



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



MARIAH BLAKE
Committee Coordinator, Legislated Services
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
Mariah.Blake@kitchener.ca

REGISTERED MAIL

August 30, 2024

Killam Properties SGP LTD
100-3700 Kempt Road
Halifax, NS, B3K 4X8

RECEIVED
2023/08/30
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designating By-law – 87 Scott Street and 82 Weber Street

Dear Property Owner:

This is to advise that the Council of the Corporation of the City of Kitchener, at its regular meeting held on August 26, 2024, passed By-law 2024-146, pursuant to Part IV of the *Ontario Heritage Act*, designating the property municipally known as 87 Scott Street and 82 Weber 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.

Any person who objects to this By-law may appeal to the Ontario Land Tribunal by notifying the Ontario Land Tribunal and the Clerk of the Corporation of the City of Kitchener in writing within 30 days after the publication of this notice. The last day to appeal is September 29, 2024. A notice of appeal must set out the objections to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Ontario Land Tribunal.

If you have any questions or concerns, please contact Jessica Vieira, Heritage Planner at 519-741-2200 ext. 7291.

Yours truly,

A handwritten signature in black ink that reads 'm. Blake'.

Mariah Blake
Committee Coordinator

cc: Registrar, Ontario Heritage Trust
K. Hughes, Assistant City Solicitor
Jessica Vieira, Heritage Planner
(cc'd parties by email only)

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

(Being a by-law to designate the property
municipally addressed as 87 Scott Street and 82
Weber Street East, 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 87 Scott Street and 82 Weber Street East, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on May 27, 2024, to publish a Notice of Intention to designate the Property as being of cultural heritage value or interest pursuant to section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. 0.18, and which resolution was confirmed by By-law No. 2024-113;

AND WHEREAS a copy of the Notice of Intent to Designate was served upon the registered owners of the Property 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 May 31, 2024, 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 building and property known as 87 Scott Street and 82 Weber Street East, Kitchener, as more particularly described in Schedules "B", "C", and "D" to this By-law are hereby designated as being of cultural value or interest under Part IV, section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. 0.18;
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 "D" 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 "D" 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 August, 2024.

Mayor

Clerk

SCHEDULE A

NOTICE OF INTENTION TO DESIGNATE

87 Scott Street and 82 Weber Street East, KITCHENER



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.

131 Victoria Street South

The property municipally addressed as 131 Victoria Street South demonstrates design/physical, historical/associative, contextual, and social values.

131 Victoria Street South is a rare and unique example of an early 20th century religious building displaying a modest vernacular example of the Ukrainian Baroque architectural style with influences from the Byzantine architectural style. The historical/associative value relates to the history and association with Ukrainian immigrants; Kitchener's industrial history; the Ukrainian Catholic Church of the Transfiguration; and, Mykola Bibniak. The contextual value relates to the location and proximity of the church building to the rectory, parish centre, on-site park, and local industries where many families were employed. The social value relates to the Ukrainian community built by the parish, their church building along with their rectory, and their parish centre.

87 Scott Street and 82 Weber Street East

The property municipally addressed as 87 Scott Street demonstrates design/physical and contextual value and 82 Weber Street East demonstrates design/physical and historical/associative value.

87 Scott Street is a representative example of the Italianate architectural style. This style of architecture was popular in then-Berlin until the early 1890's, particularly for domestic buildings due to its relation to the earlier regency style and its complement Gothic and Queen Anne architecture. The contextual value of 87 Scott Street relates to the contributions the building makes to the continuity and character of the Scott Street streetscape. The contextual value of 87 Scott Street also relates to its relationship to 91 Scott Street, the building located across Pearl Place to the northeast. The two buildings together provide a distinctive and balanced frame to the entrance of Pearl Place, and the visual impact of the totality is significant.

82 Weber Street East is an excellent example of modern or modernist architecture within the Waterloo Region. The historic and associative value of the building relates to its association with Horton & Ball Architects, the firm hired to design the building. The building also has historical value as it contributes to the understanding of the modernist movement in southwestern Ontario and yields information on the transition in architectural styles that occurred after the Cold War.

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, no later than the 30th day of June, 2024. 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 31st day of May, 2024.

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

87 Scott Street and 82 Weber Street East, KITCHENER

Description of Cultural Heritage Resource

There are three roads that run along the boundaries of the subject property; the southern property line borders Weber Street East, the western property line borders Scott Street, and the northern property line borders Pearl Place. The property municipally addressed as 79-87 Scott Street and 66-82 Weber Street East has been identified as having two heritage resources; the building addressed as 87 Scott Street and the building addressed as 82 Weber Street East. 87 Scott Street is a two storey brick residential building while 82 Weber Street East is a two-storey cast-in-place concrete commercial building.

Heritage Value

87 Scott Street is recognized for its design/physical and contextual value, while 82 Weber Street East is recognized for its design/physical and historical/associative value.

Design/Physical Value

87 Scott Street is a representative example of the Italianate architectural style. This style of architecture was popular in then-Berlin until the early 1890's, particularly for domestic buildings due to its relation to the earlier regency style and its complement Gothic and Queen Anne architecture. The design elements of Italianate architecture, including the signature overhanging eaves, brackets, and tall segmentally arched windows, also lent itself to various building sizes, making it an accessible style for the domestic class.

The building has been rehabilitated, with repairs or replacements complete that maintained the character defining elements of the home. Two storeys in height and square in massing with a 1 ½ storey addition at the rear south façade, 87 Scott Street displays the following architectural details:

- Buff brick walls and rubble stone foundation;
- Hip shaped roof with wide overhanging eaves;
- One remaining chimney between main building and rear addition;
- Signature Italianate brackets and fascia;

- Narrow, double-pane windows with basic trim;
- Asymmetrical front door;
- Front porch with pediment brick pillars;

Further, the building contains both an upper and lower unit. The duplex design reflects the building's history as a boarding housing in the 1930's.

82 Weber Street East is an excellent example of modern or modernist architecture within the Waterloo Region. The modernist style is characterized by the use of construction materials such as glass, steel, and reinforced concrete and was a signature type of architecture for institutional and corporate buildings from the 1920's into the 1980's.

The expression of the exterior walls of the building are of note, as the cast-in-place concrete material used forms of rough sawn hemlock boards to create a textured surface. This technique displays the contemporary interest of using texture from natural materials to give greater character to concrete, which originated from Le Corbusier's experiments in *baton-brut* in the late 1940's. The textured concrete is complimented by the wooden sunscreens that shield the windows of the façade that fronts onto Weber Street.

The left corner of the front façade of the building is also of architectural interest. It contains a circular disk decorative motif, with two others located along the northwestern side façade. The decorative motifs along the side façade are interceded by a perpendicular branch of windows. The final element of architectural interest in the building includes the rough sawn hemlock doors, which add some interest to an otherwise unassuming entrance.

The building materials primarily consist of concrete. As such, the building possesses a high level of durability and is in good condition with very little alteration.

Historical/Associative Value

The historic and associative value of 82 Weber Street East relates to its association with Horton & Ball Architects, the firm hired to design the building. Founded in 1959 by locals Tony Horton and David James Ball, this architecture firm is responsible for the design of several notable buildings within the Region of Waterloo, including the Waterloo Public Library (1966) and the Stanley Park Mall (1969). In 1971 Horton & Ball joined engineering firm Walter, Fedy, McCargar, Hachborn, which still operates to this day as Walter Fedy. The building was constructed by Oscar Wiles and Sons Ltd, established in 1927 as Oscar Wiles General Contractor. This contracting company has built a number of houses, churches, schools, and factories within the area, with their first job being the construction of the former KW Record building located at the intersection of Duke and Queen Street.

The building also has historical value as it contributes to the understanding of the modernist movement in southwestern Ontario and yields information on the transition in architectural styles that occurred after the Cold War.

Contextual Value

The contextual value of 87 Scott Street relates to the contributions the building makes to the continuity and character of the Scott Street streetscape. Though the removal of the residential building adjacent to the southwest (83 Scott Street) partially isolated 87 Scott Street, the low-density residential character of the rest of the street remains. 87 Scott Street acts as the beginning mark to the consistent pattern of low-rise homes located with minimum setbacks lining Scott Street; this type of pattern was a signature planning technique of the era. Further, though the houses on the street do not necessarily display a singular architectural style, there are notable consistencies when considering their scale, massing, orientation to the street, and materials used that 87 Scott Street also displays.

The contextual value of 87 Scott Street also relates to its relationship to 91 Scott Street, the building located across Pearl Place to the northeast. While the architectural style of the homes on the rest of the street varies, 91 Scott Street is also a representative example of the Italianate architectural style, and mirrors 87 Scott Street in terms of fenestration and other design elements. The two buildings together provide a distinctive and balanced frame to the entrance of Pearl Place, and the visual impact of the totality is significant.

SCHEDULE C

DESCRIPTION OF HERITAGE ATTRIBUTES

87 Scott Street and 82 Weber Street East, KITCHENER

Description of the Heritage Attributes

The heritage value of 87 Scott Street and 82 Weber Street East reside in the following identified attributes:

- Attributes of 87 Scott Street including
 - Materials: Buff Brick (Walls), Rubble Stone (Foundation);
 - Hip shaped roof with wide overhanging eaves;
 - Italianate brackets and fascia ;
 - Detailing on front porch pediment;
 - Windows: Narrow, double-pane windows with basic trim, bay window, Italianate circular window on western elevation;
 - Doors: Asymmetrical front door on south elevation;
 - Design/ physical value representative of Italianate architecture;
 - Contextual value in association with 91 Scott Street as they 'frame' the entrance to Pearl Place.

- Attributes of 82 Weber Street East including
 - Cast-in-place concrete walls;
 - Decorative modern details;
 - Rough sawn hemlock door;
 - Wooden sun screen;
 - Windows;
 - Historical/ Associative Value with Horton & Ball Architects.

SCHEDULE D

LEGAL DESCRIPTION

PART OF LOTS 6 AND 28 WEST OF LANCASTER STREET ON REGISTERED PLAN NO. 364, BEING PART 2 ON 58R-20493; LOT 17 ON PLAN 406; PART OF LOT 4 (GERMAN) E OR S OF FREDERICK ST PLAN 364 AS IN 679703; PART OF LOT 1 ON PLAN 175 AS IN 680784; PART OF LOTS 11-15, 19 ON PLAN 406 AS IN 702692; PART OF LOT 10 ON PLAN 406, BEING PART 1 ON 58R9958; PART OF LOT 10 ON PLAN 406 AS IN 937238; PART OF LOTS 15-16 ON PLAN 406; PART OF LOT 2 ON PLAN 175; PART OF LOT 4(GERMAN) E OR S OF FREDERICK ST PLAN 364; PART OF LOT 28 W/S LANCASTER ST ON PLAN 364, BEING PARTS 2 & 3 ON 58R-2599 & AS IN 683051, EXCEPT PART OF LOTS 10, 11 AND 19 ON PLAN 406 AND PART OF LOT 4 ON EAST SIDE OF FREDERICK STREET REGISTERED PLAN NO. 364, BEING PARTS 1, 2, 3, 4 AND 5 ON 58R-20494;; S/T RIGHT IN 702692 AND S/T RIGHT IN 639429; AS IN 677052; EXCEPT PART 2 ON 58R-3218 & PART 1 ON 58-R3194, PARTS 4 -8 ON 58R-3194, PART 1 ON 58R-1005, AS IN 699905 AND EXCEPT PART 1, 58R20891; S/T 683050; SUBJECT TO AN EASEMENT IN GROSS OVER PT 2 ON 58R20891 AS IN WR1285270; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1 ON 58R20883 AS IN WR1289605; CITY OF KITCHENER

Being all of PIN 22512-0199 (LT)



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 PASSING HERITAGE DESIGNATION BY-LAW

TAKE NOTICE that the Council of the Corporation of the City of Kitchener passed the following By-laws designating the following properties as being of cultural heritage value or interest under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended:

- By-law 2024-145 11-15 Pandora Avenue North
- By-law 2024-146 87 Scott Street and 82 Weber Street East
- By-law 2024-147 131 Victoria Street South

AND TAKE FURTHER NOTICE that any person who objects to this By-law may appeal to the Ontario Land Tribunal by notifying the Ontario Land Tribunal and the Clerk of the Corporation of the City of Kitchener in writing within 30 days after the publication of this notice. The last day to appeal is September 29, 2024. A notice of appeal must set out the objections to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Ontario Land Tribunal.

Dated at Kitchener the 30th day of August, 2024

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