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REGISTERED MAIL

March 27, 2026

████████████████████
156 Benton Street 1
Kitchener ON N2G 3H8

RECEIVED
2026/03/27
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Council Resolution - Notice of Intention to Designate 156 Benton Street
under Part IV of the Ontario Heritage Act

Dear ██████████,

Please be advised that the Council of the Corporation of the City of Kitchener at its regular meeting held Monday, March 23, 2026 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 156 Benton Street as being of cultural heritage value or interest, as outlined in Development Services Department report DSD-2026-084."

Attached is a copy of Development Services Department report DSD-2026-084, dated February 9, 2026, as well as a Statement of Cultural Heritage Value or Interest for 156 Benton Street 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.

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 26 day of April, 2026. 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.

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

M. Drake, 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.

156 Benton Street

156 Benton Street West is recognized for its design/physical, historical/associative, and contextual values.

The design/physical value relates to the building that is a representative example of the Decorative Berlin Vernacular architectural style that is in good condition with many intact heritage attributes. The building features: brick construction; front gable roofline with shingle gabled ends; decorative brickwork; verandah with brick piers, tapered square columns and shingle handrail; pediment above verandah leading to front door; 3/1 and 1/1 hung windows; front picture window with stained glass; and, wood work including brackets and sunburst.

The contextual value relates to the building's contribution to the character of the Benton Street streetscape.

33 Ontario Street North

33 Ontario Street North is recognized for its design/physical, historical/associative, and contextual values.

The design/physical value relates to the Brutalist architectural style. The parking garage is a representative example of the Brutalist architectural style, characterized by a functional utilitarian design with an open air deck and exterior helix exit ramp. This design gained momentum in the 1950s and presented economic advantages since ventilation systems were not required, fire codes were relaxed, and facades to hide the parking were no longer required. The parking garage is in good condition and features: a rectangular plan and adjacent cantilevered exterior helix exit ramp; cast concrete façade on Duke Street West and Ontario Street North, including decorative details that emphasize horizontal and vertical lines; utilitarian, open air deck design; and, approximately 9 metres of the Goudies Lane cast concrete façade with vertical lines and the Electrohome mural. The mural is part of the Kitchener Downtown Mural Programme which operated between 1995 and 2002. The mural is a mixed media and plaster installation designed by the artist Cristina Peori, sponsored by Electrohome Ltd., and titled "Electrohome since 1907." The mural was completed on October 20, 1995.

The historical/associative value relates to the direct association with the theme of urban renewal and association with the Kitchener Parking Authority, National Garages Inc. of Detroit and McCargar, Hachborn & Associates (today known as WalterFedy). The parking garage was the first project in Kitchener's urban renewal plans of the late 1960s. The Kitchener Parking Authority championed the project by identifying the need for a large parking facility in Downtown Kitchener. A land use analysis report was provided by the Kitchener Urban Renewal Committee. The committee chose the site at Duke and Ontario because it was accessible to major parking generators such as theatres, department stores, churches and financial institutions. The director of planning, William Thompson, brought in National Garages Inc. of Detroit, a parking garage expert, to prepare the functional drawings. McCargar, Hachborn & Associates (R.D. McCargar) were brought in as engineers for the final design and specifications.

The contextual value relates to the parking garage's physical, functional and visual links to adjacent properties and buildings. The parking garage is physically connected to the former Goudies Department Store (now THEMUSEUM) and continues to provide a functional link via a hallway between the garage and THEMUSEUM. The parking garage is visually linked to the complex of buildings at 30-32 Duke Street East, which was built in the International architectural style with Brutalist and Expressionist influences. The parking garage and the adjacent complex both represent mid-century modern architectural styles that broke from previous architectural precedents in their efforts to modernize as part of the urban renewal plans of the late 1960s. Their similar age, style and materials define the upper end of Ontario Street North.

53-61 King Street East

53-61 King Street East is recognized for its design/physical, historical/associative, and contextual values.

The property demonstrates design/physical value as a rare example of mid-20th century commercial building with an Art Deco-inspired front façade. The building is in good condition with many intact heritage attributes above the first storey. The Art Deco inspired front façade was constructed circa 1941 on a two-storey commercial building, which was constructed with brick, steel tile, and concrete block. The building to the north, which was destroyed by fire in December 1959, was added to the building in 1966 to create a uniform Art Deco-inspired façade from 53-61 King Street East. The building features: a rectangular plan; four bays across the front elevation; parapet roofline; cast-stone construction; large store front windows; two rectangular pillars with aluminum canopy; 2nd story casement windows with mullions in the form of a "T" (two narrow panes with a transom light above); intermittent string course at sill level; incised circles between the windows; panels above the windows with vertical fluting; and, incised horizontal banding across the top of the building.

The property has historical/associative value because it has direct associations with the theme of economic development, early dollar ("five and dime") stores (S.H. Knox Co. & F.W. Woolworth Co.), various bargain stores, and Walter P. Zeller founder of Zeller's Limited.

The property has contextual value because it defines, maintains and supports the commercial character of the surrounding area, as well as its physical, functional, visual, and historic link to its surroundings.

85 Strange Street

85 Strange Street is recognized for its design/physical, historical/associative, and contextual values. The property contains a church building and a rectory.

The property demonstrates design/physical value as a representative example of a 20th-century church constructed in the Neo-Gothic architectural style. The building is in good condition with many intact original elements. The church building features: a rectangular plan; red brick construction; one large gothic arch window per bay; buttressing between bays; wood front entrance door with concrete gothic arch door surround; large gothic stained glass window above front entrance door; two small octagonal steeples with bells flanking the front façade; and, decorative concrete details. The rectory building features: a square plan; hip roof with dormers; red brick construction; front entrance pediment with cross and inscription reading "St. John's Rectory"; wood paneled door with sidelights; and hung windows with concrete surrounds.

The historic/associative value of the property relates to the original and continued use of the church building. St. John's Church was the fourth church constructed in the City, necessitated by population growth in 1937. The cornerstone of the church was laid in 1937 by Reverend W. Beninger, C.R., and dedicated by Reverend Joseph Ryan on February 20, 1938. The finishing touches on the church were completed in 1953, transforming the interior of the church from a plain concrete-block structure into a complete church. The start and completion of the construction of the church was done under Father William F. Gleason. Father Gleason was the first priest of the church and held this position until he died in 1965. Father Gleason was responsible for constructing the rectory on the property in 1948.

The property has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The building is in its original location and has continued to serve as a church since its construction. Part of its contextual value is tied to the adjacent St. John's Catholic School. These buildings were constructed around the same time and maintain a relationship with one another.

99 Strange Street

99 Strange Street is recognized for its design/physical, historical/associative, and contextual values.

The design/physical value relates to the Collegiate Tudor architectural style of the original 1929 school building that is in good condition with many intact original elements. The building features: red brick construction; flat roof; cast concrete decorative details such as the school sign, banding, floral motifs and cross; window openings with concrete sills; and a front entrance door opening with multi light transom and decorative door surround.

The historic/associative value of the property relates to the original and continued use of the building as a separate school. St. John's Catholic School has direct associations with the theme of educational development in Kitchener and was established in response to the growing population in the 1920s. The school also has associative value to St. John's church, which is located adjacent to the property.

The original 1929 school building has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The building is in its original location and has continued to serve as a school since its construction. Part of its contextual value is tied to the adjacent St. John's Church. These buildings were constructed around the same time and maintain a relationship with each other.

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 26 day of April, 2026. 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 March, 2026.

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