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**REGISTERED MAIL**

April 17, 2026

Moser Reality Inc.  
1254 Union Street  
Kitchener ON N2H 6K4



Re: Council Resolution - Notice of Intention to Designate 1254 Union Street  
under Part IV of the Ontario Heritage Act

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Dear Moser Reality Inc,

Please be advised that the Council of the Corporation of the City of Kitchener at its regular meeting held Monday, April 13, 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 1254 Union Street as being of cultural heritage value or interest, as outlined in Development Services Department report DSD-2026-129."

Attached is a copy of Development Services Department report DSD-2026-129, dated March 12, 2026, as well as a Statement of Cultural Heritage Value or Interest for 1254 Union 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 17<sup>th</sup> day of May, 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 Victoria Grohn, Heritage Planner at 519-783-8912.

Yours truly,

Mariah Blake  
Committee Coordinator

cc: Registrar, Ontario Heritage Trust

Victoria Grohn, 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.

#### **1254 Union Street**

1254 Union Street is recognized for its design/physical, historical/associative, and contextual values.

The design/physical value relates to the former warehouse and former machine shop buildings that are representative examples of the Industrial Vernacular architectural style. The main warehouse building was constructed in 1902 and still contains many of its original elements including: main hip roof; yellow brick construction including decorative details; brick pilasters between bays; and segmentally arched window openings with brick voussoirs. The original machine shop was constructed in 1902 contains many of its original elements including: tan brick construction with a hipped roof and arched windows.

The historical/associative value of the property relates to direct associations with the Ontario Sugar Company, the Breithaupt family in its operations, the Ebenezer Herrick Dyer (E.H. Dyer Co.) in the design of the original factory buildings, and Ron Doyle in the later transformation of the property. The property has the potential to yield information regarding the rapid economic and industrial expansion of Berlin (now Kitchener) at the end of the 19<sup>th</sup> century and beginning of the 20<sup>th</sup> century.

The property has contextual value because it is physically, functionally, and historically linked to its surroundings. The buildings remain in their original location in close proximity to the Grand River.

#### **8-24 King Street East**

8-24 King Street East is recognized for its design/physical, historical/associative, and contextual values.

The design/physical value relates to the Commercial Italianate architectural style of the building with many intact original elements. The building features: brick construction; individual facades, including some original main street storefronts; simple cornice with single wood brackets; and semi-circular window openings with brick voussoirs. The property municipally addressed as 24 King Street East has been entirely reconstructed following a fire in the early 2010s, however, many of the architectural attributes of the original building have been replicated, including the cornice and wood brackets as well as the semi-circular window openings with brick voussoirs.

The property has significant historical and associative values relating to the original owner (Louis Breithaupt) and original use (American Hotel) of the building. Commonly referred to as the "American Block", the upper levels of the building served as a hotel for approximately 100 years and this building is the oldest in downtown Kitchener. Some other notable, early tenants of the building include Abram Tyson and William Niehaus.

The property has contextual value as the building remains in its location and maintains its historical, functional, and visual links to its surroundings. The building is oldest commercial building in the City's downtown and is located at a prominent intersection.

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 17 day of May, 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 17 day of April, 2026.

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