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MARIAH BLAKE  
Committee Coordinator, Legislated Services  
Corporate Services Department  
Kitchener City Hall, 2<sup>nd</sup> Floor  
200 King Street West, P.O. Box 1118  
Kitchener, ON N2G 4G7  
Phone: 519-783-8999  
mariah.blake@kitchener.ca

**REGISTERED MAIL**

August 12, 2025

Lowland 97 King Street Ltd  
Lowland 97 King Street GP Ltd  
502-151 Fredrick Street  
Kitchener ON  
N2H 2M2

**RECEIVED**  
2025/08/12  
(YYYY/MM/DD)  
Ontario Heritage Trust

Re: Designating By-law – 97-99 King Street West

Dear Property Owner:

This is to advise that the period to file an appeal against the passing of By-law 2024-173, designating the property municipally known as 97-99 King Street West as being of historic and cultural heritage value or interest, has now passed and no appeals were received. Pursuant to Part IV of the *Ontario Heritage Act*, the property municipally known as 97-99 King Street West is now designated as being of historic and cultural heritage value or interest. The By-law is registered on title at the Land Registry Office as Instrument No. WR1616528 and a copy has been attached for your information.

Designation under the *Ontario Heritage Act* requires the owner to obtain approval from the City prior to undertaking work including alterations, new construction and/or demolition, which is deemed to impact the heritage attributes as set out in the reasons for designation. Property owners shall contact Heritage Planning staff within the City's Development Services Department, prior to undertaking any work to determine if formal approval under the *Ontario Heritage Act* is required.

If you have any questions or concerns, please contact Michelle Drake, Senior Heritage Planner at 519-783-8909.

Yours truly,

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

Mariah Blake  
Committee Coordinator

cc: Registrar, Ontario Heritage Trust  
K. Hughes, Assistant City Solicitor  
M. Drake, Senior Heritage Planner  
**(cc'd parties by email only)**

**Properties**

*PIN*                    22427 - 0051    LT

*Description*       PT LT 1, 9 PL 380 KITCHENER PT 1, 58R6305; T/W 969401; KITCHENER

*Address*            97 KING STREET WEST  
                         KITCHENER

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name*                    THE CORPORATION OF THE CITY OF KITCHENER

*Address for Service*    200 King Street West  
                         Kitchener, Ontario  
                         N2G 4G7

This document is being authorized by a municipal corporation BERRY VRBANOVIC, MAYOR and AMANDA FUSCO, CLERK.  
This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**Signed By**

Whitney Charlene Kleine	200 King St. W. Kitchener N2G 4G7	acting for Applicant(s)	Signed	2025 01 21
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Tel            519-741-2268

Fax            519-741-2702

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

CITY OF KITCHENER	200 King St. W. Kitchener N2G 4G7	2025 01 21
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Tel            519-741-2268

Fax            519-741-2702

**Fees/Taxes/Payment**

Statutory Registration Fee	\$70.90
Total Paid	\$70.90

BY-LAW NUMBER 2024-173

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate the property  
municipally addressed as 97-99 King Street  
West, 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 97-99 King Street West, Kitchener (the "Property");

AND WHEREAS the Council of The Corporation of the City of Kitchener resolved at its Council Meeting held on August 26, 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. 2024-157;

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 August 30, 2024, a copy of which is attached to this by-law as "Schedule A";

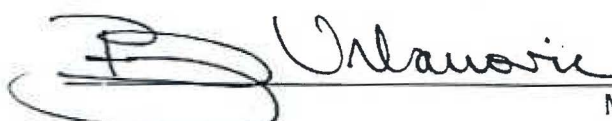
AND WHEREAS no Notice of Objection to the proposed designation has been served upon the Clerk of the City of Kitchener;

NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. The building and property known as 97-99 King Street West, Kitchener, as more particularly described in Schedules "E", "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 21<sup>st</sup> day of October, 2024.



  
Mayor

  
Clerk



**SCHEDULE A**  
**NOTICE OF INTENTION TO DESIGNATE**  
**97-99 King Street West, 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 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.

**113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street South**

113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street South (Long Side A) is recognized for its design/physical, historical/associative, and contextual values. The complex of approximately 16 interconnected former industrial buildings range in height from one to five stories, which were built between 1896 and 2012, and are representative of the historic Vernacular architectural style that led to the evolution of the banking industry. The historical/associative values relate to early settlement, the Six Nations, Joseph Brant, Colonel Richard Beasley, Pennsylvania German Mennonites (the first permanent non-native settlement (now Kitchener), the German Company tract, the Township of Waterloo, German speaking immigrants, Berlin as the County seat for the County of Waterloo, the Grand Trunk Railway (GTR) extension, the leather tanning industry, and Reinhold Laing. The contextual values relate to the contribution that the complex of buildings make to the continuity and character of the adjacent streetscapes and the overall Warehouse District. The buildings are historically and visually linked to their surroundings, including the last fully intact main block in Kitchener, other industrial buildings, former homes of industrial workers, the railway line, and the Warehouse District. The complex of buildings is recognized as a significant landmark.

**83-85 King Street West**

83-85 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West, in what is now referred to as Downtown Kitchener. The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

**87-91 King Street West**

87-91 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West, in what is now referred to as Downtown Kitchener. The building is also associated with early (1895) railway companies (Express Office, Canadian Express Office and Canadian National Express Office). The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

**97-99 King Street West**

97-99 King Street West is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design or physical value as an early and rare example of 20th-century, commercial brick building built in the Vernacular Classic Revival architectural style. The historical/associative values relate to the direct association with early development of King Street West, in what is now referred to as Downtown Kitchener. The building is also associated with J.D. Miller and Co., a lumber dry goods business that operated in this location between c. 1912 and c. 1936. The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. The property also contributes to the character of the King Street West streetscape and Downtown Kitchener.

**103-109 King Street West**

103-109 King Street West is recognized for its design/physical, historical/associative, and contextual values. The building is a representative example of the Classic Revival architectural style in good condition. The historical/associative values relate to the building, Christian Huxton, who was the founder of Fishman Spring Company and presented the City with the site for St. Mary's General Hospital. The building is also associated the Freemasons community presence in the City of Kitchener, being the former home to Grand River Lodge 151. The contextual value of 103-109 King Street West relates to its contribution in maintaining the commercial character of the surrounding area, as well as its physical, visual, and historical link to its surroundings.

**709 King Street West**

709 King Street West is recognized for its design/physical, historical/associative, and contextual values. The existing portion of the school, which fronts onto King Street West, is a representative example of the Neo-Classical architectural style in good condition which has experienced only minor modifications. The subject property is directly associated with the local school board and therefore education and population growth within the area, as well as notable education such as Janet Holmboe. It is the second longest operating grade school with the City and has the potential to yield information that contributes to an understanding of the development of the education system and population growth within Kitchener. 709 King Street West has contextual value as it is physically, functionally, and historically linked to its surroundings and maintains and supports the character of the area.

**148 Madison Avenue South**

148 Madison Avenue South is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design/physical value as a rare and unique example of a mid-20th century church built in the Romanesque architectural style with many intact heritage attributes in good condition. The historical and associative values relate to the original owner (Catholic School Board), original and current congregation (St. Joseph Roman Catholic Church), original pastor (Venerable R. M. Hallett), architect (Jamel A. Jones) and builder (J&J Brothers Ltd). The contextual value relates to the continuity and character of the Cornblock Avenue East and Madison Avenue South streetscapes. The property is historically, functionally, and visually linked to the former St. Joseph's Catholic School, and the St. Joseph's rectory.

**1738 Truax Road**

1738 Truax Road is recognized for its design/physical, historical/associative, and contextual values. The property demonstrates design/physical value as a representative example of a late 19th century brick farmhouse built in the Ontario Gothic Revival architectural style. The property has historical/associative value due to its history and association with early settlement, Daniel and Jacob Erb, Joseph Bamberger, John Chapman, Reuben Eby, Simon Holman, Ida Holman, and the Truax family. The contextual values relate to how the property helps to maintain and support the rural character of the area. The farmhouse remains on its original location and is visually and historically linked to its surroundings, especially the adjacent property where the original barn and driveway still stand.

**171-173 Victoria Street North**

171-173 Victoria Street North is recognized for its design/physical and historical/associative values. The property demonstrates design/physical value as a rare example of a late 19th century middle-class semi-detached dwelling built in the Italianate architectural style. The property municipally addressed as 171-173 Victoria Street North has historical/associative value due to its history and association the late Ian MacNaughton and his planning firm M190 - MacNaughton Hemmen Britton Clarkson Planning Limited.

The full Statements of Significance, containing a list of the heritage attributes, is available in the Office of the City Clerk by contacting [clerk@kitchener.ca](mailto:clerk@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 29 day of September, 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 30 day of August, 2024.

Amanda Fusco  
Director of Legislative 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**  
87-91 King Street West, KITCHENER

***Description of Cultural Heritage Resource***

97-99 King Street West is a three-storey early 20<sup>th</sup>-century brick building. The building is constructed in the Vernacular Classic Revival architectural style. The building is situated on a 0.08-acre parcel of land located on the south side of King Street West between Gaukel Street and Ontario Street South in the City Commercial Core planning area of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the building.

***Heritage Value***

97-99 King Street West is recognized for its design/physical, historic/associative, and contextual values.

**Design/Physical Value**

The property municipally addressed as 97-99 King Street West demonstrates design or physical value as an early and rare example of 20<sup>th</sup>-century, commercial brick building built in the Vernacular Classic Revival architectural style. The building has many intact heritage attributes and is in fair condition. Features which represent the Vernacular Classic Revival architectural style include: nearly flat, low sloping roof; symmetrical façade on the second- and third-storey; two bay red brick façade; highly decorative brick cornice, brick frieze, and stone and brick architrave; ornamental brick moulding along with red brick corbelling; brick pilasters; semi-circular window openings; semi-circular transom design; 1/1 hung window design with decorative brick hood moulds with keystones and continuous stone sills; flat head window openings; and, rectangular transoms; 1/1 hung window design with brick voussoirs and continuous stone sills.

**Historic/Associative Value**

The property municipally addressed as 97-99 King Street West has historical/associative value given its direct association with early development of King Street West in what is now referred to as Downtown Kitchener. According to the 1898 Fire Insurance Plan, the foundation for a 3-storey building was built c. 1904. By 1908, the Fire Insurance Plan shows a three-storey building with a tailor on the second floor. It is not clear who built the building or who the original tenants were. J. D. Miller & C. H. Hohmeier founded their dry goods business in 1912. The business operated at 97-99 King Street West (formerly 63 King Street West) from c. 1912 to c. 1936. And later moved to 58 King Street East until 1961 when J. D. Mill retired.

**Contextual Value**

The contextual value of the property relates to its location and proximity to adjacent commercial buildings that share the same Vernacular Classic Revival architectural style and almost identical heritage attributes. It is likely that these buildings were constructed around the same time by the same builder. Collectively, the properties municipally addressed as 83-85 King Street West, 87-91 King Street West and 97-99 King Street West contribute to character of the Downtown and the King Street streetscape.

## SCHEDULE C

### DESCRIPTION OF HERITAGE ATTRIBUTES

97-99 King Street West, KITCHENER

#### ***Description of the Heritage Attributes***

All elements related to the construction and Classic Revival architectural style of the building, including:

- nearly flat, low sloping roof;
- symmetrical façade on the second- and third-storey;
- two bay red brick façade;
- highly decorative brick cornice, brick frieze, and stone and brick architrave;
- ornamental brick moulding along with red brick corbelling;
- brick pilasters;
- semi-circular window openings;
- semi-circular transom;
- 1/1 hung window design with decorative brick hood moulds with keystones and continuous stone sills;
- flat head window openings;
- rectangular transoms; and,
- 1/1 hung window design with brick voussoirs and continuous stone sills.

**SCHEDULE D**

**LEGAL DESCRIPTION**

97-99 King Street West, KITCHENER

PT LT 1, 9 PL 380 KITCHENER PT 1, 58R6305; T/W 969401; KITCHENER

Being all of PIN 22427-0051 (LT)