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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

2441912 Ontario INC
164 Shuh Avenue
Kitchener, ON, N2A 1H6

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

Re: Designating By-law – 171-173 Victoria Street North

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 2024-177, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 171-173 Victoria Street North 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 "Mariah 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 171-173 Victoria
Street North, 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 171-173 Victoria Street North, 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 171-173 Victoria Street North, 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
171-173 Victoria Street North, 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 / 170-188 Joseph Street / 3-44 Francis Street South

113-151 Charles Street West / 170-188 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 1912, 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 (1865) 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 architectural style with many intact heritage attributes in good condition. The historical and associative values relate to the original owner (Catholic School Board), original and current congregation (St. Joseph Roman Catholic Church), original pastor (Monsignor R. M. Haller), architect (Bernal A. Jones) and builder (Bail Brothers Ltd). The contextual value relates to the continuity and character of the Courtland Avenue East and Madison Avenue South streetscapes. The property is also historically, functionally, and visually linked to the former St. Joseph's Catholic School, and the St. Joseph's rectory.

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 clerk@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

171-173 Victoria Street North, Kitchener

Description of Cultural Heritage Resource

The property municipally addressed as 171-173 Victoria Street North is a two-storey late 19th century brick building built circa 1887 in the Italianate architectural style. The building is situated on a 0.23-acre parcel of land located on the south side of Victoria Street North between Ahrens Street West and Margaret Avenue in the Civic Centre planning community of the City of Kitchener within the Region of Waterloo. The subject property is also located adjacent to the Civic Centre Neighbourhood Heritage Conservation District, which is designated under Part V of the Ontario Heritage Act. The principal resource that contributes to the heritage value is the building.

Heritage Value

171-173 Victoria Street North is recognized for its design/physical and historical/associative values. The building was part of the Civic Centre Neighbourhood Heritage Conservation District (CCNHCD) Study. As part of the study, the boundaries were refined to exclude certain properties primarily fronting onto regional roads; however, the CCNHCD Plan identified 171-173 Victoria Street North as a Group A building worthy of designation under Part IV of the Ontario Heritage Act. Specifically, the CCNHCD Plan notes the following: a pair of prestigious semi-detached residences; the building is in very good condition; the masonry is in good repair and exhibits the contrasting colours of red and buff (yellow) brick; presence of decorative wood details in the roof eaves and brackets; porches have been replicated using good skill and judgment; the windows appear to be original double hung; and, the front doors have maintained the transom window design.

Design/Physical Value

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 building has many intact heritage attributes in good condition.

Front (North) Façade

The front façade of the building faces Victoria Street North and is comprised of four bays (two bays for each half of the semi-detached dwelling). Each half of the semi-detached dwelling features: a projecting bay with a front gable; roofline displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets; buff (yellow) and red brick; a semi-circular window opening in the front gable end with a red brick voussoirs and stone sill; a pair of segmentally arched window openings on both the first- and second-storey with red brick voussoirs and stone sills; the design of the double hung 1/1 wood windows on the first- and second-storey; and, a rusticated stone foundation. Between the projecting bays are the entrances to the building. Each half of the semi-detached dwelling features: a hip roof; roofline displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets; buff (yellow) and red brick; a segmentally arched door opening with red brick voussoirs on the second-storey; a verandah on both the first- and second-storey; the verandah on the second-storey displays a top and bottom rail with turned balusters; the verandah on the first-storey displays a half turned post on each end with highly decorative brackets and scroll work along with a full central turned post in the middle with highly decorative brackets and scroll work; and, the first-storey has two entrances and both display a front door opening with a segmentally arched transom with red brick voussoirs and simple side lites.

Side (West & East) Façades

The side façades of the building are virtually identical. They face the side lot lines and adjacent buildings. The side facades are comprised of the side of the projecting bays, two bays divided by a chimney and a rear addition. In general, the second-storey side façades feature: a hip roof displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets; buff (yellow) and red brick; segmentally arched window openings with red brick voussoirs and stone sills at both the first- and second-storey; double hung 1/1 window design; chimneys that project above the roofline and divide the façade into two bays; two basement windows with red brick voussoirs and stone sills; and, a field stone foundation. The rear addition is one-and-one-half-storeys with a gable roofline; covered verandah; segmentally arched door opening with red brick voussoirs; a segmentally arched window opening with red brick voussoirs; and, a circular window with a red brick border located above the verandah. The first-storey covered verandah features: a top and bottom rail with turned balusters; turned posts with highly decorative brackets and scroll work; and, vertical skirting.

Rear (South) Façade

The rear façade faces a laneway in the Civic Centre Neighbourhood Heritage Conservation District. This façade features portions of the two-storey building and the one-and-one-half-storey addition. The portions of the two-storey building feature: a hip roof displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets; buff (yellow) and red brick; segmentally arched window openings with red brick voussoirs and stone sills at both the first- and second-storey; and, double hung 1/1 window design. The one-and-a-half-storey addition features: gable roofline; two bays separated by a chimney; buff (yellow) and red brick; plain fascia, soffits and frieze; segmentally arched window openings of varying sizes on both the first- and second-storey with red brick voussoirs and stone sills; double hung 1/1 window design; and, rusticated stone foundation.

Historic/Associative Value

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 Hermesen Britton Clarkson Planning Limited.

Ian Mac Naughton graduated from the University of Waterloo's Urban and Regional Planning program in 1968 and went on to pursue his MA in Regional Planning and Resource Development in 1971. He founded MHBC in 1973 with a vision to create a planning firm built on innovation, integrity, strategic thinking, problem solving and excellent service (MHBC Planning Urban Design & Landscape Architecture, 2024). He was honoured as a "Fellow" by the Canadian Institute of Planners, which is the highest recognition a land use planner can achieve. Sadly, Ian passed away on Saturday, October 7, 2023. MHBC's website (2024) contains an "In Memory" page that further describes Ian and his contributions to the planning field and community:

"Ian was passionate about the betterment of Ontario through his vision, leadership and big picture thinking. Throughout his life, Ian demonstrated qualities that set him apart as a leader, mentor and innovator and he had a unique ability to inspire and motivate those around him. Based on his knowledge and expertise he was appointed as a member of numerous Provincial, Regional and Local task forces including the Provincial Smart Growth Central Ontario Strategy Sub-Panel, the Greenbelt Task Force and the Province of Ontario Advisory Group on Energy and Economic Development. Ian was also selected as a special advisor to the Ontario Stone, Sand and Gravel Association and assisted numerous municipalities with restructuring, governance, waste management and housing strategies.

Beyond Ian's professional achievements, Ian championed causes close to his heart, giving back to the community and making a positive impact on countless lives. This included the University of Waterloo, Canadian Technology Triangle, Rotary, Homewood, Breslau Park and Recreation Association and the Grand River Conservation Foundation."

The subject property was MHBC's Kitchener office from 1986 to 2009. Over the past 50 years, what began as a local planning firm, MHBC has grown to be a large company with over 100 staff located at five regional offices (Barrie, Kitchener, London, Woodbridge and Burlington) providing planning services across Ontario. Today, the firm provides a full range of services, including: urban and rural planning; urban design; landscape architecture; cultural heritage; and, resource management.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

171-173 Victoria Street North, Kitchener

Description of the Heritage Attributes

All elements related to the design and physical value of the semi-detached dwelling built in the Italianate architectural style, including:

- two-storey height;
- square plan with rear addition;
- hipped roofline;
- the front façade:
 - four bays (two for each half of the dwelling);
 - projecting bays with front gables (one for each half of the dwelling);
 - roofline displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets;
 - buff (yellow) and red brick;
 - semi-circular window opening in the front gable ends with a red brick voussoirs and stone sills;
 - segmentally arched window openings with red brick voussoirs and stone sills;
 - the design of the double hung 1/1 wood windows;
 - segmentally arched door opening with red brick voussoirs on the second-storey;
 - second-storey verandah displaying a top and bottom rail with turned balusters;
 - first-storey verandah displaying a top and bottom rail with turned balusters and turned posts with highly decorative brackets and scroll work;
 - segmentally arched transom with red brick voussoirs and simple side lites on the first-storey;
 - front door openings; and,
 - rusticated stone foundation.
- the side facades:
 - hip roof displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets;
 - buff (yellow) and red brick;
 - segmentally arched window openings with red brick voussoirs and stone sills;
 - double hung 1/1 window design;
 - chimneys that project above the roofline and divide the façade into two bays;
 - two basement windows with red brick voussoirs and stone sills; and,
 - field stone foundation.
- the rear addition features:
 - one-and-one-half-storey height;
 - gable roofline;
 - covered verandah;
 - segmentally arched door opening with red brick voussoirs;
 - segmentally arched window openings with red brick voussoirs;
 - circular window with a red brick border located above the verandah; and,
 - covered verandah displaying a top and bottom rail with turned balusters, turned posts with highly decorative brackets and scroll work, and vertical skirting.

- the rear façade:
 - this façade features portions of the two-storey building and the one-and-one-half-storey addition;
 - the portions of the two-storey building feature:
 - a hip roof displaying plain fascia, soffits and decorative frieze board along with highly decorative paired brackets;
 - buff (yellow) and red brick;
 - segmentally arched window openings with red brick voussoirs and stone sills; and,
 - double hung 1/1 window design.
 - the one-and-a-half-storey addition features:
 - gable roofline;
 - two bays separated by a chimney;
 - buff (yellow) and red brick;
 - plain fascia, soffits and frieze;
 - segmentally arched window openings of varying sizes with red brick voussoirs and stone sills;
 - double hung 1/1 window design; and,
 - rusticated stone foundation.

SCHEDULE D

LEGAL DESCRIPTION

171-173 Victoria Street North, Kitchener

LT 78 PL 374 KITCHENER EXCEPT PT 1, 58R5743; KITCHENER

Being all of PIN 22315-0107 (LT)