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RECEIVED
2023/07/14
(YYYY/MM/DD)
Ontario Heritage Trust

Mariah Blake
Committee Administrator
Corporate Services Department
Kitchener City Hall, 2nd Floor
200 King Street West, P.O. Box 1118
Kitchener, ON N2G 4G7
Phone: 519.741.2200 ext. 7277
Fax: 519.741.2705
mariah.blake@kitchener.ca
TTY-1.866.969.9994

July 14, 2023

A/Provincial Heritage Registrar, Ontario Heritage Act
Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

Re: Designating By-law – 369 Frederick Street

This is to advise that the Council of the Corporation of the City of Kitchener at its regular meeting held on June 26, 2023 passed By-law 2023-085, pursuant to Part IV of *the Ontario Heritage Act*, designating the property municipally known as 369 Frederick 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.

Yours truly,

A handwritten signature in dark ink, appearing to read "m. Blake".

Mariah Blake
Committee Administrator

cc via email: Deeksha Choudhry, Heritage Planner

BY-LAW NUMBER 2023-085
OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property municipally known
as 369 Frederick 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 369 Frederick Street, Kitchener;

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on April 17, 2023, to publish a Notice of Intention to designate the Property described as 369 Frederick Street, Kitchener 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. 2021-059;

AND WHEREAS a copy of the Notice of Intent to Designate was served upon the registered owners of 369 Frederick Street, Kitchener 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 April 28, 2023, 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 property known as 369 Frederick Street, Kitchener, and the building built in 1993 thereon, 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, Chapter 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 "C" 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 "C" 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 26th day of June, 2023





Mayor



Clerk

SCHEDULE A

NOTICE OF INTENTION TO DESIGNATE

369 Frederick Street



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.

369 Frederick Street

The property municipally addressed as 369 Frederick Street demonstrates design/physical, historic/associative and contextual values.

The exterior of the A.R. Goudie Eventide Home has design value as a representation of the International style of modernist architecture in the City of Kitchener which displays a high degree of craftsmanship and artistic merit. The building was built in 1993, and is in excellent condition without many alterations.

The historic/associative values of the property relates to its long history of providing long-term care, starting with the House of Industry and Refuge in 1869. This building is fourth in succession to provide long-term care for residents.

The property has contextual value as being the original location of the House of Industry and Refuge providing long-term care since 1869, and yields information that contributes to the understanding of Kitchener's history and how it has developed.

The full Statement 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 not later than 28th day of May, 2023. If a Notice of Objection is received, the Council of the Corporation of the City of Kitchener will refer the matter to the Conservation Review Board (<https://www.pas.gov.on.ca/Home/Agency/434>) for a hearing and report.

Dated at Kitchener the 28th day of April, 2023.

Amanda Fusco
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

369 Frederick Street

Description of the Property

The subject property is municipally addressed as 369 Frederick Street in the City of Kitchener within the Region of Waterloo and the Province of Ontario. It is located on the south side of Frederick Street between Frederick Street and East Avenue in the Central Frederick Neighbourhood

The subject property includes an entrance canopy, a one-storey administration wing and a three-storey residential wing that is perpendicular to the administration wing. The building is situated on a 2.6 acre of land. The principal resource that contributes to the heritage value is the 1993 A.R. Goudie Eventide Home building.

Statement of Cultural Heritage Value or Interest

The subject property demonstrates design/physical, historical/associative, and contextual values.

Design/Physical Value

The property demonstrates design/physical value as a notable example of the International Style of modernist architecture in Kitchener. The building is in good condition with many intact original elements since it was built in 1993. The building can broadly be divided into three main elements: the entrance canopy, the one-storey administration wing, and the three-storey residential wing perpendicular to the administration wing. The irregular plan of the building was done so to preserve the mature trees on site. The building features include: curtain walls made of smooth acrylic rendering in medium grey colour, yellow panels and red-painted shed roofs with pre-finished, red metal flashing, and curtain wall sections incorporating the yellow panels. Even though the International Style of modernist architecture is usually considered from the 1940s to the 1960s, the existing building exhibits many of the design features of that style.

Historical/Associative Values

The property demonstrates significant historical/associative value because of its direct association with the House of Industry and Refuge and its history of providing long-term care since it was opened in 1869.

The original House of Industry and Refuge was built after the passing of the 1867 *Municipal Act* which required all municipalities to provide support for residents 'requiring assistance'. In 1867, The County purchased a 141-acre farm from John Eby for \$9,024. Then, advertisements were published for a contractor to plan and build the House from plans made by Joseph Hobson, County Engineer. Lewis Kribs was the successful contractor who was hired in 1868 for \$8,908.

The House of Industry and Refuge opened in 1869, when it first admitted poor homeless children and unwed mothers, with the original building housing 100 people. The institution was originally intended to be self-sufficient by the residents contributing towards the farm and household chores. However, farming in a rapidly growing town of Berlin/Kitchener became increasingly problematic. Significant amounts of farmland ended up being lost, and to make up for those, three other farms were purchased, including the Shuh and Weber farms, and farming continued at the House until 1956.

The House began transitioning in 1919 from a “poor house” to an “old aged home” in 1947 when the *Ontario Home for the Aged Act* mandated service for seniors. The House was then changed to “Waterloo County Home for the Aged”.

The buildings were expanded on and new buildings added over the course of its existence. In 1956, a new home for senior was built on Franklin Street (now the current site of Sunnyside Homes). This property was then sold to the Salvation Army, who in 1962 constructed another building on the property. To meet rising demands, another building was built in 1993, which is the current A.R. Goudie Eventide Home. The building built in 1962 was demolished in the 1990s, leaving the A.R. Goudie Eventide Home as the only building on the property for a long time. This building was named after Arthur R. Goudie, who was a department store owner, and had made a major donation towards the construction of this building.

The building was then sold to its current owner, PeopleCare, in 2013 after the Salvation Army made the decision to withdraw its operations due to resourcing issues.

Contextual Values

This building has contextual value as it is the fourth building in succession of care homes on the site since 1869, yields information that contributes to the understanding of the community. It is also physically, functionally, and historically linked to its surroundings, existing on the original site of the House of Industry and Refuge. It also yields information that is important to the Kitchener's history, and how the city has developed.

Social Value

The existing property has social value because of its original institutional use. The property has been a site of refuge and assistance since the original building of the House of Industry and Refuge was built. The property, along with the existing building has made significant social contribution to the City as a place that initially provided a place of care for residents of Berlin/Kitchener, and till today provides a space for long-term care and assistance of residents of Kitchener.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

369 FREDERICK STREET

Description of Heritage Attributes

The heritage attributes supporting the cultural heritage value or interest of 369 Frederick Street are represented in the exterior of the existing institutional building built in 1993 in the International style of modernist architecture.

Key heritage attributes associated with the design/physical value of the built heritage resource include:

Exterior

The heritage value of 369 Frederick Street resides in the following heritage attributes:

- All elements related to the International Style of modernist architecture of the building, including:
 - The scale and irregular massing of the one and three-storey building;
 - The entry canopy;
 - The acrylic stucco non-load bearing walls;
 - The glazed and solid panel curtain wall sections;
 - The pre-finished metal shed roofs of the administration wing and entry canopy; and
 - The clerestory form and glazing in the administration wing
- Its contextual value as a building that has been on the site with a history of long-term care and assistance.

SCHEDULE D

LEGAL DESCRIPTION

369 FREDERICK STREET

PART LOT 9 SUBDIVISION OF LOT 3 GERMAN COMPANY TRACT KITCHENER,
PART PARKLT X PLAN 414 KITCHENER PARTS 5 & 6 58R20004; S/T 1519049;
TOGETHER WITH AN EASEMENT OVER PART LOT 9 SUBDIVISION OF LOT 3
GERMAN COMPANY TRCT PARTS 2, 3 & 4 58R20004 AS IN WR1152668; SUBJECT
TO AN EASEMENT OVER PART 5 58R20004 IN FAVOUR OF PART LOT 9
SUBDIVISION OF LOT 3 GERMAN COMPANY TRACT PARTS 1, 2, 3 & 4 58R20004
AS IN WR1152668; CITY OF KITCHENER

Being all of PIN 22518-0222 (LT)



IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES AT THE FOLLOWING MUNICIPAL ADDRESSES IN THE PROVINCE OF ONTARIO

NOTICE OF PASSING

TAKE NOTICE that the Council of the Corporation of the City of Kitchener passed By-law No. 2023-084 designating the property municipally known as 181 Frederick Street, By-law No. 2023-085 designating the property municipally known as 369 Frederick Street, and By-law No. 2023-086 designating the property municipally known as 73 Shanley Street as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended.

Dated at Kitchener the 14th day of July, 2023

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