



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.



MARILYN MILLS  
Committee Coordinator, Legislated Services  
Corporate Services Department  
Kitchener City Hall, 2<sup>nd</sup> Floor  
200 King Street West, P.O. Box 1118  
Kitchener, ON N2G 4G7  
Phone: 519-741-2200 ext. 7275  
marilyn.mills@kitchener.ca

**REGISTERED MAIL**

May 10, 2024

Carmel Church Of The New Jerusalem  
40 Chapel Hill Drive  
Kitchener ON N2R 1N2

**RECEIVED**  
2024/05/10  
(YYYY/MM/DD)  
Ontario Heritage Trust

Re: Designating By-law – 40 Chapel Hill Drive

Dear Property Owner:

This is to advise that the period to file an appeal against the passing of By-law 2024-052 designating the property municipally known as 40 Chapel Hill Drive as being of historic and cultural heritage value or interest, has now passed and no appeals were received. This is to advise that the period to file an appeal against the passing of By-law 2024-052, designating the property municipally known as 40 Chapel Hill Drive as being of historic and cultural heritage value or interest, has now passed and no appeals were received. Pursuant to Part IV of the *Ontario Heritage Act*, the property municipally known as 40 Chapel Hill Drive is now designated as being of historic and cultural heritage value or interest. The By-law is registered on title at the Land Registry Office as Instrument No. WR1570691 and a copy has been attached for your information.

Designation under the *Ontario Heritage Act* requires the owner to obtain approval from the City prior to undertaking work including alterations, new construction and/or demolition, which is deemed to impact the heritage attributes as set out in the reasons for designation. Property owners shall contact Heritage Planning staff within the City's Development Services Department, prior to undertaking any work to determine if formal approval under the *Ontario Heritage Act* is required.

If you have any questions or concerns, please contact Jessica Vieira, Heritage Planner at 519-741-2200 ext. 7291.

Yours truly,

A handwritten signature in dark ink, appearing to read "M. Mills".

Marilyn Mills  
Committee Coordinator

cc: Registrar, Ontario Heritage Trust

K. Hughes, Assistant City Solicitor  
J. Vieira, Heritage Planner  
**(cc'd parties by email only)**

Properties

PIN

22725 - 1301    LT

Description

PT. BLOCKS A & B PLAN 1123, AS IN 878572, SAVE & EXCEPT PTS. 1 TO 5 ON 58R-17807; SUBJECT TO AN EASEMENT OVER PT. 5 ON 58R-14231 IN FAVOUR OF THE CORPORATION OF THE CITY OF KITCHENER AS IN WR2216; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 1, 2 & 3 ON 58R-18228 AS IN WR822568; CITY OF KITCHENER

Address

40 CHAPEL HILL DRIVE  
KITCHENER

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE CITY OF KITCHENER

Address for Service

200 King Street West  
PO Box 1118  
Kitchener, Ontario  
N2G 4G7

This document is being authorized by a municipal corporation BERRY VRBANOVIC, MAYOR and AMANDA FUSCO, CLERK.

This document is not authorized    under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Whitney Charlene Kleine

200 King St. W.  
Kitchener  
N2G 4G7

acting for  
Applicant(s)

Signed    2024 05 03

Tel

519-741-2268

Fax

519-741-2702

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF KITCHENER

200 King St. W.  
Kitchener  
N2G 4G7

2024 05 03

Tel

519-741-2268

Fax

519-741-2702

Fees/Taxes/Payment

Statutory Registration Fee

\$69.95

Total Paid

\$69.95

BY-LAW NUMBER 2024-052  
OF THE  
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property  
municipally addressed as 40 Chapel Hill Drive,  
in the City of Kitchener as being of historic and  
cultural heritage value or interest.)

WHEREAS section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. 0.18, authorizes the Council of a Municipality to enact by-laws to designate real property, including all of the buildings and structures thereon, or portions thereof, to be of cultural heritage value or interest;

AND WHEREAS the Council of The Corporation of the City of Kitchener has received and considered the recommendations of its municipal heritage committee (Heritage Kitchener) regarding the designation of a property located at 40 Chapel Hill Drive, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on December 11, 2023, to publish a Notice of Intention to designate the Property as being of cultural heritage value or interest pursuant to section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. O.18, and which resolution was confirmed by By-law No. 2023-183;

AND WHEREAS a copy of the Notice of Intent to Designate was served upon the registered owners of the Property and upon the Ontario Heritage Trust;

AND WHEREAS a copy of the Notice of Intent to Designate was published in the Waterloo Region Record, which is a newspaper having general circulation in the City of Kitchener on December 15, 2023, a copy of which is attached to this by-law as "Schedule A";

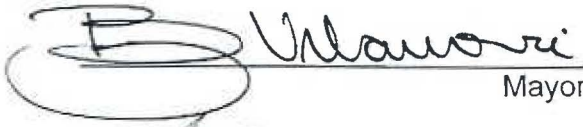
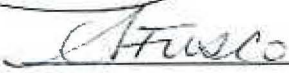
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the City of Kitchener;

NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. The building and property known as 40 Chapel Hill Drive, Kitchener, as more particularly described in Schedules "B" and "C" to this by-law are hereby designated as being of cultural value or interest under Part IV, section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. 0.18;
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the whole of the property described in Schedule "D" to this by-law with the Land Registry Office;
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the registered owners of the property described in Schedule "D" to this by-law and on the Ontario Heritage Trust; and,
4. The City Clerk is hereby authorized to publish a notice of this by-law in a newspaper having general circulation in the City of Kitchener.

PASSED at the Council Chambers in the City of Kitchener this 18<sup>th</sup> day of March, 2024.



  
Mayor  
  
Clerk



## **SCHEDULE A**

### **NOTICE OF INTENTION TO DESIGNATE**

#### **40 CHAPEL HILL DRIVE, KITCHENER**

IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESS(ES) IN THE PROVINCE OF ONTARIO

#### **NOTICE OF INTENTION**

**TAKE NOTICE** that the Council of the Corporation of the City of Kitchener intends to designate the following municipal addresses as being of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

##### **24 Courtland Avenue East**

The property municipally addressed as 24 Courtland Avenue East demonstrates design/physical, historical/associative and contextual value.

The design and physical value of the property relates to the unique Vernacular Victorian Gothic architectural style. Walk-up row housing is rare in the context of Kitchener, as there are not many examples of this housing typology within the City.

The historical and associative value of the property relates to the original owner, purpose, and relationship to adjacent industrial buildings. The walk-up row housing is representative of the industrial development that was taking place in Kitchener in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The building was constructed by Martin Nelson to accommodate the female workers from the adjacent Williams, Greene and Rome Shirt and Collar Factory on Queen Street South (now known as the Bread and Roses Cooperative).

The contextual value of the property relates to the building's historic and visual link to the adjacent industrial buildings, including the former Williams, Greene and Rome Shirt and Collar Factory and the Arrow Shirt Factory.

##### **26 Courtland Avenue East**

The property municipally addressed as 26 Courtland Avenue East demonstrates design/physical, historical/associative and contextual value.

The design and physical value of the property relates to the unique Vernacular Victorian Gothic architectural style. Walk-up row housing is rare in the context of Kitchener, with not many examples of this housing typology within the City.

The historical and associative value of the property relates to the original owner, purpose, and relationship to adjacent industrial buildings. The walk-up row housing is representative of the industrial development that was taking place in Kitchener in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The building was constructed by Martin Nelson to accommodate the female workers from the adjacent Williams, Greene and Rome Shirt and Collar Factory on Queen Street South (now known as the Bread and Roses Cooperative).

The contextual value of the property relates to the building's historic and visual link to the adjacent industrial buildings, including the former Williams, Greene and Rome Shirt and Collar Factory and the Arrow Shirt Factory.

##### **58 Queen Street South**

The property municipally addressed as 58 Queen Street South demonstrates design/physical, and historical/associative, and contextual values. The design and physical value of the property relates to the building being a representative example of the Renaissance Revival architectural style that is in good condition with many in-tact original elements.

The historical and associative value of the property relates to the original owner and use of the property, as well as the contribution made to the history of Kitchener's development.

The contextual value of the property relates to its contribution to a collection of buildings constructed during the industrial and commercial development of Kitchener. The building on the



subject property is in its original location and maintains historical and visual links to its surroundings.

#### **66 Queen Street South**

The property municipally addressed as 66 Queen Street South demonstrates design/physical, and historical/associative, and contextual values. The design and physical value of the property relates to the building being a representative example of the Renaissance Revival architectural style that is in good condition with many in-tact original elements.

The historical and associative value of the property relates to the original owner and use of the property, as well as the contribution made to the history of Kitchener's development.

The contextual value of the property relates to its contribution to a collection of buildings constructed during the industrial and commercial development of Kitchener. The building on the subject property is in its original location and maintains historical and visual links to its surroundings.

#### **73 Young Street**

The property municipally addressed as 73 Young Street demonstrates design/physical, and historical/associative, and contextual values. The design and physical value of the property relates to its Gothic architectural style, laid out in the shape of a Latin Cross with extensive use of decorative brick and stone moulding, buttresses, and circular brick tiles, and overall symmetry of the church with similar façade and fenestration patterns throughout.

The historical and associative value of the property relates to the original owner and use of the property and building, and the contributions made to Kitchener's history. The land has always been used as a church and contains one of the oldest churches in Kitchener. The subject property has direct associations with Arthur William Holmes, a prominent architect who devoted most of their career to designing buildings for the Roman Catholic Church in Southern Ontario.

The contextual value of the property relates to physical, historical, functional, and visual links to the building's surroundings. The church building has a strong visual presence, including important views, on Duke Street and Young Street as the building occupies a large site slightly elevated on a hill. The church building has also been recognized as a landmark within the City of Kitchener.

#### **4 King Street East/1 Queen Street South**

The property municipally addressed as 4 King Street East/1 Queen Street South demonstrates design/physical, historical/associative, contextual, and economic values.

The design and physical values relate to the Italianate architectural style that is in good condition with many intact original elements.

The historical and associative values relate to the original owner and use of the building. The original owner of the building was Louis Breithaupt while the original use of the building was a hotel, titled the American Hotel. The building is the oldest commercial building in the City. Louis Breithaupt was a prominent business in Berlin as well as a former mayor, and his contributions to the development of Berlin form an integral chapter in Berlin's commercial and industrial development.

This building has contextual value, being built in the downtown commercial core of then-Berlin and part of a group of buildings that were built at the onset of industrial and commercial development in the City. Today, these buildings are in the downtown commercial core of Kitchener and greatly contribute to the character of the area. The building is in its original location and maintains historical and visual links to its surroundings. Furthermore, the building is located at a prominent intersection in the downtown city core.

#### **2-22 Duke Street West**

The property municipally addressed as 2-22 Duke Street West demonstrates design/physical, historical/associative, and contextual values.

The building municipally addressed as 2-22 Duke Street East has design and physical value, being a notable and unique example of the Art Deco architectural style as well as displaying a high degree of craftsmanship through the many detailed elements of the structure.



The property has historical and associative values, as it relates directly to the theme of economic growth and development in the downtown area and has direct association with the Breithaupt family through its original ownership.

The contextual value of the property relates to its physical, historical, functional, and visual link to its surroundings. The building sits on the intersection of Queen Street North and Duke Street East, in its original location. It retains its original use as the home to multiple local businesses.

#### **40 Chapel Hill Drive**

The property municipally addressed as 40 Chapel Hill Drive demonstrates design/physical, historical/associative, and contextual values.

The design and physical value of 40 Chapel Hill Drive resides in its Modern architectural style, laid out in an irregular floor plan and utilizing a mix of natural building materials including stone, vertical wood siding and wood shingles. The chosen design is symbolic in nature, and relates to the theology of the Carmel Church of New Jerusalem.

The historical and associative value of 40 Chapel Hill relates to the original owners and use of the property and building. The building was constructed by the Carmel Church of New Jerusalem, who remain the owners to date. The Carmel Church of the New Jerusalem is a society of the New Church, which is a Christian denomination that follows the theological writings and interpretations of famous 18<sup>th</sup> century Swedish scientist, philosopher, and theologian Emanuel Swedenborg. Such sects can be referred to as Swedenborgians. The Pennsylvania groups of Swedenborgian were one of the principal sources of immigration to Waterloo County, and later enabled the emergency of the Berlin Association in the middle of the nineteenth century. The property also provides some insight into patterns of growth and development within the area, being formally the centre of an independent and self-sufficient church community known as Caryndale. Urbanization and a growing population led to the community's eventual annexation into Kitchener in the 1970's. Finally, the associative value of the church relates to its designer, prolific local architect John Lingwood.

The contextual value of 40 Chapel Hill Drive relates to its importance in maintaining the character of the church-centred community formerly known as Caryndale. Though the area's title has changed from community to neighbourhood and it has grown significantly through the construction of new subdivisions as well as infill development, the predominant residential use of the area remains. The subject property and the surrounding area have been identified as being a Cultural Heritage Landscape.

#### **54-68 King Street West**

The property municipally addressed as 54-68 King Street West demonstrates design/physical, historical/associative, and contextual values.

The design and physical value of 54-68 King Street West resides in its architecture and physical construction. The building is a unique expression of Modernist architecture that also utilizes classical and neo-classical motifs. It is this sophisticated blending of different styles from varying eras that make the subject property a significant piece of architecture within the community. Through its material use and other detailing it also displays a high degree of craftsmanship.

The historical and associative value of the property lay in its significant association with banking institutions. Prior to becoming the Bank of Nova Scotia in 1926, the property held a building formerly known as the Merner Block, which was occupied by the Union Bank. The Merner Block was demolished in 1962 and replaced with the existing one-storey building. This building also has significance due to its association with programs and initiatives undertaken by the bank that reflected how such institutions and their processes changed and developed over time. It reflects the economic climate of both the area and, to some degree, the country at the time of its construction. The building was designed by Carl Albert Rieder, a prominent local architect who made significant contributions to the field during the span of his career.

The contextual value of 54-68 King Street West relates to its importance in maintaining the commercial character of the surrounding area, as well as its physical, functional, visual, and historical link to its surroundings. It is within the Downtown Cultural Heritage Landscape, which is within the City Centre District and is an area that has historically been recognized as the heart of the downtown and a focal point of the Region. In addition, the distinct architectural style of 54-68 King Street West and its location on a corner lot along a primary road makes the building prominently visible and easily recognizable.



### **70 Francis Street North**

The property municipally addressed as 70 Francis Street North demonstrates design/physical, historical/associative, and contextual values.

The building at 70 Francis Street North has design and physical value, being a representative example of a late-19<sup>th</sup> century residential dwelling constructed in the Queen Anne Revival architectural style.

The property has historical and associative value due to it's the original ownership as well as its connection to the theme of economic development within the City. The residential dwelling was built for Albert Ruby, a prominent citizen and life-long resident of Berlin (now Kitchener) and a major contributor to the furniture industry within the area. H. Krug Furniture Company was established in the 1880's by Albert Ruby in partnership with Hartman Krug. It's establishment was instrumental to the growth and development of the City and its economy, being reputed to be the largest furniture plant in the British Empire in the early 1900's. Krug Furniture continues to be a leader in the design and manufacturing of furniture solutions, specifically now for offices and healthcare, and it remains one of the oldest businesses still operating in Kitchener. The Ruby family still have direct and significant ties with the company, with Len Ruby being it's president in 2023.

The contextual value of 70 Francis Street North relates to the physical, historical, and visual links to the surrounding area. The building is in its original location along Francis Street North and is surrounded by other historic buildings. Though the house is now used as an office space, it continues to contribute to the continuity and character of the Francis Street North streetscape. Further, it is historically linked to the Krug Furniture factory located in proximity at 111 Ahrens Street West/135 Breithaupt Street.

### **144-150 King Street West**

The front façade of the property municipally addressed as 144-150 King Street West demonstrates design/physical, historical/associative, and contextual values.

The design and physical value of the building resides in its architecture and physical construction, as the building is a representative example of the Classical Revival architectural style. A high degree of technical and scientific achievement is demonstrated, as the front façade is likely the first in the City to be built with precast concrete. In addition, it is believed that this building was the first within the City to install an elevator.

The property has historical and associative value due to its connection to the theme of economic development in the downtown area. In 1840 David Weber sold a one-acre parcel of land north of King Street and east of Young Street, all within Lot 16 and part of the 3-acre trade made by his father-in-law in 1833 to Frederick Gaukel. This parcel became the site of the Mayfair Hotel and the Weber Chambers, which is the inscription seen on the parapet of 144-150 King Street West. The Weber Chambers building originally housed storefronts on the ground floor and office spaces above, and was home to a number of notable tenants.

The contextual value of the building relates to its importance in maintaining the commercial character of the surrounding area, as well as its physical, functional, visual, and historical link to its surroundings. The surrounding area is occupied by a mix of uses, with hotels, banks, and other commercial enterprises being the original anchors of the commercial core. Though the upper storeys are now residential units, the ground floor maintains its original commercial use and continues to support the commercial character of the area.

### **149-151 Ontario Street North**

The property municipally addressed as 149-151 Ontario Street North demonstrates design/physical, and historical/associative values. The building is an early example of a late 19<sup>th</sup> century, semi-detached, vernacular brick building with both Italianate and modest Georgian influences.

The property has historical and associative value because it is the last remaining example of a residential building in this section of Ontario Street North and is an example of a working-class residence.



### **628 New Dundee Road**

The property municipally addressed as 628 New Dundee Road demonstrates design/physical, historical/associative, and contextual values.

The dwelling on the lot is a representative and early example of a dwelling constructed in the Gothic Revival Cottage architectural style. Common features characteristic of this specific style are displayed, and the building was constructed prior to Confederation in 1867.

Historical/associative values are displayed as the property was once a working 19<sup>th</sup> century agricultural farm complex and is therefore associated with themes of agriculture and mid-19<sup>th</sup> century agricultural practices. Further, it is associated with the theme of early settlement in the Beasley's Old Survey area of Waterloo Township. The structure also demonstrates local materials available to settlers and common construction methods utilized during the late nineteenth century and, when compared to similar style buildings within the area, reveals some architectural trends.

The dwelling on the lot has contextual value as the surroundings largely retain their rural character. The farmhouse also maintains a relationship to and remains oriented towards New Dundee Road, which is the original settlement road that once bisected the lot. As such, the dwelling has a physical link to its surroundings.

### **67 King Street East**

The property municipally addressed as 67 King Street East demonstrates design/physical, historical/associative, and contextual values.

The design and physical value of the subject property resides in the architecture and physical construction of the building. It is a unique and representative example of the International architectural style in a commercial building.

The building possesses historical and associative value due to its original use and ownership. The building was originally owned and operated by the Canada Permanent Trust Company, whose origins as a trust company date back to 1855. At the time that 67 King Street East was constructed, Canada Permanent was the oldest trust company in Canada. The architecture firm which designed the building also contributes to the historical and associative value of 67 King Street East. The building was designed by the firm of prominent local architect Carl Reider.

The contextual value of 67 King Street East relates to its importance in maintaining the commercial character of the surrounding area, as well as its physical, functional, visual, and historical link to its surroundings. The subject property is located within the Downtown Cultural Heritage Landscape, in an area commonly recognized as the heart of the downtown and the historically focal point of early development in what was then Berlin. Further it is located in-situ within a notable setting, as the building provides a frame for the adjacent Speakers Corner Park space.

The full Statements of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk by contacting [clerks@kitchener.ca](mailto:clerks@kitchener.ca) during normal business hours. Any person may send by Registered Mail, or deliver to the Clerk of the City of Kitchener, notice of their objections to the proposed designation, together with a statement of the reasons for objection and all relevant facts, to be received by the Clerk no later than the 14<sup>th</sup> day of January, 2024. If a Notice of Objection is received, the Council of the Corporation of the City of Kitchener will refer the matter to the Ontario Land Tribunal (<https://olt.gov.on.ca/>) for a hearing and report.

Dated at Kitchener the 15<sup>th</sup> day of December, 2023.

Amanda Fusco  
Director of Legislated Services & City Clerk  
City Hall, P.O. Box 1118  
200 King Street West  
Kitchener, Ontario N2G 4G7

The Record Insert: December 15, 2023

2-column Display Ad in:

1<sup>st</sup> choice - Local Section,

2<sup>nd</sup> choice - 2<sup>nd</sup> page of First Section,

Last choice - 2<sup>nd</sup> page of LIFE Section



## **SCHEDULE B**

### **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

40 CHAPEL HILL DRIVE, KITCHENER

#### **Description of Cultural Heritage Resource**

40 Chapel Hill Drive is a 20<sup>th</sup> century building built in the Modern architectural style. The building is situated on a 6.98 acre irregularly shaped parcel of land located on the east side of Chapel Hill Drive between Caryndale Drive and Evenstone Avenue in the Doon South Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the institutional building, known as the Carmel New Church and School.

#### **Heritage Value**

40 Chapel Hill Drive is recognized for its design/physical, historical/associative, and contextual values.

#### **Design/Physical Value**

The design and physical value of 40 Chapel Hill Drive resides in its Modern architectural style, laid out in an irregular floor plan and utilizing a mix of natural building materials including stone, vertical wood siding and wood shingles. Geometric elements such as octagonal entranceways, a pyramidal steeple, corner clerestory windows, and stained-glass windows are also incorporated throughout the design.

The front façade of this building is positioned at an approximately 20-degree angle to Chapel Hill Drive, with the western portion of the building being closest to the street. The front façade can be divided into three sections; the western-most section, the central section, and the eastern-most section.

The western-most section of the building is comprised of a new addition built in 2001 that expanded the capacity of the school. It is one-storey in height and has an irregular floor plan that predominately utilizes rectangular shapes and a flat roof. A canted bay sits off-center within this section and is composed of floor-to-ceiling windows, an entrance, and a pitched roof with asphalt shingles. The cladding of the rest of the western-most section is comprised of a pink stucco or plaster material on the upper two-thirds of the walls and a field-stone veneer on the lower third of the exterior.

The central section also utilizes rectangular shapes in its floorplan. It is one storey in height, with a raised secondary level. The cladding is a confection of glass glazing extending over the upper two-thirds of the wall and a field stone veneer on the lower third. The windows are equal in size and intervals and appear to possess metal framing.

The eastern-most section of the building is comprised of the 300-seat chapel. It is the most distinctive section of the overall building in terms of appearance, with the contemporary Scandinavian style being evident. Stone, vertical wood siding, and wood shingles provide a rough and natural texture to the building, a contrast to the straight and heavily geometric angles utilized in its massing. The roofline of this section is the most distinguishable feature of the structure as a whole, being comprised of a tall pyramid steeple that shares focus at the sanctuary with the corner clerestory window opposite.

Within the 52nd Volume of the Waterloo Historical Society (1963), the following commentary is offered on symbolic nature of the architecture of 40 Chapel Hill Drive: *"The new Church, like the old is based, architecturally, on certain symbols. Both are four-square as was the holy city of Jerusalem. The building materials are primarily stone and wood – materials of construction mentioned so frequently in the Bible. The chancel has three levels as does the roof, with the tower being the highest level. These are based on symbols because of the believe that the Bible itself has a symbolic or internal sense."*

### **Historical/Associative Value**

The historical and associative value of 40 Chapel Hill relates to the original owners and use of the property and building. The building was constructed by the Carmel Church of New Jerusalem, who remain the owners to date. The building has always been used as a church and this remains one of its dual uses, with the secondary use being a school.

The Carmel Church of the New Jerusalem is a society of the New Church, which is a Christian denomination that follows the theological writings and interpretations of famous 18<sup>th</sup> century Swedish scientist, philosopher, and theologian Emanuel Swedenborg. Such sects can be referred to as Swedenborgians. The Pennsylvania groups of Swedenborgian were one of the principal sources of immigration to Waterloo County, and later enabled the emergency of the Berlin Association in the middle of the nineteenth century. The Swedenborgians in Kitchener had at one point constituted the largest and most significant Swedenborgian community in Canada.

Christian Enslin is one notable figure within what was then-Berlin's history and was a prominent figure within the Swedenborgian community. After immigrating from Germany to the Waterloo area in about 1830, Enslin practised his trade as a bookbinder – the first in the area - before eventually expanding his business into a bookstore and later taking an active role in journalism. He was instrumental in the formation of the first Swedenborgian congregation within Waterloo County. Other prominent names of this early group of Swedenborgian include Adam Ruby Sr., Charles A. Ahrens, and William Benton.

40 Chapel Hill Drive was not the first church for Kitchener's Swedenborgians. In 1847 the group occupied a 150-seat chapel built on the corner of Church and Benton Street. As the congregation grew it moved to a new building on the corner of King and Water Street in 1870, which eventually became the first to adopt the name Church of the New Jerusalem. Divisions within the congregation that occurred in 1891 led to both the creation of a new group known as the Carmel Church Society and the erection of a new church at 820 King Street West. Finally, in 1960, the Carmel Church Society purchased the present-day property and approximately 500 acres of other holdings from congregation member John Evans, with the plan to build an independent and self-sufficient church community



where families could be close to both the church and school. This community was named Caryndale. Patterns of growth and urbanization lead to Caryndaes eventual annexation into Kitchener in the 1970's.

The associative value of the Carmel New Church also relates to the architect of the building, John Lingwood. A prolific local architect in the mid-20<sup>th</sup> century, Lingwood's architectural firm completed more than 700 projects in its lifetime, with a large portion of the work being within the Waterloo Region. These projects ranged in function, scale, and style and included modest homes, university buildings, civic buildings, and churches. Some of his more significant work beyond the Carmel New Church includes the TD Bank at the intersection of King and Francis Street and the former provincial courthouse at the intersection of Frederick and Lancaster Street within the downtown area. Lingwood contributed to the existing appearance of Kitchener and the larger Regions built landscape.

### **Contextual Value**

The contextual value of 40 Chapel Hill Drive relates to its importance in maintaining the character of the church-centred community formerly known as Caryndale. Though the area's title has changed from community to neighbourhood and it has grown significantly through the construction of new subdivisions as well as infill development, the predominant residential use of the area remains. The subject property and the surrounding area have been identified as being a Cultural Heritage Landscape (CHL) by the City of Kitchener Cultural Heritage Landscape Study approved by Council in 2015. Key characteristics of this CHL include diversely sized lots that are often well-landscaped and follow the natural topography and drainage patterns of the land. Housing types are modest and not consistent in architectural style, but rather reflect the popular styles of the time-period in which they were built. Further, many members of the congregation reside in the surrounding homes with some even being original residents of the former community.

The church is also physically, functionally, visually, and historically linked to its surroundings. Though the majority of the 503 acres of land on which the church was originally situated has been parcelled and subdivided, the church remains in situ and continues in its original function.

In addition, the Church has a strong visual presence, being situated on the largest piece of land within the neighbourhood and possessing a distinct architectural style. The tall pyramidal shaped steeple in particular acts as a marker within the landscape.

### **Other Values**

#### **Social Value**

The Carmel New Church and School has social value as a place of worship and education. This building has been providing these services since its construction in 1964, and its operations were central to the development and function of the surrounding community. It remains a prominent place of importance within the Caryndale neighbourhood, with many near-by residents being members of the Carmel New Church congregation. Places of worship often provide intangible community value, serving as places where people gather and socialize in addition to providing comfort or support to those who need it and creating community connections. Schools also contribute social value for a community, acting as a source of socialization and learning for children.

## SCHEDULE C

### DESCRIPTION OF HERITAGE ATTRIBUTES

40 CHAPEL HILL DRIVE, KITCHENER

#### *Description of the Heritage Attributes*

The heritage value of 40 Chapel Hill Drive resides in the following heritage attributes:

- All elements related to the construction and Modern architectural style of the building, including:
  - an irregular floor plan and massing;
  - natural building materials such as stone, vertical wood siding and wood shingles;
  - geometric elements such as octagonal entranceways;
  - pyramidal steeple and irregularly pitched roof;
  - flat roof with raised secondary level;
  - corner clerestory windows; and,
  - stained glass windows.

#### **References**

Bird, Michael. The Swedenborgian Community in Waterloo County: Two Religious Approaches to Culture. Waterloo Historical Society, Volumes 61-65, 1973-1977.

N.A. Carmel Church of the New Jerusalem. Waterloo Historical Society, Volumes 51-55, 1963-1967

Mannell Steven. Images of Progress 1964-1966: Modern Architecture in Waterloo Region.



## **SCHEDULE D**

### **LEGAL DESCRIPTION**

PT. BLOCKS A & B PLAN 1123, AS IN 878572, SAVE & EXCEPT PTS. 1 TO 5 ON 58R-17807; SUBJECT TO AN EASEMENT OVER PT. 5 ON 58R-14231 IN FAVOUR OF THE CORPORATION OF THE CITY OF KITCHENER AS IN WR2216; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 1, 2 & 3 ON 58R-18228 AS IN WR822568; CITY OF KITCHENER

Being all of PIN 22725-1301 (LT)