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Waterloo

City of Kitchener
EX INDUSTRIA PROSPERITAS



R. W. PRITCHARD, A.M.C.T., C.M.C.
COMMISSIONER OF GENERAL SERVICES
AND CITY CLERK

December 10, 1985

City Hall, Box 1118
Kitchener, Ontario, Canada
Postal Code N2G 4G7
(519) 885-7242

Ontario Heritage Foundation
77 Bloor Street West
7th Floor
Toronto, Ontario
M7A 2R9

Attention: Mr. R. Rogers

Dear Mr. Rogers:

Re: 153 Courtland Avenue East, Kitchener

This is to advise you that By-law #85-190, being a by-law to designate part of the property municipally known as 153 Courtland Avenue East as being of historic and architectural value was passed by Kitchener City Council on November 18, 1985.

I am enclosing herewith a certified copy of By-law #85-190, together with the Reasons for Designation, which was registered against the subject property at the Registry Office in Kitchener on December 3, 1985 as instrument #833418.

Yours very truly,

R.W. Pritchard
Commissioner of General Services
& City Clerk

RWP:mlw

FOR OFFICE USE ONLY

833418

REGISTERED

'85 DEC -3 A10:58

WATERLOO NORTH

No. 58

KITCHENER

New Property Identifiers

Additional:
See
Schedule ☐

Executions

Additional:
See
Schedule ☐

(1) Registry ☒

Land Titles ☐

(2) Page 1 of 5 pages

(3) Property
Identifier(s)

Block

Property

Additional:
See
Schedule ☐

(4) Nature of Document

A By-Law under the
Ontario Heritage Act

(5) Consideration

Dollars \$

(6) Description

Part of Lot 5, Registered Plan 395 and
Part of Lot 50, Streets and Lanes in the
City of Kitchener, Regional Municipality
of Waterloo

(7) This
Document
Contains:

(a) Redescription
New Easement
Plan/Sketch ☐

(b) Schedule for:

Description ☒

Additional
Parties ☐

Other ☒

(8) This Document provides as follows:

BY-LAW NUMBER 85-190, attached, designates part of the property known as
153 Courtland Avenue East as being of historic and architectural value.

Continued on Schedule ☒

(9) This Document relates to instrument number(s)

727627

(10) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

THE CORPORATION OF THE CITY OF KITCHENER

by its Solicitor, Donald C. Fisher

Donald C. Fisher

1985 12 02

(11) Address
for Service

Post Office Box 1118, Kitchener, Ontario N2G 4G7

(12) Party(ies) (Set out Status or Interest)

Name(s)

Signature(s)

Date of Signature
Y M D

(13) Address
for Service

(14) Municipal Address of Property

153 Courtland Avenue East
Kitchener, Ontario

(15) Document Prepared by:

James Wallace, City Solicitor
Legal Department, City Hall
22 Frederick Street
Kitchener, Ontario
N2H 6M6

FOR OFFICE USE ONLY

Fees and Tax

Registration Fee \$18.00

Total \$18.00

REASONS FOR DESIGNATION

The designation described herein has been made on historic and architectural grounds. Mr. Johann Hagen, a German sawyer, constructed this house in circa 1866. During the period 1952 to 1965, Mrs. Henrietta McGarry, Chairman of the Kitchener-Waterloo High School Board, owned this property. In 1956 - 57, His Worship Mayor Dominic Cardillo resided in this house, and from 1967 to 1982, Mr. Mike Reidel, a well known title searcher in Waterloo Region, and his wife, owned this property. In terms of architecture, this house is an example of the salt box style.

BY-LAW NUMBER 85-190

OF THE
CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the property municipally known as 153 Courtland Avenue East in the City of Kitchener as being of historic and architectural value)

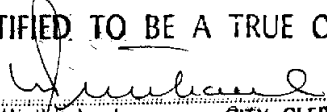
WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a Municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural or historical value or interest;

AND WHEREAS the Council of The Corporation of the City of Kitchener has caused to be served on the owner of the lands and premises known municipally as 153 Courtland Avenue East in the City of Kitchener, and upon the Ontario Heritage Foundation, a Notice of Intention to Designate as being of historical and architectural value that part of the aforesaid real property more particularly hereinafter described, and has caused such Notice of Intention to be published in a newspaper having general circulation in the municipality once for each of three consecutive weeks;

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

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

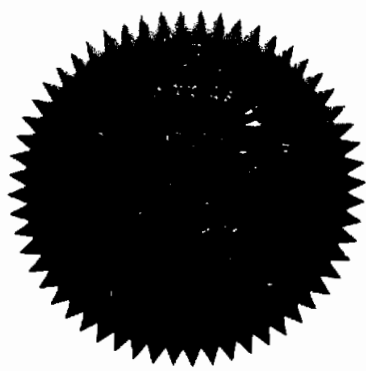
1. There is designated as being of historical and architectural value that part of the aforesaid real property known as 153 Courtland Avenue East being comprised of the exterior of the building and in particular the Courtland Avenue street facade, the side facades, the leaded diamond windows in the aforementioned walls and the roofline.

CERTIFIED TO BE A TRUE COPY

R.W. Pritchard, CITY CLERK

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 "A" hereto (of which the said designated area forms a part) in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the community once for each of three consecutive weeks.

PASSED at the Council Chambers in the City of Kitchener

this 18th day of November, A.D. 1985.



D.V. Cardillo Mayor
[Signature] Clerk

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Kitchener, in the Regional Municipality of Waterloo (formerly the County of Waterloo) and in the Province of Ontario, composed of part of Lot 5, J. V. Shantz's Survey, Registered Plan 395, and part of Lot 50, Streets and Lanes, which parcel can be more particularly described as follows:

PREMISING that the Northeasterly limit of Lot 50, Streets and Lanes, has a bearing of North 50 degrees 49 minutes 00 seconds West, and relating all bearings herein thereto:

COMMENCING at a point in the said Northeasterly limit of Lot 50, Streets and Lanes, which point can be located as follows:

BEGINNING at the most Easterly angle of Lot 5, Registered Plan 395;

THENCE North 33 degrees 41 minutes 00 seconds East along the Northeasterly production of the Southeasterly limit of said Lot 5, a distance of 27.00 feet to the Northeasterly limit of Lot 50, Streets and Lanes, being also the southwesterly limit of Courtland Avenue as opened by By-law #356, registered as Instrument No. 7027.

THENCE North 50 degrees 49 minutes 00 seconds West along the last-mentioned limit a distance of 81.02 feet to the point of commencement of the herein described parcel of land.

THENCE South 33 degrees 57 minutes 00 seconds West parallel to the southeasterly limit of Cedar Street, a distance of 91.99 feet to a point.

THENCE North 56 degrees 23 minutes 00 seconds West, a distance of 36.68 feet to a point distant 34.36 feet measured South 56 degrees 23 minutes 00 seconds East from the southeasterly limit of Cedar Street.

THENCE North 33 degrees 57 minutes 00 seconds East, parallel to said southeasterly limit of Cedar Street, a distance of 95.41 feet to a point in the said northeasterly limit of said Lot Number 50, Streets and Lanes;

THENCE South 50 degrees 49 minutes 00 seconds East therealong a distance of 36.83 feet more or less to the place of beginning.