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August 31, 2020

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario M5C 1J3

SEP 02 2020

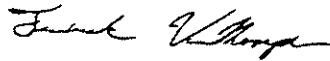
RECEIVED

Re: Amended Designation By-law for 25 Regina Street South (The Button Factory), Waterloo, Ontario

To Whom it May Concern,

Please find enclosed a copy of the amended designation by-law (By-law No. 2020-054) adopted by Waterloo Council on August 24, 2020 for 25 Regina Street South (The Button Factory). If you have any questions, please don't hesitate to contact me at the phone number or email below.

Sincerely,



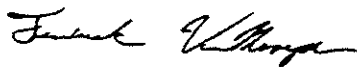
Fredrick VanRooyen, BES
Zoning/Committee Coordinator, Planning Approvals
Phone: 519-514-0224
Email: fredrick.vanrooyen@waterloo.ca

EXPLANATORY NOTE

The purpose of By-law No. 2020-054 is to update the *Ontario Heritage Act* designation by-law for the Button Factory at 25 Regina Street South, originally adopted in 1982, to clarify and better describe the property's heritage attributes in accordance with the requirements of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended. This new designation by-law expands the list of heritage attributes to include the south and west façades of the existing building.

If you require further information or have any questions, please contact the City of Waterloo's Planning Division at 519-747-8752.

Prepared By:



Fredrick VanRooyen, BES
Zoning/Committee Coordinator
City of Waterloo
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THE CORPORATION OF THE CITY OF WATERLOO

BY-LAW NO. 2020 – 054

25 Regina Street South – The Button Factory

**BY-LAW TO AMEND BY-LAW 1982-062, A BY-LAW TO
DESIGNATE THE BUTTON FACTORY BUILDING, 25 REGINA
STREET SOUTH, IN THE CITY OF WATERLOO, TO BE OF
CULTURAL HERITAGE VALUE OR INTEREST UNDER THE
PROVISIONS OF THE ONTARIO HERITAGE ACT, R.S.O. 1990,
CHAPTER O.18, AS AMENDED**

WHEREAS:

1. The Council of The Corporation of the City of Waterloo passed By-law No. 1982-062 on June 7, 1982 to designate the Button Factory at 25 Regina Street South (the "Property") under the provisions of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 as amended (the "Act") to be of cultural heritage value or interest (the "Designation");
2. Pursuant to subsection 30.1 of the Act, the Council of a municipality may, by by-law, amend a by-law designating property under section 29 of the Act;
3. The Council of The Corporation of the City of Waterloo deems it desirable to amend By-law 1982-062 by clarifying and expanding the heritage attributes of the property as described in Schedule "A" attached hereto;
4. The Clerk of the City has given notice of the City's intention to amend and clarify By-law 1982-062 in accordance with subsections 29(3) and 30.1(3) of the Act, and has consulted with the City of Waterloo's Municipal Heritage Committee prior to giving such notice;
5. No notice of objection was served upon the Clerk in accordance with subsection 29(5) or 30.1(6) of the Act.

THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WATERLOO ENACTS AS FOLLOWS:

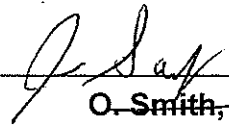
1. The Designation is hereby amended by:
 - a) Correcting the legal description of the Property and clarifying the location, as set out in Schedules "B" and "C" attached hereto;

- b) Clarifying the description of the previously designated heritage attributes as set out in Schedule "A" attached hereto; and
 - c) Expanding the Designation of the Property to include additional heritage attributes, as further set out in Schedule "A" attached hereto.
2. In all other respects, the Designation shall remain unchanged.
 3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the property known municipally as 25 Regina Street South in the City of Waterloo, and upon the Ontario Heritage Trust in accordance with notice requirements under the Act.
 4. This by-law shall come into force and effect on the date of its passage.

Enacted this 24th day of August, 2020.



D. Jaworsky, Mayor



O. Smith, City Clerk

J. Scott, Acting City Clerk

SCHEDULE "A"

REASONS FOR DESIGNATION

Description of Property – 25 Regina Street South, Waterloo

25 Regina Street South, the "Button Factory", is located on the west side of Regina Street South in Uptown Waterloo. The property contains a three-storey, buff brick building that served as a button making factory for over half a century.

Statement of Cultural Heritage Value or Interest

Built ca. 1886 the Button Factory building contains design value pertaining to its representative late 19th century Victorian Industrial architecture, evident in its front facing gable roof, rubblestone foundation, buff brick, iron anchor plates above the first floor, and distinctive fenestration. The building was designed in a utilitarian fashion, but is softened by a gable roof with a corbelled line of bricks under the eaves and segmentally arched windows and doors. The interior of the building also features turned wood columns and cast iron cap plates that are reflective of the style and manufacturing history.

The building has direct association with historic personalities and industrial developments that are significant to the community. The building was constructed by Richard Roschman, a German immigrant and button maker, who with his brother Rudolph established the business, Roschman and Brother. The button factory operated for over half a century, selling their buttons all over Canada and provided regular employment to as many as 100 local citizens. The building also features cast iron skylights, patented in 1870 by Emil Vogelsang, who was also a German immigrant who constructed button factories in Berlin (Kitchener). The Button Factory closed in 1946. The Ontario Glove Manufacturing Co. Ltd. subsequently purchased the site and remained there until 1957. Since 1993, the building has been occupied by the Waterloo Community Arts Centre.

Description of Heritage Attributes

Clarification of Previously Designated Heritage Attributes:

For clarification, the north and east façades of the existing building at 25 Regina Street South, previously designated as part of By-law 1982-062, include the following:

- rubblestone foundation
- buff (yellow) brick, including:
 - corbelled brickwork under the eaves;
 - corner brick pilasters;
 - thick, buttressed wall at the building base

- gable roof and skylights
- chimney
- windows and window openings, including segmentally arched 4 over 4 windows and sills
- doors and door openings, including segmentally arched wooden doors and glass transoms
- iron anchor plates or tie rods above the first floor

Additional Heritage Attributes:

In addition to the north and east façade of the existing building at 25 Regina Street South that were designated as part of By-law 1982-062:

- (a) all exterior façades of the building, including the following:
 - rubblestone foundation
 - buff (yellow) brick, including:
 - corbelled brickwork under the eaves;
 - corner brick pilasters;
 - thick, buttressed wall at the building base
 - gable roof and skylights
 - chimney
 - windows and window openings, including segmentally arched 4 over 4 windows and sills
 - doors and door openings, including segmentally arched wooden doors and glass transoms
 - iron anchor plates or tie rods above the first floor
 - sprinkler head on south elevation
- (b) Interior:
 - turned wood columns and cast iron cap plates

SCHEDULE "B"
LEGAL DESCRIPTION

Part of PIN 224120021

Legal Description: Part of Weaver Street Closed by By-law No. 71, Instrument No. 2312 and By-law No. 584, Instrument No. 12715 and Part of Lot 391, Registered Plan No. 385, designated as Part 2 on Plan 58R-3528.

Municipal Address: 25 Regina Street South, as shown on Schedule 'C'.

SCHEDULE "C" LOCATION MAP

