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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: 519-783-8999
mariah.blake@kitchener.ca

REGISTERED MAIL

August 29, 2025

Khandelwal Properties Ltd
55 Victoria Street North, Unit J
Kitchener ON N2H 5B7

RECEIVED
2025/08/29
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designating By-law – 241-247 Duke Street West/55 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 August 25, 2025, passed By-law 2025-089, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 241-247 Duke Street West/55 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 September 28, 2025. 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 contact Michelle Drake, Heritage Planner at 519-783-8909.

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, 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 241-247 Duke Street West and 55 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 241-247 Duke Street West and 55 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 June 23, 2025, to publish a Notice of Intention to designate the Property, Kitchener 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. 2025-084;

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 June 27, 2025, 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 241-247 Duke Street West and 55 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 25th day of August, 2025.

Mayor

Clerk

SCHEDULE A

NOTICE OF INTENTION TO DESIGNATE

241-247 Duke Street West and 55 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.

241-247 Duke Street West / 55 Victoria Street North

241-247 Duke Street West (formerly 21 Edward Street) / 55 Victoria Street North is recognized for its design/physical, historical/associative, and contextual values.

The design/physical value relates to the building as a representative example of early 20th century Vernacular Industrial architecture in Berlin (now Kitchener). The original 1913 portion of the building features elements characteristic of early Vernacular Industrial architecture including a flat roof, buff (yellow) brick (painted c. 2019), a regular arrangement of windows and minimal ornamentation. Decorative features include a horizontal brick band under the cornice and above the foundation, dentils under the cornice band and brick pilasters that separate the door and window openings. An addition constructed after 1925 on the east side of the building replicates the mass, setback, roofline, and pilasters of the original building.

The historical/associative value of the building reflects the work of an architect, Charles Knechtel (1869-1951), who was significant to Berlin. The historical/associative value of the property relates to its connection to commercial development in the City during the early part of the 20th century. The building was first occupied in 1913 by John Sloan and Co., a wholesale grocer, and one of only two such wholesale companies in Berlin at that time. The location was important given its proximity to the railway spur line that ran along Victoria Street North and enabled easy transport of produce to the warehouse. The historical/associative value of the property also relates to the connection of building to well-known local electrical and lighting company called Bergen Electric Ltd and its owner Robert William Bergen. He purchased the subject property in 1950.

The contextual value relates to the building's role in maintaining and supporting the character of the Warehouse District Cultural Heritage Landscape (WDCHL). The WDCHL, which roughly encompasses the complex of industrial buildings concentrated along the Canadian National Railway (formerly Grand Trunk Railway) and the railway line itself, was the site of the majority of the City's economic development during the late 19th and early 20th centuries. Heritage attributes include a quantity of multi-storey, brick buildings in a Vernacular Industrial style with small setbacks from the street and the rail line. The subject property supports these heritage values and attributes through its height, mass, setback, Vernacular Industrial architectural style, and original use as a warehouse. The building is historically linked to the Canadian National Railway, which delivered produce and goods via a spur line which permitted freight cars to pull up directly alongside the Victoria Street North elevation of the building.

1805 Huron Road

1805 Huron Road is recognized for its design/physical, historical/associative, and contextual values.

The design and physical values relate to age, material, and method of construction. The west wing of the farmhouse is a rare example of strapped log construction while the east wing is a representative example of lath construction. The building features: log and lath construction; side gables with a medium pitch whose roof ridges form a "T"; clapboard siding (covered by insulbrick and aluminum siding); symmetrical window placements; original door and window openings, including the round window opening on the east elevation; verandah with hip roof on the south; original interior baseboards, casings and doors; and, the plaster wall with the inscribed date "1885."

The property has historical/associative value because it has direct associations with the theme of early pioneer settlement, early pioneer farming, and pioneer settlers. The subject property is part of Bechtel's Tract. George Bechtel bought 3,150 acres of land from Richard Beasley on July 18, 1800, which came to be known as Bechtel's Tract. The property has historical/associative value because it has direct associations with the Sallans family. The property was purchased by James Henry Sallans in 1924. He was a local blacksmith and according to local history he moved an old pig stable from Strasburg to his property and converted it to a blacksmith shop. He was known for making horseshoes, sleighs and farm wagons. The blacksmith shop no longer exists. He was a member of the Rosebank Brethren in Christ Church. His second wife was Lucy Rosenblath and together they had eight children. Their youngest child was Willard Louis Sallans. Willard operated a farm machinery business, Sallans Equipment Ltd., at 1876 Huron Road for 30 years. In 1985, Sallans Equipment Ltd. became the biggest farm machinery dealership in eastern Canada for the new Dautz-Allis Chalmers manufacturing company. Willard is recognized across North American within the tractor-pulling community for his skill at announcing and judging at competitions.

The contextual value relates to the physical location of the building orientated towards and in close proximity to Huron Road, which would have been connected to its use as a blacksmith shop and later commercial uses. The property is also visually connected to 1876 Huron Road on the south side of the road and west of 1805 Huron Road.

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 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 27 day of July, 2025. 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 27 day of June, 2025.

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

241-247 Duke Street West and 55 Victoria Street North, KITCHENER

Description of Cultural Heritage Resource

241-247 Duke Street West and 55 Victoria Street North is an early 20th century commercial building situated on a 0.48 acre parcel of land. The property is located on the south west corner of Duke Street West and Victoria Street North in the Warehouse District Cultural Heritage Landscape 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

241-247 Duke Street West (formerly 21 Edward Street) and 55 Victoria Street North is recognized for its design/physical, historical/associative, and contextual values.

Design/Physical Value

The design/physical value relates to the building as a representative example of early 20th century Vernacular Industrial architecture in Berlin (now Kitchener). The original 1913 portion of the building features elements characteristic of early Vernacular Industrial architecture including a flat roof, buff (yellow) brick (painted c. 2019), a regular arrangement of windows and minimal ornamentation. Decorative features include a horizontal brick band under the cornice and above the foundation, dentils under the cornice band and brick pilasters that separate the door and window openings. An addition constructed after 1925 on the east side of the building replicates the mass, setback, roofline, and pilasters of the original building.

Historical/Associative Value

The historical/associative value of the building reflects the work of an architect, Charles Knechtel (1869-1951), who was significant to Berlin. Charles was the son of Jonas Knechtel whom he acquired most of his building and design knowledge from between 1886 and 1894. He opened his own business in 1895 and operated until 1930. Over 100 buildings were designed by him, including churches, commercial blocks, factories, homes, schools, etc. In 1913, he built a large warehouse on Victoria Street for John Sloan and Co. Other notable buildings he designed include: First Church of Christ Scientist, Victoria Park Pavillion, Berlin Carnegie Library, Hymmen Hardware Co. Ltd., and St. Mary's Roman Catholic Church rectory.

The historical/associative value of the property relates to its connection to commercial development in the City during the early part of the 20th century. The building was first occupied in 1913 by John Sloan and Co., a wholesale grocer, and one of only two such wholesale companies in Berlin at that time. The location was important given its proximity to the railway spur line that ran along Victoria Street North and enabled easy transport of produce to the warehouse. John Sloan and Co. was a Toronto company that operated several wholesale grocery outlets throughout Ontario in the early 1900s. Victor Sloan, a son of John Sloan, was a resident of the City of Kitchener and served as office manager and later accountant of the wholesale business. In 1920, John Sloan and Co. purchased its sole local wholesale competitor, the Randall and Roos Wholesale Grocer and Liquor Warehouse (est. 1884). Later that same year John Sloan and Co. was purchased by National Grocers Ltd. By 1950, National Grocers had moved to a new property and was later consolidated with Loblaws Companies Ltd, the largest food retailer in Canada.

The historical/associative value of the property also relates to the connection of building to well-known local electrical and lighting company called Bergen Electric Ltd and its

owner Robert William Bergen (b. 4 December 1900; d. 22 May 1993). Robert Bergen was an electrician who owned and operated several electrical contracting companies from 1921, including the RW Bierwagon Electric Company, the Mattell & Bierwagon Electric Company and the Bergen Electric Company. Robert Bergen purchased 241-247 Duke Street West and 55 Victoria Street North from the Sloan estate in 1950. He helped form the Ontario Electrical Contractors Association and encouraged local farmers to use hydro instead of coal oil at their farms.

Contextual Value

The contextual value relates to the building's role in maintaining and supporting the character of the Warehouse District Cultural Heritage Landscape (WDCHL) identified in Kitchener's Cultural Heritage Landscape Study (2015). The WDCHL, which roughly encompasses the complex of industrial buildings concentrated along the Canadian National Railway (formerly Grand Trunk Railway) and the railway line itself, was the site of the majority of the City's economic development during the late 19th and early 20th centuries. Heritage attributes include a quantity of multi-storey, brick buildings in a Vernacular Industrial style with small setbacks from the street and the rail line. The building at 241-247 Duke Street West and 55 Victoria Street North supports these heritage values and attributes through its height, mass, setback, Vernacular Industrial architectural style, and original use as a warehouse. The building is historically linked to the Canadian National Railway, which delivered produce and goods via a spur line which permitted freight cars to pull up directly alongside the Victoria Street North elevation of the building.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

241-247 Duke Street West and 55 Victoria Street North, KITCHENER

Description of the Heritage Attributes

The heritage value of 241-247 Duke Street West and 55 Victoria Street North resides in the following heritage attributes:

- All elements related to the construction and Industrial Vernacular architectural style of the building, including:
 - roof and roofline, including the flat roof;
 - door openings;
 - window openings, including concrete headers and sills;
 - yellow brick construction (painted c. 2019);
 - concrete foundation;
 - parapets between windows;
 - shallow horizontal brick banding under cornice and above foundation; and,
 - dental brick work under brick banding.
- All elements related to the contextual value of the building, including:
 - height, mass and set back.

SCHEDULE D

LEGAL DESCRIPTION

241-247 Duke Street West and 55 Victoria Street North, KITCHENER

Lots 63-64, Plan 374, Kitchener

Being all of PIN 22317-0012



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 PASSING HERITAGE DESIGNATION BY-LAW

TAKE NOTICE that the Council of the Corporation of the City of Kitchener passed By-law 2025-090 and By-law 2025-089 designating the properties municipally known as 1865 Huron Road and 241-247 Duke St West/55 Victoria St North as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended.

AND TAKE FURTHER NOTICE that 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 September 28, 2025. 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.

Dated at Kitchener the 29 day of August, 2025

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