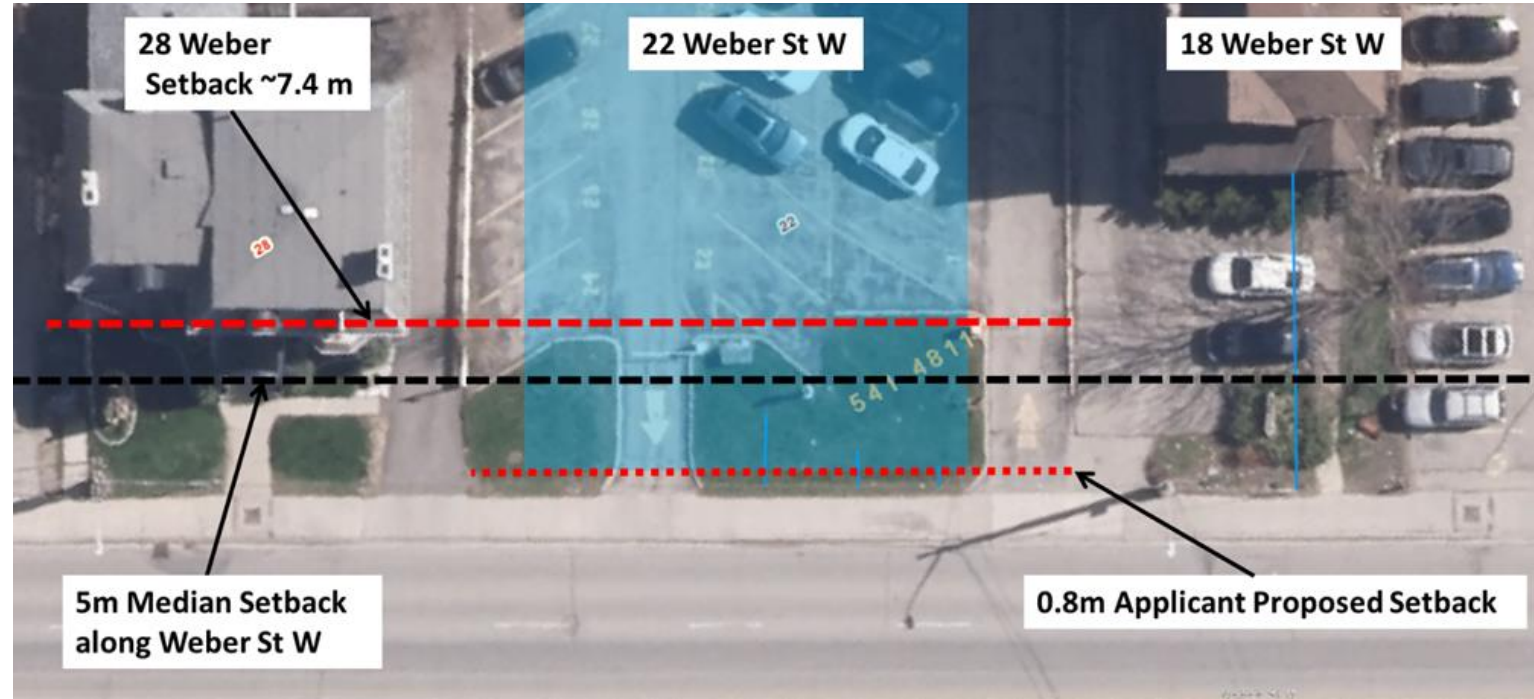
*“Any buildings proposed over 5 storeys in height may be required to undertake shadow studies where they abut existing residential uses, to demonstrate that they will not unreasonably impact on access to sunlight in rear yard amenity areas.”*



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Site/Area Specific Design Guideline 6.9.4, bullet #2 (p. 6.32)

*“Setbacks of new development should be consistent with adjacent buildings. Where significantly different setbacks exist on either side, the new building should be aligned with the building that is most similar to the predominant setback on the street.”*



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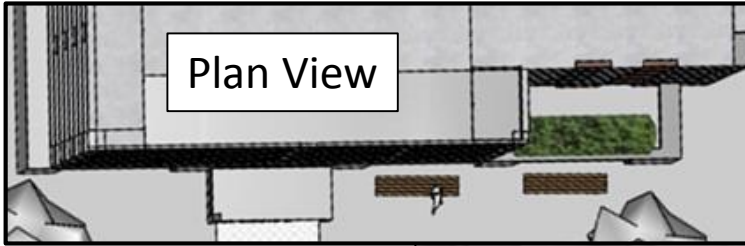


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### Site/Area Specific Design

Guideline 6.9.4, bullet #6 (p. 6.32)

*“Any new buildings taller than 3 to 4 storeys should incorporate some form of height transition or stepbacks to minimize the perception of height and shadow impacts to pedestrians on the street and provide more visual continuity. Stepbacks should be a minimum of 2 metres to provide for useable outdoor terraces for the upper levels.”*



Artistic rendition based on a preliminary, non-binding conceptual design



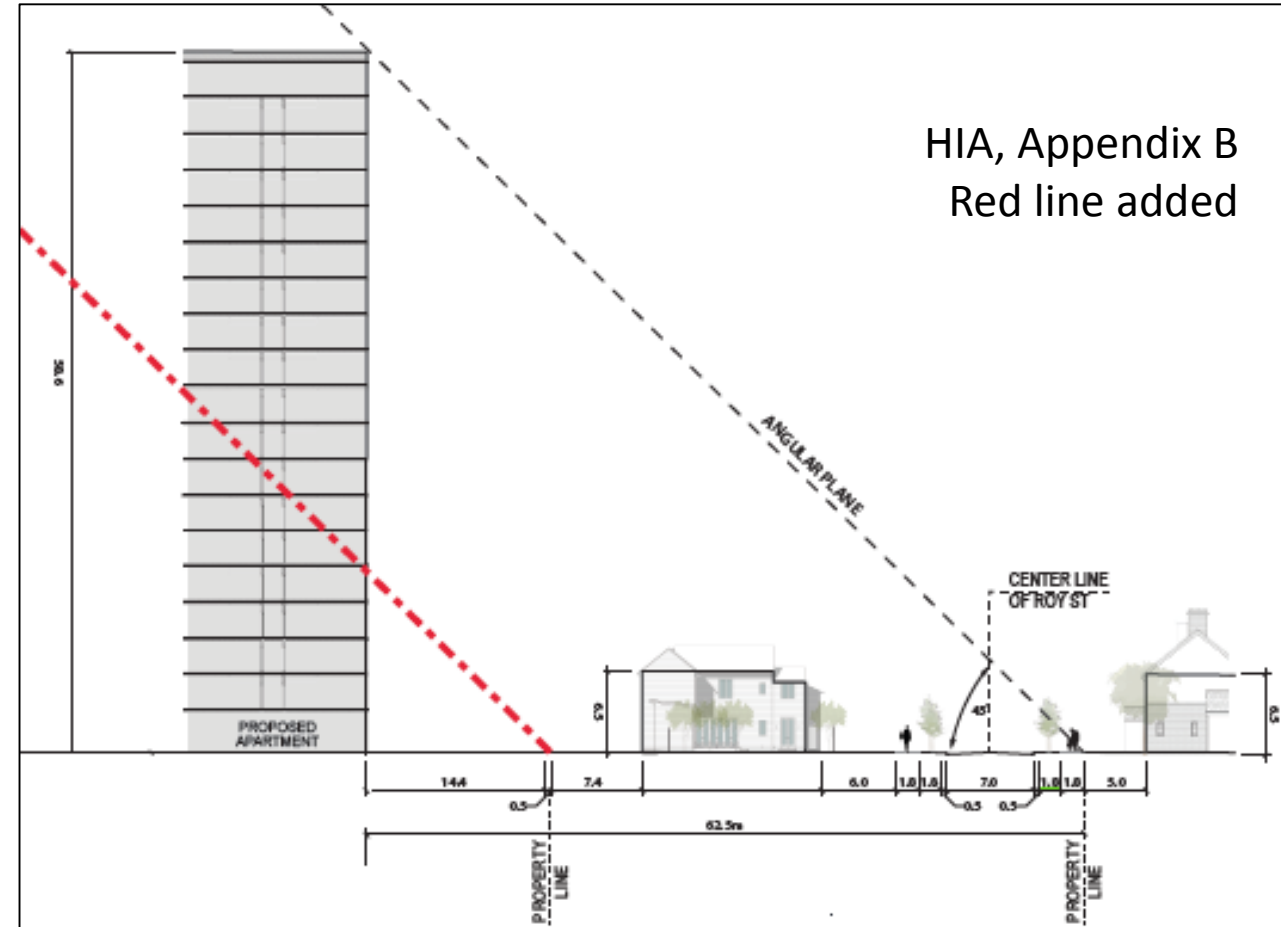


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Site/Area Specific Design Guideline

6.9.4, bullet #7 (p. 6.32)

*“Any buildings taller than 5 storeys abutting a residential property to the rear should be constructed within a 45 degree angular plane where feasible, starting from the rear property line, to minimize visual impacts on adjacent property owners.”*



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Thank you

