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**REGISTERED MAIL**

August 29, 2025

Kitchener Trussler Holdings 3 Inc.  
56 The Esplanade 406  
Toronto ON M5E 1A7

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

Re: Council Resolution - Notice of Intention to Designate 2219 Ottawa Street South &  
808 Bleams Road  
under Part IV of the Ontario Heritage Act

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Dear Kitchener Trussler Holdings 3 Inc.,

Please be advised that the Council of the Corporation of the City of Kitchener at its regular meeting held Monday, August 25, 2025 passed the following resolution:

"That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 2219 Ottawa Street South & 808 Bleams Road as being of cultural heritage value or interest, as outlined in Development Services Department report DSD-2025-243."

Attached is a copy of Development Services Department report DSD-2025-243, dated May 13, 2025, as well as a Statement of Cultural Heritage Value or Interest for 2219 Ottawa Street South & 808 Bleams Road and a description of the heritage attributes related to the property to be protected. Also attached is a copy of the Notice of Intention to Designate.

If you have any questions or concerns, please contact Jessica Vieira, Heritage Planner at 519-783-8924.

Yours truly,

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

Mariah Blake  
Committee Coordinator

cc: Registrar, Ontario Heritage Trust  
Jessica Vieira, Heritage Planner  
**(cc'd parties by email only)**



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.

##### **14 Irvin Street**

14 Irvin Street is recognized for its design/physical and contextual values. The house on the property is a unique example of the Queen Anne architectural style, exemplifying distinctive elements such as the multi-pitched roof line with dormer and gables, asymmetrical façade, and decorative elements. The curved corner and curved glass window of the house are unique features not typical of this architectural style and contribute to the design value.

The contextual value relates to the contribution that the house makes to defining, maintaining and supporting the Irvin Street streetscape and the Central Frederick Neighbourhood. The Central Frederick Neighbourhood is largely comprised of late-nineteenth century low-density residences, notable for the consistency of their scale, materials, features, massing, and surrounding landscapes. The features unique to each dwelling, however, allow for an orderly sense of individuality among the houses. 14 Irvin Street meets these characteristics. The subject property is physically, visually and historically linked to its surroundings. It is located in situ and, although it is now a multiple dwelling unit, the exterior of the house has undergone little alteration as a result of this change of use. Finally, the property has a unique contextual relationship to the neighboring 18 Irvin Street, having the same footprint including the distinctive curved wall. From the archival research conducted, it is very likely that the two houses were built at the same time and by the same family (the Roos family).

##### **18 Irvin Street**

18 Irvin Street is recognized for its design/physical and contextual values. The house on the property is a unique example of the Queen Anne architectural style, exemplifying distinctive elements such as the multi-pitched roof line with dormer and gables, asymmetrical façade, and decorative elements. The curved corner and curved glass window of the house are unique features not typical of this architectural style and contribute to the design value.

The contextual value relates to the contribution that the house makes to defining, maintaining and supporting the Irvin Street streetscape and the Central Frederick Neighbourhood. The Central Frederick Neighbourhood is largely comprised of late-nineteenth century low-density residences, notable for the consistency of their scale, materials, features, massing, and surrounding landscapes. The features unique to each dwelling, however, allow for an orderly sense of individuality among the houses. 18 Irvin Street meets these characteristics. The subject property is physically, visually and historically linked to its surroundings. It is located in situ and, although it is now a multiple dwelling unit, the exterior of the house has undergone little alteration as a result of this change of use. Finally, the property has a unique contextual relationship to the neighboring 14 Irvin Street, having the same footprint including the distinctive curved wall. From the archival research conducted, it is very likely that the two houses were built at the same time and by the same family (the Roos family).

##### **2219 Ottawa Street South / 808 Bleams Road**

Part 1 of Lot 129 German Company Tract (currently municipally addressed as 2219 Ottawa Street South / 808 Bleams Road) is recognized for its design/physical, historical/associative, and contextual values.

The subject property possesses design and physical value as a notable, rare, and unique local example of a mid-century modern residential dwelling, constructed in the 'Prairie' style. It further displays a high degree of craftsmanship and technical achievement. The prairie architectural characteristics of the building can be seen in its long horizontal lines, emphasized by a flat roof and horizontal trim, overhanging eaves, the use of natural materials and integration with the landscape. The building is panoramically cantilevered from a hillside, and its orientation, massing, and other design elements establish a close relationship between the built structure and the surrounding environment. This trend of integration is continued on the interior. Both the cedar and granite fieldstone were locally sourced, and their use as primary building material can be considered unusual. Both the cedar and granite fieldstones were locally sourced, and their use as primary building material can be considered unusual.

The historical and associative value of the subject property lies with its original owners, Keith and Winnifred Shantz. Keith was a local industrialist and the proprietor of MorvalDurofoam Ltd. In addition, he was an active member of the community filling the role at different times as chairman for the Parks & Recreation Board of the City of Kitchener, chairman for Centre In the Square, director of the K-W Community Foundation, and a life member of the University of Waterloo President's Committee. Winnifred Shantz was a potter, and the couple together were renowned for their support of the arts. Winnifred and Keith were founders of the Canadian Clay and Glass Gallery. Winnifred's patronage of the performing arts was wide-ranged and included support for the Kitchener-Waterloo Symphony, the Grand River Baroque Festival, and the Kitchener-Waterloo Art Gallery. In addition, she established the Winnifred Shantz Award for Ceramics, and the Keith and Winnifred Shantz International Research Scholarship. The building on the property is also a demonstration of the work of a prominent local architect, John Lingwood. A prolific local architect in the mid-20th century, Lingwood's architectural firm completed more than 700 projects in its lifetime, with a large portion of the work being within the Waterloo Region.

The contextual value of the heritage resource relates to its physical and visual links to its surroundings. Located in-situ, built-into and cantilevered from the natural topography of the site, the building maintains its relationship to and natural harmony with the natural landscape. Further, being located at a high point within the area, visible from two major roads, and of a unique and notable design, the heritage resource could be classified as a local landmark.

##### **35 Roos Street**

35 Roos Street is recognized for its design/physical, historic/associative and contextual values. The church has design value because it is an early representative example of Gothic architectural style. The church is in good condition and retains many of its original elements, including stained glass windows on the front and side facades, masonry construction central projecting tower and brick buttresses on each side of the tower.

The church has significant historical and associative value because it has direct associations with the Presbyterian church, Adam Ferrie, and the Village of Doon. The first Presbyterian worship service in Doon was conducted on July 7, 1853, by Dr. John Bayne of Galt. Two days later it was decided that a church should be built during an organizational meeting. The Doon Presbyterian Church was constructed the same year 1853 on land donated by Adam Ferrie.

The church has contextual value because it is physically, functionally and historically linked to its surroundings. The church is located in its original location and has always been used as a church. The location of the church is significant due to its strategic position atop a hill within the Village of Doon. Additionally, it was situated within close proximity to the former Adam Ferrie's Mill, which was an important business in Doon during its early years of establishment.

##### **69 Agnes Street**

69 Agnes Street is recognized for its design/physical, historical/associative, and contextual value. The design value of the subject property relates to the architecture of the institutional building, specifically the red brick portion constructed in 1927 with some alterations that have occurred over a period of years. 69 Agnes Street is an example of the Vernacular architectural style with Art Deco influences. The subject property has historic and associative value due to the original landowner and historic tenants as well as its association with the sport of curling and badminton with the Region. It also has the potential to contribute to an understanding of the development and progression of sports and sport associations / clubs within Kitchener and Waterloo. Further, 69 Agnes Street has additional associative value due to the architect of the original building (Bernal Ambrose Jones), the contractor who constructed the original building (Dunker Construction Company), and the architects of the major renovation that occurred after the fire in 1955 (Jenkins and Wright). The contextual value lies in the fact that 69 Agnes Street is physically, visually, historically, and functionally linked to its surrounding. The building remains in-situ and maintains its original institutional use as a recreational complex.

##### **80-86 Union Boulevard / 571 York Street**

80-86 Union Boulevard / 571 York Street is recognized for its design/physical, historic/associative, and contextual values. The design value of the subject property relates to the architecture of the apartment buildings, being a unique example of the Art Moderne architectural style with Art Deco influences. The historic and associative value of the apartment buildings relate to their potential to contribute towards an understanding of development patterns in the late 1930's to the 1960's. 80-86 Union Boulevard / 571 York Street was one of the first of several low-rise apartment buildings constructed in the Art Moderne style between the time period of 1944-1954 within the Waterloo Region. The contextual values relate to the contribution that the apartment building makes to the continuity and character of the Union Boulevard and York Street streetscapes and the surrounding area, being located within the Westmount East & West Neighbourhood Cultural Heritage Landscape and bordering the Union Street & Union Boulevard Cultural Heritage Landscape. The apartment buildings at 80-86 Union Boulevard / 571 York Street are also physically, visually, historically, and functionally linked to their surroundings as they remain in-situ and maintain their original multiple residential use.

The full Statements of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk by contacting [clerks@kitchener.ca](mailto:clerks@kitchener.ca) during normal business hours. Any person may send by Registered Mail, or deliver to the Clerk of the City of Kitchener, notice of their objections to the proposed designation, together with a statement of the reasons for objection and all relevant facts, to be received by the Clerk no later than the 28 day of September, 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 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