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THE CORPORATION OF THE CITY OF BRANTFORD

August 11, 1994

Ms. Dorothy Duncan, Chair  
The Ontario Heritage Foundation  
10 Adelaide Street East  
TORONTO, Ontario  
M5C 1J3

Dear Ms. Duncan:

**Re: Designation of 46 Waterloo Street, Brantford**

Please be advised that Bylaw No. 146-94 (certified copy enclosed) of the City of Brantford, being a bylaw to designate the residence at 46 Waterloo Street, Brantford, Ontario, was adopted on August 2, 1994. A copy of this Bylaw, along with an agreement regarding the mounting of a heritage plaque, will be registered at the Land Registry Office. Following this action, the designation process will be complete under the Ontario Heritage Act.

Yours truly,

  
\_\_\_\_\_  
W. COULSON  
CITY CLERK

Encls.

cc: Matthew Reniers,  
Senior Planner, Policy & Programs

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CITY CLERK'S  
DEPARTMENT

CITY HALL • 100 WELLINGTON SQUARE • BRANTFORD • ONTARIO • N3T 2M3  
TELEPHONE (519) 759-4150 FAX (519) 752-7862

W.A. COULSON,  
A.M.C.T., C.M.C./A.A.E., F.C.I.S.  
CITY CLERK

I certify that this is a true and correct copy of Bylaw No. 146-94, passed by the Council of The Corporation of the City of Brantford at its meeting held on

AUGUST 2 1994

*[Signature]*  
CITY CLERK

BYLAW NO. 146-94  
-of-

**THE CORPORATION OF THE CITY OF BRANTFORD**

**A Bylaw to designate the property located at 46 Waterloo Street as having architectural and historical value or interest.**

**WHEREAS** Section 29 of the Ontario Heritage Act, Chapter 0.18, R.S.O. 1990, authorizes the Council of a municipality to enact bylaws to designate real property, including all of the buildings or structures thereon, to be of historic or architectural value or interest;

**AND WHEREAS** the Council of the Corporation of the City of Brantford, on the recommendation of the Brantford Heritage Committee, has carried out the required Notice of Intention to Designate 46 Waterloo Street;

**AND WHEREAS** no notice of objection to the said designation has been served upon the Clerk of the Municipality;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF BRANTFORD ENACTS AS FOLLOWS:**

1. **THAT** there is designated as being of architectural and historical value the real property known as 46 Waterloo Street in the City of Brantford, as described in Schedule "B" attached hereto and forming part of this Bylaw;
2. **THAT** the City Solicitor is hereby authorized to cause a copy of the Bylaw to be registered against the property described in Schedule "A" attached hereto in the proper land registry office;
3. **THAT** the Clerk is hereby authorized to cause a copy of this Bylaw to be served on the registered owner of the aforesaid property and the Ontario Heritage Foundation, and to carry out the public notice as required by Section 29 (6)(b) of the Ontario Heritage Act;
4. **THAT** the City shall enter into an agreement with the registered owner for the installation and maintenance of a plaque distinguishing the property as a designated structure.

**READ A FIRST TIME** AUG 22 1994 \_\_\_\_\_

**READ A SECOND TIME** \_\_\_\_\_ 1994

**PASSED** \_\_\_\_\_ 1994

*[Signature]*  
MAYOR

*[Signature]*  
CLERK

**THIS IS SCHEDULE "A"**  
to  
**BYLAW NO. 146-94**

**DESCRIPTION**

In the City of Brantford, in the County of Brant, being composed of parts of Lots 10 and 11 west of William Street, and parts of Lots 11 and 12 east of Brant Avenue, in the said City of Brantford, containing by admeasurement, 6,844 square feet and premising the bearing of Brant Avenue fronting this parcel to be north 32 degrees 25 minutes west, and referring all bearings herein thereto, the parcel is more particularly described as follows:

**COMMENCING** at a point in the northwesterly limit of Waterloo Street, distant southwesterly thereon 90 feet from the most easterly angle of said Lot 10, west of William Street;

**THENCE** north 32 degrees 25 minutes west 65 feet to a point;

**THENCE** south 57 degrees 43 minutes west, 20 feet to a point;

**THENCE** north 32 degrees 25 minutes west, 53.81 feet to a point;

**THENCE** south 57 degrees 43 minutes west 38 feet to a point in the most northerly angle of a brick house known as No. 91 Brant Avenue;

**THENCE** along the northeasterly face of the northeasterly wall of said house south 32 degrees 25 minutes east 39.6 feet to a point in the northwesterly limit of said Lot 11, east of Brant Avenue;

**THENCE** along said limit south 57 degrees 43 minutes west 14 feet to a point in the line of the southwesterly face of a garage;

**THENCE** to and along the said southwesterly face of a garage and further south 33 degrees 00 minutes east, 25.6 feet to a point;

**THENCE** north 57 degrees 00 minutes east, 1.35 feet to a point in the northeasterly edge of a concrete walk;

**THENCE** along said northeasterly face of a concrete walk south 33 degrees 00 minutes east, 53.5 feet to a point in the aforesaid northwesterly limit of Waterloo Street;

**THENCE** along said limit north 57 degrees 43 minutes east 70.25 feet more or less to the point of commencement.

**ALL** of which is outlined in red on the plan attached to Instrument No. A10374.

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**TOGETHER WITH** the right of the nine inch eave overhanging to remain on the southwesterly side of the garage mentioned above belonging to house No. 46 Waterloo Street for its length of 21 feet;

**ALL** as shown outlined in green on the plan attached to Instrument No. A10374; Lot 11 East Brant Avenue.

**AND SUBJECT** to the right of the owners of House No. 87 Brant Avenue to use a part of the roof of said garage belonging to House No. 46 Waterloo Street as a platform from which to work while making repairs, painting, inspection etc. of the northeasterly face of the northeasterly wall of said House No. 87 Brant Avenue, the said platform area to be the southwesterly four feet of the southeasterly twelve feet of the roof of the said garage. All as shown outlined in blue on the plan attached to Instrument No. A10374, Lot 11, East Brant Avenue.

**AND SUBJECT** to an easement over a strip of ground 6 feet in perpendicular width, for the whole width of the rear of northeasterly limit of the parcel of land containing the house known as No. 91 Brant Avenue, viz. 39.6 feet, and lying northeasterly of, adjacent and contiguous to the said northeasterly limit, for the purposes of repairs, etc. All as shown in yellow on Plan attached to No. A10374, and being more particularly described as part of Lot 12 on the east side of Brant Avenue which part is more particularly described as follows:

**COMMENCING** at a point in the south limit of said Lot 12 a distance of 95.9 feet measured easterly thereon from the southwest angle;

**THENCE** north parallel to Brant Avenue a distance of 39.6 feet;

**THENCE** east parallel to the south limit of said Lot 12 a distance of 6 feet to a point;

**THENCE** south parallel to Brant Avenue a distance of 39.6 feet to a point in the southerly limit of said Lot 12;

**THENCE** west along said southerly limit 6 feet to the point of commencement.

**ALL** as Instrument No. A329479.

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THIS IS SCHEDULE "B" TO BYLAW NO. 146-94

**STATEMENT OF THE REASONS FOR  
THE  
DESIGNATION OF 46 WATERLOO STREET BRANTFORD**

The property municipally known as 46 Waterloo Street is located on the north side of Waterloo Street between Brant Avenue and William Street. It is occupied by a two-storey red brick dwelling. The foundation is visible on all facades of the building and is constructed of cut stone that is rock-faced and the original home has a slate roof.

The front facade has a two storey enclosed porch that is original to the building. The porch was originally open on the first floor and enclosed later. The second storey of the porch has windows with a nine over one pane arrangement, original to the building. Below the windows is an overhang that forms the roof of the lower porch. The red slate ends are circular and overlapped to form a pattern called a fish scale pattern. The lower porch has the original pillars which have a brick base with cut stone on top of the brick and a group of three wooden pillars on the base. The original entrance to the home is inside the porch and consists of a solid wood door with a large fixed glass pane.

There is a grouping of three windows that wrap around the left corner of the front facade at both the first and second storeys. The corner is at an angle of approximately 45 degrees with the centre window installed at the same angle. On the first storey, the windows have a one over one pane arrangement while on the second storey the central window has a fifteen over one and the side windows a twelve over one pane arrangement. These windows have a continuous stone sill which wraps around the corner.

Side left facade is dominated by a pentagon shape sunroom that was not part of the original building but was added in 1928. This sunroom was designed by F.C.Bodley, a local architect. The sunroom has large cast iron windows on each of the exterior walls. The windows are inward casement windows with twelve panes in the centre and six panes on each side and transoms with eight panes each. The red brick matches the original building. Cut stone that is rough faced is the material used for the foundation.

The rear facade is very plain and it is visible that the building has had several additions and alterations. The entrance located on side left facade continues into the rear of the building and there is an inward casement window that has eight panes, a segmental head, brick voussoirs and a stone sill. There is a rectangular window with two sashes and a stone sill located on the side of this

entrance. A portion of this structure encroaches onto the alcove, which was added in 1928. This alcove protrudes from the building slightly and contains an inward casement window with brick voussoirs. The three segment window, includes a centre portion consisting of two panes, each having six panes and open inward. The side windows have nine panes each and the window has wooden storms and a stone sill. Below the alcove is a basement window that remained in the original building and was not altered when the alcove was constructed. The window is recessed below the alcove and has brick voussoirs.

There is a small leaded glass window on side right facade on the first storey. Above this window is a three sided bay window similar to the one on side left facade. The centre window is slightly larger, with a fifteen over one pane arrangement and the side windows each have a six over one pane arrangement and all three windows have muntin bars.

The home was built circa 1908. [REDACTED]  
[REDACTED]  
[REDACTED]

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