

REPORT TO: Heritage Kitchener

DATE OF MEETING: November 7, 2023

SUBMITTED BY: Garrett Stevenson, Manager of Development Review, 519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7291

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: October 13, 2023

REPORT NO.: DSD-2023-464

SUBJECT: Notice of Intention to Designate 54-68 King Street West under Part IV of the Ontario Heritage Act

RECOMMENDATION:

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 54-68 King Street West as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council direct the Clerk to publish a Notice of Intention to Designate the property municipally addressed as 54-68 King Street West under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance on the property's cultural heritage value was taken to the Heritage Kitchener Committee on June 6, 2023. On this meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 54-68 King Street West be recognized, and designation pursued.
- The key finding of this report is that the property municipally addressed as 254-68 King Street West meets the criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22) and has been confirmed to be a significant cultural heritage resource. The property is recognized for its design/physical, historical/associative, and contextual value.
- There are no financial implications.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener committee meeting, providing written correspondence to the property owner, and consulting with Heritage Kitchener. In addition, should Council choose to give notice of its intention to designate, such notice will be served to the Owner and the Ontario Heritage Trust.
- This report supports the delivery of core services.

BACKGROUND:

The subject property is located on the north side of King Street West, on the north-east corner lot where King Street West and Ontario Street North intersect and west of the King Street West and Queen Street North intersection. The building is a one-storey 20th century commercial building, built in the Modern architectural style with influences from different eras of architecture. The building is situated on a 0.36-acre parcel of land within the City Commercial Core of the City of Kitchener, Region of Waterloo. The principal resource that contributes to the heritage value of the property is the commercial building.



Figure 1: Location Map of Subject Property

A full assessment of 54-68 King Street West has been completed and included a field evaluation and detailed archival research. The findings concluded that the subject property meets the criteria for designation. An updated Statement of Significance on the property's cultural heritage value was taken to the Heritage Kitchener Committee on June 6, 2023. On this meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 54-68 King Street West be recognized and designation pursued. This work was undertaken as part of the City of Kitchener Municipal Heritage Register (MHR) Review, initiated in February of 2023. The MHR Review is the City's response to amendments to the Ontario Heritage Act introduced in January of 2023 through Bill 23, the *More Homes Built Faster Act*. The City contacted owners of listed properties through an initial letter dated May 23, 2023, to inform them of this undertaking. Owners of properties recommended for designation were contacted via a second letter dated August 25, 2023, and invited to contact the City's Heritage Planner with any comments, questions, or concerns. Per standard procedure, should Council support the Notice of Intention to Designate, Owners will be contacted a third time through a Notice of Intention to Designate (NOID) Letter. An ad for the NOID will also be published in a newspaper. Once the letter is served and the ad posted, there will be a 30-day appeal period in which Owners may object to the designation.

REPORT:

Identifying and protecting cultural heritage resources within the City of Kitchener is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give the City of Kitchener its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term protection of cultural heritage resources for future generations. Designation recognizes the importance of a property to the local community; protects the property's cultural heritage value; encourages good stewardship and conservation; and promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, but it also provides a process for ensuring that changes to a property are appropriately managed and that these changes respect the property's cultural heritage value and interest.



Figure 2: Front Facade of Subject Property



Figure 3: West Side Facade of Subject Property

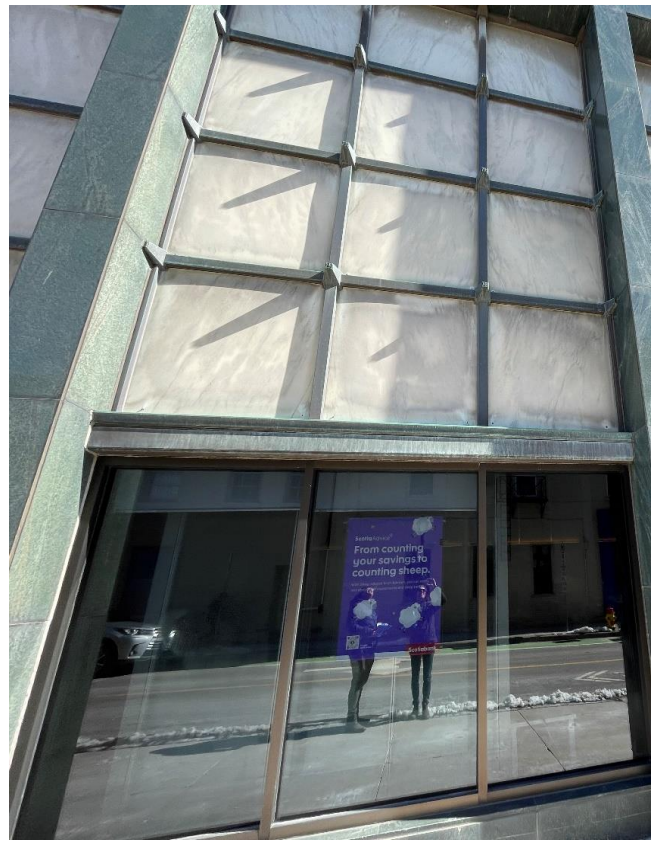


Figure 4-5: Architectural Detailing on Subject Property

54-68 King Street West is recognized for its design/physical, historical/associative, and contextual values. It satisfies eight of the nine criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22). A summary of the criteria that is met or not met is provided in the table below.

Criteria	Criteria Met (Yes/No)
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method.	Yes
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Yes
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	No
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Yes
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes
9. The property has contextual value because it is a landmark.	Yes

Design / Physical Value

The design and physical value of 54-68 King Street West resides in its architecture and physical construction. The building is a unique expression of Modernist architecture that also utilizes classical and neo-classical motifs. It is this sophisticated blending of different styles from varying eras that make the subject property a significant piece of architecture within the community. Through its material use and other detailing it also displays a high degree of craftsmanship. The façades are composed of Indiana limestone and green and white marble as well as bronze detailing. The building is only one-storey in height, but the ground floor possesses 30-foot-high ceilings which gives the appearance of two-storeys.

Historical / Associative Value

This site and building have significant association with banking institutions, most notably the Bank of Nova Scotia. The original building of this branch of the bank was established in 1912 and located north down the street, at the property municipally addressed as 100 King Street West within the Canadian Block. The bank moved from its original location to its current corner location in 1926, into the building formerly known as the Merner Block. The Merner Block had been a bank since the turn of the century, being formerly occupied by the Union Bank prior to its occupation by the Bank of Nova Scotia. Due to a need for increased space, the Merner Block was demolished in 1962 and replaced with the existing one-storey building. This building also has significance due to its association with programs and initiatives undertaken by the bank that reflected how such institutions and their processes changed and developed over time. It reflects the economic climate of both the area and, to some degree, the country at the time of its construction.

The building is also a demonstration of the work and skill of an important local architect, who has been recognized by the Ontario Association of Architects for his contributions to the field. Kitchener architect Carl Albert Rieder made significant contributions to the development of the Modernist style of architecture in Southwest Ontario and in the Waterloo County region specifically over the 47-years of his career. His name can be linked to over 400 buildings, including collegiate and university projects, public buildings, ecclesiastical works, industrial facilities, and private residents that display innovative designs. Within Kitchener some of his most notable work includes Eastwood Collegiate Institute (1955-56), Highland Baptist Church (1958), and the Kitchener Public Library (1959-61).

Contextual Value

The contextual value of 54-68 King Street West relates to its importance in maintaining the commercial character of the surrounding area, as well as its physical, functional, visual, and historical link to its surroundings. The building is located at the intersection of King Street West – a primary road within the downtown core area – and Ontario Street, and it has occupied this site since 1926. It is within the Downtown Cultural Heritage Landscape, which is within the City Centre District and is an area that has historically been recognized as the heart of the downtown and a focal point of the Region. The area is occupied by a mix of uses, with hotels, banks, and other commercial enterprises being the original anchors of the commercial core. While this area has continued to evolve, many of the late-19th century and early-20th century commercial structures remain today. In addition, the distinct architectural style of 54-68 King Street West and its location on a corner lot along a primary road makes the building prominently visible and easily recognizable.

Heritage Attributes

The heritage value of 54-68 King Street West resides in the following:

- All elements related to the construction and architectural style, including:
 - Limestone façade;
 - White marble panels set in bronze mullions;

- Bronze mullions with pyramidal projection at each intersection;
- Limestone slab inscribed with the Bank of Nova Scotia's coat of arms;
- Moulded cornice;
- Roof and roofline;
- Windows and window openings; and,
- Doors and door openings.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Heritage Kitchener committee meeting.

CONSULT– Heritage Planning staff have consulted with the Heritage Kitchener committee regarding designation under the *Ontario Heritage Act*. Property owners were invited to consult via two separate letters dated May 23, 2023 and August 25, 2023.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving notice of its intention to designate a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. In addition, should Council choose to give notice of its intention to designate, such notice will be served on the property owner and the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the owner has the right of appeal to the Ontario Land Tribunal. It should be noted that should Council decide not to proceed with a Notice of Intention to Designate, that the building will remain on the City's Municipal Heritage Register until January 1, 2025, after which it will be removed according to the changes enacted by Bill 23. Once removed, it cannot re-listed on the Register again for five (5) years, i.e. January 1, 2030.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*
- Bill 23 Municipal Heritage Register Review (DSD-2023-225)

REVIEWED BY: Rosa Bustamante, Director of Planning

APPROVED BY: Justin Readman, General Manager, Development Services Department

ATTACHMENTS:

Attachment A – Statement of Significance for 54-68 King Street West