

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: November 7, 2023

SUBMITTED BY: Garett 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 16, 2023

REPORT NO.: DSD-2023-467

SUBJECT: Notice of Intention to Designate the Front Façade of 144-150 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 144-150 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 144-150 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 144-150 King Street West be recognized, and designation pursued.
- The key finding of this report is that the property municipally addressed as 2144-150 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.

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

BACKGROUND:

The subject property is located on the north side of King Street West, between where Young Street intersects to the west and Ontario Street North intersects to the east. The property possesses a four-storey late 19th century cast concrete commercial building built in the Classical Revival architectural style. It is situated on a 0.15-acre parcel of land in the City of Kitchener in the Region of Waterloo. The principal resource that contributes to the heritage value is the front façade of the four-storey commercial building.

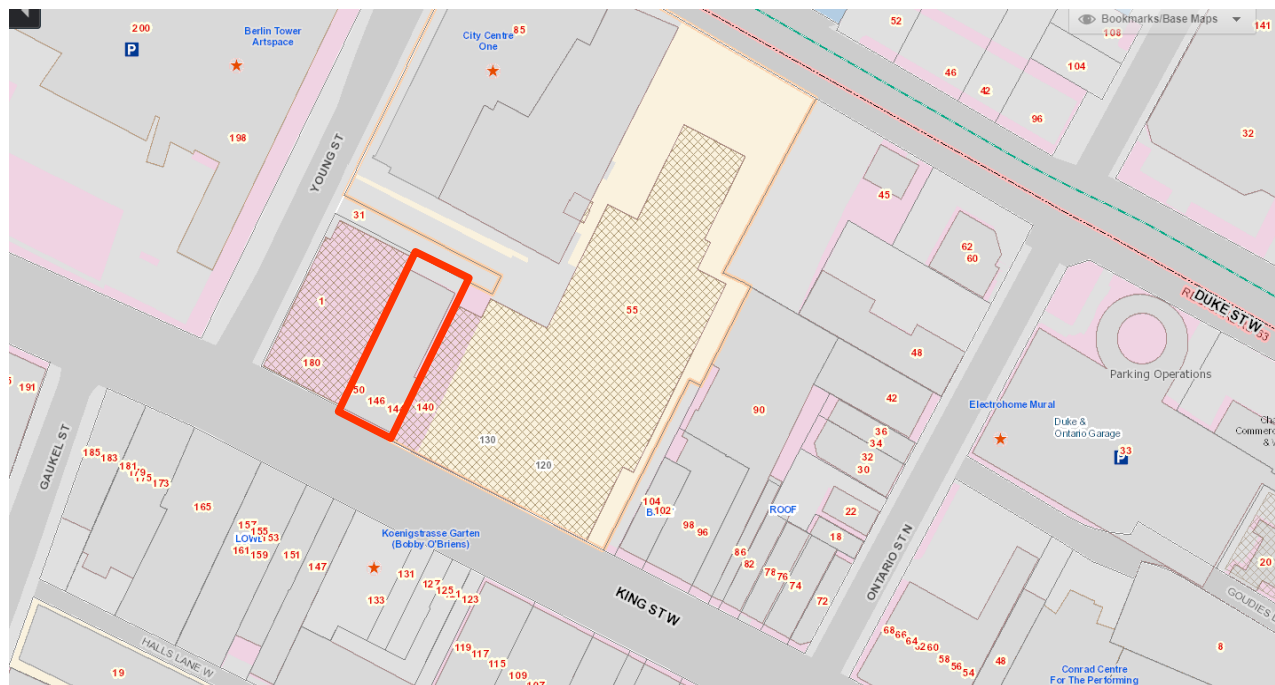


Figure 1: Location Map of Subject Property

A full assessment of 144-150 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 144-150 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 the Subject Property



Figure 3: The Mayfair Hotel and the Weber Chambers, c. 1927, by Ernest Denton

144-150 King Street West is recognized for its design/physical, historical/associative, and contextual values. It satisfies seven 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.	Yes
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.	No
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.	No

Design / Physical Value

The design and physical value of the building resides in its architecture and physical construction. The building is a representative example of the Classical Revival architectural style in a commercial building. The structure is four-storeys in height. Renovations to the front were completed in the early 21st century, which included covering the original pre-cast concrete cladding with a different cladding. Though some original detailing was lost, the work largely maintained the original appearance of the structure.

The building also demonstrates a high degree of technical and scientific achievement. The King Street West façade is likely the first in the City to be built with a precast concrete façade. The current façade is clad with an exterior insulation and finishing system (EIFS) similar to stucco; however, the original precast concrete façade still exists behind the new cladding. In addition, it is believed that this building was the first building within the City to install an elevator.

Historical / Associative Value

The subject property has historical and associative value due to its connection to the theme of economic development in the downtown area. In 1840 David Weber sold a one-acre parcel of land north of King Street and east of Young Street, all within Lot 16 and part of the 3-acre trade made by his father-in-law in 1833 to Frederick Gaukel. This parcel became the site of the Mayfair Hotel and the Weber Chambers, which is the inscription seen on the parapet of 144-150 King Street West. The Weber Chambers building originally housed storefronts on the ground floor and office spaces above. Notable tenants of the property have included: London Life Conservatory of Music (1912); Met Life Insurance Co. (1912); Wm. Cairnes, Real Estate (1912); H.L. Staebler Co. Ltd., Insurance (1924 and 1933); Salts and Chemicals, Ltd. (1924); Bricker & Sons, Ltd., Wholesale Jeweler (1924); R.W. Ripley, Dental Laboratory (1933); and, G.E. Schlee, Advertising (1933). The site was the long-time home to the Palladium Restaurant, whose "Candy, Ice Cream, Palladium Restaurant" sign was easily recognizable by locals at the time, and which served downtown Kitchener well into the 1980's. Also operating for many years under the

Palladium was William G. Sahli, a watchmaker-jeweler. William. G. Sahli's career spanned 68 years, concluding with his retirement in 1978 at the age of 83. He had serviced three generations of the same family and other locals within the area, and, like the Palladium Restaurant, became a staple of the Kitchener downtown. In 1985 the second to fourth storey office spaces were converted to residential uses, but the ground floor retains its commercial uses.

Contextual Value

The contextual value of the building 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 subject property is located 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. Though the upper storeys are now residential units, the ground floor maintains its original commercial use and continues to support the commercial character of the area. In addition, while this area has continued to evolve, many of the late-19th century and early-20th century commercial structures like 144-150 Weber Street remain today and further contribute to the character of the area.

Heritage Attributes

The heritage value of 144-150 King Street West resides in the following heritage attributes identified below.

- All elements related to the construction and Classical Revival architectural style of the front façade, including:
 - Rectangular massing;
 - Roof and rooflines;
 - Front façade window openings;
 - Stone lintels and sills;
 - Front façade door openings;
 - EIFS (Stucco) façade;
 - Tall three-storey piers;
 - Storefronts with glass windows and doors;
 - Corbel table above the storefront and below the roofline;
 - Crenellated parapet; and
 - Inscription on parapet reading "Weber Chambers."

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. Staff met with the property owner on September 27th, 2023 to discuss the proposed designation and address their questions and concerns. A compromise was reached that satisfies both parties and the property owner indicated their support of the designation.

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 144-150 King Street West