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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**

April 12, 2024

Ont SNB Inc  
c/o Metrus Properties  
30 Floral Parkway  
Concord ON L4K 4R1

**RECEIVED**  
2024/04/12  
(YYYY/MM/DD)  
Ontario Heritage Trust

Re: Designating By-law – 54-68 King Street West

Dear Property Owner:

This is to advise that the period to file an appeal against the passing of By-law 2024-032, designating the property municipally known as 54-68 King Street West 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 54-68 King Street West 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. WR1566195, 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", written over a light blue circular background.

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

PIN22316 - 0067    LT

DescriptionPT PT LOTS 2 & 7 W/S QUEEN ST & S/S WEBER ST PL 401 KITCHENER; PT LT 5 PL  
383 KITCHENER AS IN A112618; KITCHENER

Address68 KING ST W  
KITCHENER

Applicant(s)

This Order/By-law affects the selected PINs.

NameTHE CORPORATION OF THE CITY OF KITCHENER

Address for Service200 King Street West  
PO Box 1118  
Kitchener, Ontario  
N2G 4G7

This document is being authorized by a municipal corporation STEPHANIE STRETCH, ACTING 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 04 08

Tel519-741-2268

Fax519-741-2702

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 04 09

Tel519-741-2268

Fax519-741-2702

Fees/Taxes/Payment

Statutory Registration Fee\$69.95

Total Paid\$69.95

BY-LAW NUMBER 2024-032

OF THE

CORPORATION OF THE CITY OF KITCHENER

Being a by-law to designate the property  
municipally addressed as 54-68 King Street  
West, 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 54-68 King Street West, 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, Kitchener and upon the Ontario Heritage Trust;

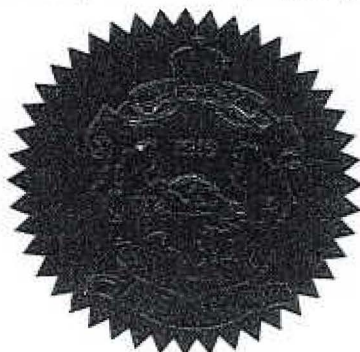
AND WHEREAS a copy of the Notice of Intent to Designate was published in the Waterloo Region Record, which is a newspaper having general circulation in the City of Kitchener on December 15, 2023, a copy of which is attached to this by-law as "Schedule A";

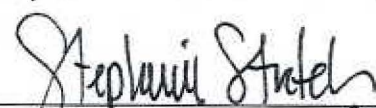
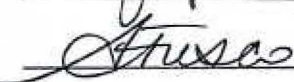
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the City of Kitchener;

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

1. The building and property known as 54-68 King Street West, Kitchener, as more particularly described in Schedule "B" 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 12<sup>th</sup> day of February, 2024.



  
\_\_\_\_\_  
Acting Mayor  
  
\_\_\_\_\_  
Clerk



## SCHEDULE A

### NOTICE OF INTENTION TO DESIGNATE

54-68 KING STREET WEST, 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 ADDRESSES 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 intact 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 intact 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 masonry, buttresses, and circular brick tiles, and overall symmetry of the church with similar facade 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, layout in an irregular floor plan and utilization 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 Swedenborgians 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 Carydale. 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 Carydale. 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.

#### 54-58 King Street West

The property municipally addressed as 54-58 King Street West demonstrates design/physical, historical/associative, and contextual values.

The design and physical value of 54-58 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 54-58 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 54-58 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. Its 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 has direct and significant ties with the company, with Len Ruby being its 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 Adams Street West/135 Greithaupt Street.

#### 144-150 King Street West

The front facade 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 facade 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 tract made by his father-in-law in 1833 to Frederick Gausel. 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 stories 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 Beesley'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 contributed to the historical and associative value of 67 King Street East. The building was designed by the firm of prominent local architect Carl Rieder.

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 Statement of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk by contacting [clerk@city.kitchener.ca](mailto:clerk@city.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://lbt.ont.ca/en/call>) 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 1116  
200 King Street West  
Kitchener, Ontario N2G 4G7



## **SCHEDULE B**

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

54-68 KING STREET WEST, KITCHENER

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

54-68 King Street West is a one-storey 20<sup>th</sup> century commercial building, built in the Modern architectural style with influences from different eras of architecture. The building is situated on a 0.36-acre parcel of land and is located on the north side of King Street West, between Ontario Street North and Queen Street North in the City Commercial Core of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the commercial building.

#### **Heritage Value**

54-68 King Street West is recognized for its design/physical, historical/associative, and contextual value in addition to its economic value.

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

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 façades are composed of Indiana limestone and green and white marble as well as bronze detailing. The building is only one-storey in height, but the ground floor possesses 30-foot-high ceilings which gives the appearance of two-storeys.

#### **South (Front) Façade**

The front of the building faces King Street West, and is a limestone façade with five bays. The four bays off-set to the west are original, while the fifth to the east is an addition. The addition is identifiable by the differing colour of the surrounding masonry, and further it visually alters the composition of the front façade. The first and third bay from the west as well as the fifth bay addition are composed of a screen of twelve white marble panels set in bronze mullions, with triple windows below. The marble panels are arranged three across and four high, and where the mullions meets there is a projecting pyramidal decorative element. The second bay from the west contains glazed double-entrance doors flanked by a window and located above the entrance, a limestone slab inscribed with the Bank of Nova Scotia Coat of Arms. The first three bays and the fifth additional bay are framed by green marble. The fourth bay is limestone arranged in an ashlar pattern. A modeled cornice adds further interest to a flat roofline.

#### **West (Side) Façade**

The west side façade faces Ontario Street North and is composed of five bays, evenly spaced and similar in appearance to the white marble bays on the front façade, with triple casement windows below. The molded cornice continues along the roofline.

### East (Side) Façade

The east side contains the new bay addition. The east façade directly abuts the adjacent property, and most of this façade is not visible. The molded cornice from the front and rear extends briefly on either side, before terminating. It then becomes a flat parapet.

### North (Rear) Façade

The rear façade is composed of white brick, except for a narrow vertical strip of limestone on the western side that is arranged in the same ashlar pattern as that of the front and west side façade. The molded cornice continues along the roofline. There is a small brick addition one-storey in height that contains a door – this is the only opening on the rear façade.

### Historical Value

The historic and associative values of 54-68 King Street West relate to its association with banking institutions, most significantly the Bank of Nova Scotia. The original building of this branch of the bank was established in 1912 and located north down the street, at the property municipally addressed as 100 King Street West within the Canadian Block. The bank moved from its original location to its current corner location in 1926, into the building formerly known as the Merner Block. The Merner Block had been a bank since the turn of the century, being formerly occupied by the Union Bank prior to its occupation by the Bank of Nova Scotia.

Due to a need for increased space, the Merner Block was demolished in 1962 and replaced with the existing one-storey building. Construction of the new building began in 1963 and lasted approximately a year, and the branch's official reopening occurred early in 1964. The project cost approximately \$500,000 and provided almost twice the floor area as the original building. According to John S. Proctor, then the executive vice-president of the Bank of Nova Scotia, the new building reflected the continuously improving economic climate in Canada.

The bank was designed by Kitchener architect Carl Albert Rieder. Over the 47 years of his career, Carl Rieder made significant contributions to the development of the Modernist style of architecture in Southwest Ontario and in the Waterloo County region specifically. His name can be linked to over 400 buildings, including collegiate and university projects, public buildings, ecclesiastical works, industrial facilities, and private residents that display innovative designs. Within Kitchener some of his most notable work includes Eastwood Collegiate Institute (1955-56), Highland Baptist Church (1958), and the Kitchener Public Library (1959-61).

In 1968 this branch location was selected to be one of fifteen branches to implement Scotiabank's new Cheque Guarantee Card, which was the first instance in which coloured photographic ID was used in banking operations. In 1969 it became the last branch in the area to stock gold in the form of coins, wafers, and bars. In 1995 it became the centralized location for Kitchener-Waterloo Commercial Business Activities, staffing specialized



teams to service Mid-Market and Corporate clientele as well as the area's Independent Business sector.

This site and building have significant association with banking institutions, as well as association with programs and initiatives undertaken by the bank that reflect how such institutions and their processes have changed and developed over time. It reflects the economic client of both the area and, to some degree, the country at the time. Further, the building is a demonstration of the work and skill of an important local architect, who has been recognized by the Ontario Association of Architects for his contributions to the field.

### ***Contextual Value***

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. The building is located at the intersection of King Street West – a primary road within the downtown core area – and Ontario Street, and it has occupied this site since 1926. 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. The area is occupied by a mix of uses, with hotels, banks, and other commercial enterprises being the original anchors of the commercial core. While this area has continued to evolve, many of the late-19<sup>th</sup> century and early-20<sup>th</sup> century commercial structures remain today. 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.

### **Other Values**

#### **Economic Value**

Within Canada, banking institutions act as both major employers and essential contributors to the Canadian economy, contributing approximately 3.8% to Canada's Gross Domestic Product. As of January 1, 2023, Scotiabank specifically has over 90,000 employees and assets of over \$1.3 trillion. As such, branch locations possess and reflect economic value.

## **SCHEDULE C**

### **DESCRIPTION OF HERITAGE ATTRIBUTES**

54-68 KING STREET WEST, KITCHENER

#### ***Description of the Heritage Attributes***

The heritage value of 54-68 King Street West resides in the following:

- All elements related to the construction and architectural style, including:
  - Limestone façade;
  - White marble panels set in bronze mullions;
  - Bronze mullions with pyramidal projection at each intersection;
  - Limestone slab inscribed with the Bank of Nova Scotia's coat of arms;
  - Moulded cornice;
  - Roof and roofline;
  - Windows and window openings; and,
  - Doors and door openings.



**SCHEDULE D**

**LEGAL DESCRIPTION**

PT PT LOTS 2 & 7 W/S QUEEN ST & S/S WEBER ST PL 401 KITCHENER; PT LT 5  
PL 383 KITCHENER AS IN A112618; KITCHENER

Being all of PIN 22316-0067 (LT)