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REGISTERED MAIL

March 22, 2024

72 Victoria Street Inc
c/o Allied Properties Reit
1700-134 Peter Street
Toronto ON M5V 2H2

RECEIVED
2024/03/22
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Council Resolution - Notice of Intention to Designate 72 Victoria Street South
under Part IV of the Ontario Heritage Act

Dear Property Owner,

Please be advised that the Council of the Corporation of the City of Kitchener at its regular meeting held Monday, March 18, 2024 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 72 Victoria Street South as being of cultural heritage value or interest, as outlined in Development Services Department report DSD-2024-091."

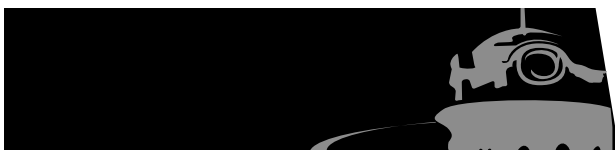
Attached is a copy of Development Services Department report DSD-2024-091, dated February 13, 2024, as well as a Statement of Cultural Heritage Value or Interest for 72 Victoria Street South and a description of the heritage attributes related to the property to be protected. Also attached is a copy of the Notice of Intention to Designate.

Yours truly,

A handwritten signature in black ink, appearing to read "M. Mills".

Marilyn Mills
Committee Coordinator

cc: Registrar, Ontario Heritage Trust
J. Vieira, 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 addresses 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.

60 Victoria Street North

The original 1913 factory on the property municipally addressed as 60 Victoria Street North demonstrates design/physical, historical/associative and contextual value.

The 1913 factory is a representative example of the vernacular industrial architectural style and is characteristic of early twentieth-century industrial complexes in Berlin/Kitchener.

The historical and associative value of the subject property lies in its connection to the felt manufacturing industry and several important members of the community, as well as the ties it displays to regionally significant themes such as transportation, the manufacturing industry, and urban development. Rumble Felt Co. Limited, then known as the Berlin Felt & Boot Company, was originally established by George Rumble on the adjacent property municipally addressed as 50 Victoria Street North in 1875. The existing 1913 factory at 60 Victoria Street North was built by Walter Rumble, who succeeded his father George as manager of the company in 1916. Like many of the industrial factories of the time, 60 Victoria Street was intentionally constructed in proximity to the rail corridor. As a significant built heritage resource, the Rumble Felt building contributes to the understanding of the twentieth-century industrial cultural and urban and economic development of what was then Berlin.

60 Victoria Street North supports the character of the surrounding area, being located within the Warehouse District Cultural Heritage Landscape (CHL). The Warehouse District CHL is located in the west end of downtown Kitchener and encompasses a number of remaining factories along King Street and Victoria Street. These buildings were the sites for the manufacturing, storage, and exportation of raw materials and other products across Canada and were one of the prominent reasons for Kitchener developing into an urban industrial centre. The contextual value of the building also relates to its physical, historical, and functional link to its surroundings, specifically the railway tracks and train station. Finally, the building can also be classified as a historic industrial landmark and a touchstone to the City's industrial heritage, made easily recognizable by the building's location on a corner property, main entrance fronting immediately onto a main street, and sheer massing.

72 Victoria Street South

The property municipally addressed as 72 Victoria Street South demonstrates design/physical, historical/associative and contextual value.

The design and physical value of the property relates to the Berlin Industrial Vernacular architectural style of the building. It displays artistic merit through the presence of detailed design elements including the cut-off corner main entrance, Doric columned portico with cornice, and semi-elliptical main entrance door opening with red brick voussoirs.

The historic and associative values relate to the original owner and use of the property and buildings and the contribution they made to the economic development of Berlin. The property was the former location of The Berlin Interior Hardwood Company, Ltd. The Berlin Interior Hardwood Company initially made furniture for banks, offices, and similar institutions including the Canadian House of Commons. It also manufactured wooden seats for arenas, theatres and auditoriums including the Kitchener-Waterloo Auditorium.

The original owner of 72 Victoria Street South was William T. Sass, an active member of the community. Mr. Sass served on Kitchener City Council in 1917-1919, and for four years was a member of the K.-W. Collegiate Board. From 1922 to 1924, he was chairman of the Kitchener Board of Trade, and he served as president of the Kitchener-Waterloo Manufacturers' Association.

The contextual value relates to the building's physical, historical, functional and visual link to its surroundings. The building is representative of the ties among industrial entrepreneurs in the early 1900s and it illustrates the connections between industry and the railroad as well as between industry and workers housing. It also maintains and supports the character of the area, being located within the Warehouse District Cultural Heritage Landscape (CHL). Supported by the convergence of the rail lines in the area, the Warehouse District contains a number of large, historic warehouse and factory buildings formerly used for the manufacturing, storage, and exportation of raw material and products across Canada.

33 Eby Street South

The property municipally addressed as 33 Eby Street South demonstrates design/physical, and historical/associative, and contextual values.

The design and physical value relate to the house's architecture as an early and representative example of the Ontario Gothic Revival cottage style in Kitchener.

The historical and associative value of the property relates to the original owner, Henry Eby. Part of the prominent Eby family, Henry Eby was the founder of the popular German newspaper *Der Deutsche Canadier und Neuigkeitsbote*. Having a broadly read German newspaper and various books and pamphlets set the German speaking people of Kitchener apart from the largely rural and Mennonite community in surrounding areas.

The contextual value relates to the buildings functional, physical, and visual link to the surrounding area as well as the contribution that the house makes to the continuity and character of the Eby Street streetscape. The building is located in-situ along the intersection of Charles Street East and Eby Street South. It is within the Cedar Hill Neighbourhood Cultural Heritage Landscape (CHL), which is home to a wide variety of some of the earlier homes of Kitchener. The CHL is further characterized by the elevated topography, narrow street widths, and dramatically long views.

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 21st day of April, 2024. If a Notice of Objection is received, the Council of the Corporation of the City of Kitchener will refer the matter to the Ontario Land Tribunal (<https://olt.gov.on.ca/>) for a hearing and report.

Dated at Kitchener the 22nd day of March, 2024.

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