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MARIAH BLAKE
Committee Coordinator, Legislated Services
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519-741-2200 ext. 7277
Mariah.Blake@kitchener.ca

REGISTERED MAIL

November 22, 2024

Lowland KWC I GP LTD
151 Frederick Street 502
Kitchener, ON,
N2H 2M2

RECEIVED
2024/11/22
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designating By-law – 87-91 King Street West

Dear Property Owner:

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on October 21, 2024, passed By-law 2024-172, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 87-91 King Street West as being of historic and cultural heritage value or interest. A copy of the designating By-law is attached for your information, along with a copy of the Notice of Passing.

Any person who objects to this By-law may appeal to the Ontario Land Tribunal by notifying the Ontario Land Tribunal and the Clerk of the Corporation of the City of Kitchener in writing within 30 days after the publication of this notice. The last day to appeal is December 22, 2024. A notice of appeal must set out the objections to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Ontario Land Tribunal.

If you have any questions or concerns, please Michelle Drake, Senior Heritage Planner at 519-741-2200 ext. 7839.

Yours truly,

A handwritten signature in black ink that reads "M. Blake".

Mariah Blake
Committee Coordinator

cc: Registrar, Ontario Heritage Trust
K. Hughes, Assistant City Solicitor
Michelle Drake, Senior Heritage Planner
(cc'd parties by email only)

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

(Being a by-law to designate the property
municipally addressed as 87-91 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 87-91 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 August 26, 2024, 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. 2024-157;

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 August 30, 2024, 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 87-91 King Street West, Kitchener, as more particularly described in Schedules “B”, “C”, and “D” 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 21st day of October, 2024.

Mayor

Clerk

SCHEDULE A
NOTICE OF INTENTION TO DESIGNATE
87-91 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 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 address 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.

113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South

113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street North (Lang Site A) is recognized for its design/physical, historical/associative, and contextual values. The complex of approximately 15 interconnected former industrial buildings range in height from one to five storeys, which were built between 1896 and 2012, and are representative of the Industrial Vernacular architectural style that reflects the evolution of the tanning industry. The historical/associative values relate to early settlement, the Six Nations, Joseph Brant, Colonel Richard Beasley, Pennsylvania German Mennonites, the first permanent non-native settlement (now Kitchener), the German Company Tract, the Township of Waterloo, German speaking immigrants, Berlin as the County seat for the County of Waterloo, the Grand Trunk Railway (GTR) extension, the leather tanning industry, and Reinhold Lang. The contextual values relate to the contribution that the complex of buildings make to the continuity and character of the adjacent streetscapes and the overall Warehouse District. The buildings are historically and visually linked to their surroundings, including: the last fully intact smokestack in Kitchener, other industrial buildings, former homes of industrial workers, the railway line, and the Warehouse District. The complex of buildings is recognized as a significant landmark.

83-85 King Street West

83-85 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West in what is now referred to as Downtown Kitchener. The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

87-91 King Street West

87-91 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West in what is now referred to as Downtown Kitchener. The building is also associated with early (1885) railway companies (Express Office, Canadian Express Office and Canadian National Express Office). The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

97-99 King Street West

97-99 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West in what is now referred to as Downtown Kitchener. The building is also associated with J.D. Miller and C.H. Hohmeier dry goods business that operated in this location between c. 1912 and c. 1936. The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

103-109 King Street West

103-109 King Street West is recognized for its design/physical, historical/associative, and contextual values. The building is a representative example of the Classic Revival architectural style in good condition. The historical/associative value relates to the building, Christian Huehn, who was the founder of Fischman Spring Company and presented the City with the site for St. Mary's General Hospital. The building is also associated the Freemasons community presence in the City of Kitchener, being the former home to Grand River Lodge 151. The contextual value of 103-109 King Street West relates to its contribution in maintaining the commercial character of the surrounding area, as well as its physical, visual, and historical link to its surroundings.

709 King Street West

709 King Street West is recognized for its design/physical, historical/associative, and contextual values. The existing portion of the school which fronts onto King Street West is a representative example of the Neo-Classical architectural style in good condition which has experienced only minor modifications. The subject property is directly associated with the local school board and themes of education and population growth within the area, as well as notable educators such as Janet Metcalfe. It is the second longest operating grade school with the City and has the potential to yield information that contributes to an understanding of the development of the education system and population growth within Kitchener. 709 King Street West has contextual value as it is physically, functionally, and historically linked to its surroundings and maintains and supports the character of the area.

148 Madison Avenue South

148 Madison Avenue South is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design/physical value as a rare and unique example of a mid-20th century church built in the Romanesque Gothic Revival architectural style. The property has historical/associative value due to its history and association with early settlement, Daniel and Jacob Erb, Joseph Bamberger, John Chapman, Reuben Eby, Simon Hallman, Ida Hallman, and the Trussler family. The contextual values relate to how the property helps to maintain and support the rural character of the area. The farmhouse remains on its original location and is visually and historically linked to its surroundings, especially the adjacent property where the original barn and driveway still stand.

1738 Trussler Road

1738 Trussler Road is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design/physical value as a representative example of a late 19th century brick farmhouse built in the Ontario Gothic Revival architectural style. The property has historical/associative value due to its history and association with early settlement, Daniel and Jacob Erb, Joseph Bamberger, John Chapman, Reuben Eby, Simon Hallman, Ida Hallman, and the Trussler family. The contextual values relate to how the property helps to maintain and support the rural character of the area. The farmhouse remains on its original location and is visually and historically linked to its surroundings, especially the adjacent property where the original barn and driveway still stand.

171-173 Victoria Street North

171-173 Victoria Street North is recognized for its design/physical and historical/associative values. The property demonstrates design/physical value as rare example of a late 19th century prestigious semi-detached dwelling built in the Italianate architectural style. The property municipally addressed as 171-173 Victoria Street North has historical/associative value due to its history and association the late Ian MacNaughton and his planning firm MHBC – MacNaughton Hiemsen Britton Clarkson Planning Limited.

The full Statements of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk by contacting clarks@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 28 day of September, 2024. If a Notice of Objection is received, the matter will be referred to the Council of the Corporation of the City of Kitchener for consideration. Dated at Kitchener the 30 day of August, 2024.

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

SCHEDULE B
STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

87-91 King Street West, KITCHENER

Description of Cultural Heritage Resource

87-91 King Street West is a three-storey early 20th-century brick building. The building is constructed in the Vernacular Classic Revival architectural style. The building is situated on a 0.08-acre parcel of land located on the south side of King Street West between Gaukel Street and Ontario Street South in the City Commercial Core planning area of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the building.

Heritage Value

87-91 King Street West is recognized for its design/physical, historic/associative, and contextual values.

Design/Physical Value

The property municipally addressed as 87-91 King Street West demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The building has many intact heritage attributes and is in fair condition. Features which represent the Classic Revival architectural style include: nearly flat, low sloping roof; two-bay red brick façade; highly decorative brick cornice, brick frieze, and stone and brick architrave; ornamental brick moulding along with red brick corbelling; brick pilasters; semi-circular window openings; semi-circular transom design; 1/1 hung window design featuring decorative brick hood moulds with keystones and continuous stone sills; ribbon of three flat head window opening; flat head window openings; rectangular transoms; and, 1/1 hung window design with brick voussoirs and continuous stone sills.

Historic/Associative Value

The property municipally addressed as 87-91 King Street West has historical/associative value given its direct association with early development of King Street West in what is now referred to as Downtown Kitchener. According to the 1898 (revised 1904) Fire Insurance Plan, the subject property was to be a 3-storey brick building for Pearl Steam Laundry. However, by 1901 Pearl Steam Laundry advertised their business as being located at 9 Queen Street South, and later at 90 Queen Street South (Vernon's Berlin and Waterloo, 1901-1903). The 1908 (revised 1925) Fire Insurance Plan identifies the subject property as a 3-storey brick building housing the Express Office. The Express Office is associated with early (1865) railway companies (Express Company Operations, date unknown). Various Vernon's directories reference either the Canadian Express Company or the Canadian National Express Company between 1908 and c. 1932.

Contextual Value

The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Classic Revival architectural style and almost identical heritage attributes. It is likely that these buildings were constructed around the same time by the same builder. Collectively, the properties municipally addressed as 83-85 King Street West, 87-91 King Street West and 97-99 King Street West contribute to character of the Downtown and the King Street streetscape.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

87-91 King Street West, KITCHENER

Description of the Heritage Attributes

All elements related to the construction and Classic Revival architectural style of the building, including:

- nearly flat, low sloping roof;
- two-bay red brick façade;
- highly decorative brick cornice,
- brick frieze, and stone and brick architrave;
- ornamental brick moulding along with red brick corbelling;
- brick pilasters;
- semi-circular window openings;
- semi-circular transom design;
- 1/1 hung window design featuring decorative brick hood moulds with keystones and continuous stone sills;
- ribbon of three flat head windows in one large window opening;
- flat head window openings;
- rectangular transoms; and,
- 1/1 hung window design with brick voussoirs and continuous stone sills.

SCHEDULE D

LEGAL DESCRIPTION

87-91 King Street West, KITCHENER

PT LT 1 PL 380 KITCHENER PT 1 TO 4, 58R6628; S/T & T/W 988056; KITCHENER;
TOGETHER WITH AN EASEMENT OVER PART LOT 1 PLAN 380 KITCHENER PARTS 1 AND
2, PLAN 58R20385 AS IN WR1169732; TOGETHER WITH AN EASEMENT OVER PT LT 1 PL
380, PARTS 1 AND 2, PLAN 58R20385 AS IN WR1170053

Being all of PIN 22427-0053 (LT)