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

**REGISTERED MAIL**

December 19, 2025

Doon Presbyterian Church  
35 Roos Street  
Kitchener ON N2P 2B9

Re: Designating By-law – 35 Roos Street

Dear Property Owner:

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on December 19, 2025, passed By-law 2025-145, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 35 Roos Street 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 January 18, 2026. 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 Victoria Grohn, Heritage Planner at 519-783-8912.

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  
V. Grohn, Heritage Planner  
**(cc'd parties by email only)**

**RECEIVED**  
2025/12/19  
(YYYY/MM/DD)  
Ontario Heritage Trust

BY-LAW NUMBER 2025-145

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property municipally addressed as 35 Roos Street, 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 35 Roos Street, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on August 25, 2025, 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. 2025-101;

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 29, 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 35 Roos Street, 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 15<sup>th</sup> day of December, 2025.



  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Clerk

**SCHEDULE A**  
**NOTICE OF INTENTION TO DESIGNATE**  
**35 Roos Street, 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.

**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 composed 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 composed 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).

**1219 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 prime 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 exterior. 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 fieldstone 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 Winifred Shantz. Keith was a local industrialist and the proprietor of Morse-Curoloam Ltd. In addition, he was an active member of the community taking 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 R-W Community Foundation, and a life member of the University of Waterloo President's Council. Winifred Shantz was a potter, and the couple together were renowned for their support of the arts. Winifred and Keith were founders of the Canadian Clay and Glass Gallery. Winifred's patronage of the performing arts was wide-ranging and included support for the Kitchener-Waterloo Symphony, the Grand River Baroque Festival, and the Kitchener-Waterloo Art Gallery. In addition, she established the Winifred Shantz Award for Ceramics, and the Keith and Winifred 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 reasserts 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, historical/associative and contextual values. The church has design value because it is 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 façades, 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 Fennie, 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 Fennie.

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 Fennie'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, historical/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 [clerk@kitchener.ca](mailto: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, 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 Firsiroti  
 Director of Legal/Asset 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**

35 Roos Street, KITCHENER

**Description of Cultural Heritage Resource**

35 Roos Street is a mid-19<sup>th</sup> century brick church built in the Gothic architectural style. The building is situated on a 0.50-acre parcel of land located on the north side of Chalmers Street at the end of Roos Street in the Lower Doon Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the church.

**Heritage Value**

35 Roos Street is recognized for its design/physical, historical/associative, and contextual values.

**Design/Physical Value**

The church has design value as it is an early representative example of the Gothic architectural style. The church is in good condition and retains many of its original elements. It is one-storey in height, has a hipped roof, is of red brick construction with a stone foundation and is located on elevated topography.

**Front (South) Façade**

The original portion of the front façade of the building includes a central projecting tower with symmetrical bays on each side. The tower includes the entrance to the building with large pointed arched windows with stained glass windows and decorative brick moulding with stone sills. Above with the gothic windows is brick soldier coursing with a quatrefoil window. There are brick buttresses on each corner of the tower. The bays on each side of the central tower feature arched gothic windows with stained glass windows and decorative brick moulding and stone sills, and brick buttresses on each end. In front of the double doors of the original portion of the church, is a staircase that does not appear to be original to the church.

There have been three additions to the church with two of the construction dates unknown. One small addition to the church is located on the lower level of the right bay on the front facade. There is also a portion of a modern 1992 portion which is visible. This addition is a two-storey addition in height and was built in 1992 towards the side and front. The addition is constructed of yellow brick and features square windows. The addition projects forwards and is flush with the original front façade of the building and is lower in height than the original portion of the church.

**Side (East) Façade**

This façade has three sets of two (2) pointed arch long windows with stained glass with decorative brick detailing above the arches of each set and with stone sills. Above the windows there is a brick stringcourse that extends from one end of the façade to the other end with brick buttresses on each end of the façade. The stone foundation contains three (3) sets of double 2x3 square pane windows with soldier coursing on top. These windows do not appear to be original.

### Rear (North) Façade

The rear portion of the church has been altered. There is a storage section clad with clapboard, and a portion of the 1992 addition extends to this façade with square windows on each storey. The original portion of the church includes a central projecting brick buttress with two long pointed gothic arched windows on each side. These windows have decorative brick detailing above the arch and are currently boarded up. Only a small portion of the stone foundation is visible on this façade, and has one set of double 2x3 square pane windows.

### Side (West) Façade

The 1992 addition covers up this façade of the original church entirely. The addition is "H" shaped, with a recessed gable roof. There are square windows on each storey of the addition with a central entrance.

### **Historical/Associative Value**

The church has significant historical value because it has direct associations with the Presbyterian Church, Adam Ferrie, and the Village of Doon. The church is perhaps one of the oldest buildings in the Region. It was built and operational even before Canada was became an independent country. The first Presbyterian worship service in Doon was conducted on July 7, 1853, by Dr. John Bayne of Galt. Two days later it was a 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. Construction was completed in 1854 and the church held its first service in December of that year with Dr. Bayne and Reverend D. McRuer presiding over the services. The church has been attended by many local families of the Village of Doon including: Robert Ferrie (miller), James Goodfellow, John Chapman, Mrs. Joseph Perine, Mrs. M.B. Perine (wife of the cordage manufacturer), William Linton (teacher), Homer Watson (famous Canadian artist), the Tilts (brickmakers of Oregon), the Weavers, the Wildfongs and the Wolfes (Simpson, 1981).

The church was originally part of a dual parish with the Presbyterian Church of New Hope (Hespeler) until 1892. Then, the church linked with the Knox Presbyterian Church in Preston, and continues to be linked to that church.

The church also associative value because it has direct associations with the theme of early settlement within the Region of Waterloo. The name 'Doon' was chosen by Adam Ferrie, who was of Scottish descent, after he arrived and settled in the region. The area was initially settled by German Mennonites from Pennsylvania, and later by English and Scottish settlers. These settlers established an array of businesses along the Preston and Berlin (present day Kitchener) railway that passed through the town. The Ferrie family also established a number of businesses which included but is not limited to included a distillery, a tavern, a general store, and a mill. These industries were crucial to the success and growth of Doon. Doon is also the lifetime home of Homer Watson, one of the most prominent and successful landscape painters of the country, and a Person of National Historic Significance. The church is located immediately behind the home of Homer Watson, which was designated as a National Historic Site of Canada in 1980. In 1968, the Village of Doon was amalgamated into the City of Kitchener.

### Adam Ferrie

The Doon Presbyterian Church holds associative value due to its direct associations with Adam Ferrie, a prominent businessman in the early settlement of Doon. Born in Glasgow, Scotland, on December 11, 1813, Adam Ferrie arrived in the area which would eventually be known as the Village of Doon circa 1830, and acquired a 300-acre property in which,

he would build a grist mill, sawmill, and distillery. In 1837, in Preston (present-day Cambridge), Adam Ferrie was appointed as the postmaster. He later became the commonly named founder of Doon as, he established the Doon Mill, from which the village derived its name. It is also noted that he built the house that would eventually be bought by Homer Watson. With the influx of economic activity, prior to 1853, the Ferrie family donated a portion of the land they acquired to facilitate the construction of the Presbyterian Church within the Village of Doon.

Today, Doon still serves as a church and as a place for community activities. With a history of over 170 years, this building is one of the oldest in the City of Kitchener, and perhaps the Region of Waterloo.

### **Contextual Value**

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 was 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.

The church also has contextual value because it helps maintaining and supporting the character of the area of Doon. Doon remains a low-rise residential area with mix of housing style and construction eras. The church contributes to the continuity and character of the low-rise residential character of Lower Doon. The mature trees and it being situated on the banks of the Grand River all contributes towards maintaining the existing setting of the property.

### **Other Values**

#### **Social Values**

Doon Presbyterian Church has a significant social value as a place of worship that has been in the Region for over 170 years. This building has been supporting these services for all these years within the community and has become a prominent place of importance within the Doon neighborhood serving as a notable institutional building. Places of worship often provide intangible community value as a place where people gather and are often a central piece of a community.

## SCHEDULE C

### DESCRIPTION OF HERITAGE ATTRIBUTES

35 Roos Street, KITCHENER

#### ***Heritage Attributes***

The heritage value of the Doon Presbyterian Church resides in the following heritage attributes:

All elements related to the design/physical value of the original portion of the 1854 church in the Gothic architectural style include:

- The location, orientation, and massing of the original 1854 portion of the church;
- Red brick construction, including brick banding, and all decorative details;
- Hipped roof;
- Rectangular plan of the original portion of the church;
- Projecting tall central tower with quatrefoil window;
- Pointed arch window openings with stained glass windows, brick detailing and stone sills, and all other pointed arch window openings;
- Segmentally arched double door opening with soldier coursing;
- Square window openings on the lower level with soldier coursing on top of these windows at the foundation and,
- Stone foundation.

All elements related to the contextual value of the property, including:

- Original location of the Church atop elevated topography;
- Proximity of the Church near the banks of the Grand River.

**SCHEDULE D**

**LEGAL DESCRIPTION**

35 Roos Street, KITCHENER

LT 106-107 PL 578 TWP OF WATERLOO; PT LT 108 PL 578 TWP OF WATERLOO  
AS IN 150162; KITCHENER

Being all of PIN 22733-0016 (LT)



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 the following By-laws designating the following properties as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended:

- By-law 2025-145      35 Roos Street
- By-law 2025-146      2219 Ottawa Street South.

**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 January 18, 2026. 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 19th day of December, 2025.

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