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MARIAH BLAKE
Committee Coordinator, Legislated Services
Corporate Services Department
Kitchener City Hall, 2nd Floor
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Kitchener, ON N2G 4G7
Phone: 519-783-8999
mariah.blake@kitchener.ca

REGISTERED MAIL

December 19, 2025

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

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

Re: Designating By-law – 2219 Ottawa Street South

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 15, 2025, passed By-law 2025-146, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 2219 Ottawa Street South 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
Victoria Grohn, Heritage Planner
(cc'd parties by email only)

BY-LAW NUMBER 2025-146

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property municipally addressed as 2219 Ottawa Street South 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. O.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 2219 Ottawa Street South, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on October 20, 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. 2025-123;

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;

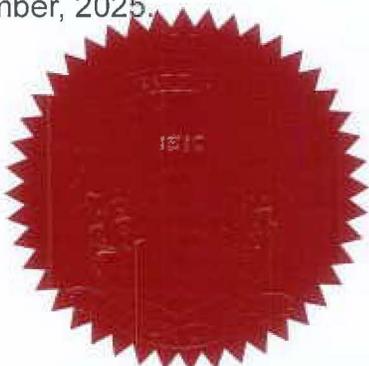
AND WHEREAS a copy of the Notice of Intent to Designate was published in the Waterloo Region Record, which is a newspaper having general circulation in the City of Kitchener on October 24, 2025, a copy of which is attached to this by-law as "Schedule A";

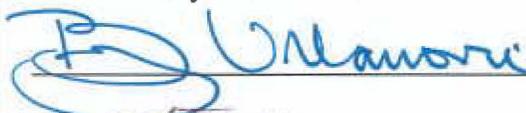
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the City of Kitchener;

NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. The building and property known as 2219 Ottawa Street South, Kitchener, as more particularly described in Schedule "B", "C" and "D" to this by-law are hereby designated as being of cultural heritage value or interest under Part IV, section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. O.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 15th day of December, 2025.





Mayor



City Clerk

SCHEDULE A

NOTICE OF INTENTION TO DESIGNATE

2219 OTTAWA STREET SOUTH, 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 ADDRESSES, 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:

2219 Ottawa Street South

Part of Part I, Lot 129 German Company Tract, being Part 1 on Plan 589-22352 (commonly referred to as 2219 Ottawa Street South) 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.

The historical and associative value of the subject property lies with its original owners, Keith and Winifred Shantz. Keith was a local industrialist and a proprietor of Marval Curetoam 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's President's Committee. 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-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 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 200 projects in its lifetime, with a large portion of the work being within 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.

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 23 day of November, 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 24 day of October, 2025.

Amanda Furtak
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

2219 OTTAWA STREET SOUTH, KITCHENER

Description of Cultural Heritage Resource

Part of Part 1, Lot 129 German Company Tract, being Part 1 on Plan 58R-22352 (commonly referred to as 2219 Ottawa Street South) is a mid-century modern prairie style building constructed c. 1968-1969. The building is situated on a parcel of land approximately 26.26 acres in size, located on the east side of Trussler Road and south side of Ottawa Street South within the Laurentian West planning community of the City of Kitchener, Region of Waterloo. The principal resource that contributes to the heritage value of the property is the building.

Heritage Value

Part of Part 1, Lot 129 German Company Tract, being Part 1 on Plan 58R-22352 (commonly referred to as 2219 Ottawa Street South) is recognized for its design/physical, historical/associative, and contextual values. It satisfies seven of the nine criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22).

Design / Physical Value

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, with stone and wood being brought inside for built in cabinetry and other interior detailing.

The exterior of the home is clad in a mix of deep brown cedar fascia board around the roof and deck edges and dark brown vertical board and batten siding. The wood elements are stained instead of painted. Fieldstone form the foundation and chimney tower. Both the cedar and granite fieldstone were locally sourced, and their use as primary building material can be considered unusual. Largely devoid of decorative detailing, the building instead provides pure, simple geometric lines and an emphasis on the intrinsic beauty of the natural material used.

The main structural members of the building are unique polystyrene blocks filled with reinforced concrete, which provides both strength and insulating properties. This construction method was inspired by the business of the original owner, Keith Shantz. He was the proprietor of Morval-Durofoam Ltd., which manufactured polystyrene picnic coolers.

Historical / Associative Value

The historical and associative value of the subject property lies with its original owners, Keith and Winnifred Shantz. As stated previously, Keith was a local industrialist and the proprietor of Morval-Durofoam Ltd. In addition to this, 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. Her 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 Winifred Shantz International Research Scholarship. The

Winnifred Shantz Award for Ceramics is the only national award for emerging ceramic artists in Canada, and its bestowment is considered a prestigious honour within the arts community. The Keith and Winifred Shantz International Research Scholarship provides opportunities for Fine Art students from the University of Waterloo to work with established artists globally. Both awards are still being provided at the date of this report, supporting the development of young and emerging artist careers.

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 body of work produced by his firm is a comprehensive cross-section of the mid-century modern architectural style and represents a break from earlier, more traditional styles. Projects completed by Lingwood ranged in function and scale, and included homes, university buildings, civic buildings, and churches. Some of his most recognizable work – which remain standing at the time this Statement of Significance was written – includes the Carmel New Church located at 40 Chapel Hill, TD Bank at the intersection of King Street West and Francis Street, and the former provincial courthouse at the intersection of Frederick and Lancaster Street now operating as the Waterloo Regional Police Central Division. As such, it can be reasonable summarized that John Lingwood contributed to the existing appearance of Kitchener and the larger Regions built landscape.

Contextual Value

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.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

2219 OTTAWA STREET SOUTH, KITCHENER

Heritage Attributes

The heritage value of Part of Part 1, Lot 129 German Company Tract, being Part 1 on Plan 58R-22352 (commonly referred to as 2219 Ottawa Street South) resides in the following attributes.

Contextual

- Topography of the immediate environs of the house providing the setting into and cantilevering over the hillside;
- Style of the immediate environs walks and gardens which respond to the topography of the land, but not including the plant or walkway materials; and
- Views to and from Trussler Road;

Exterior

- Scale and irregular massing of the mid-century modern residence, including the garage;
- Load-bearing, reinforced concrete filled polystyrene block foundation;
- Granite fieldstone chimney and 'tower' wall expressed on both the exterior and interior;
- Stained wood board and batten siding;
- Flat roofs with stained cedar fascia board;
- Aluminum-framed windows and window openings;
- Expansive wood deck on west and south sides.

Interior

- Stained birch doors;
- Suspended tread staircase to upper floor;
- Sunken living room;
- South facing skylight;
- Granite fieldstone chimney and 'tower' wall expressed on both the exterior and interior;
- Exposed cedar rafters in the original bedroom ceiling.

SCHEDULE D

LEGAL DESCRIPTION

2219 OTTAWA STREET SOUTH, KITCHENER

PART LOT 129 GERMAN COMPANY TRACT; PARTS 1 & 2, PLAN 58R21359; SUBJECT TO AN EASEMENT IN GROSS OVER PART 2, PLAN 58R21359 AS IN WR1191632; CITY OF KITCHENER

Being all of PIN 22727-4938 (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