



FORMER SIMS ESTATE PROPERTY

LOCATION: KITCHENER, ON
 CLIENT: TANEM DEVELOPMENTS LIMITED/
 1813072 ONTARIO INC.
 TYPE: CULTURAL HERITAGE
 DATE: ONGOING

The former Sims Estate is a large property overlooking the Grand River and overlooked by the Chicopee Ski Hill in the south end of Kitchener. It has a long history of use and a variety of landscape components both cultural and natural. These include a wooded ravine with Chicopee Creek along the north side of the site, a steeply wooded bank sloping down to the Grand River on the east, remnants of hedgerows, a large wetland, open lawn, formal garden rooms, grass terraces, coniferous plantations, and a curvilinear driveway meandering through the woods and across a picturesque bridge.

MHBC worked with the City of Kitchener's Heritage and Planning staff to achieve approvals for a residential community which respects this important cultural heritage landscape. The Plan prepared by MHBC has been designed to enhance the view of the Sims Estate Residence as one enters the property. The Plan also preserves the important site elements as part of Common Elements of Condominium. As part of this work MHBC prepared Design Guidelines to ensure future development that is appropriate and respectful of the former estate house.

