

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: August 6, 2024

SUBMITTED BY: Garett Stevenson, Director of Development and Housing Approvals, 519-741-2200 ext. 7070

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-741-2200 ext. 7839

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: July 4, 2024

REPORT NO.: DSD-2024-335

SUBJECT: *Notice of Intention to Designate 113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South (Lang Site A)*

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 113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council publish a Notice of Intention to Designate 113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South (Lang Site A) under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance describing the cultural heritage value or interest of 113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South (Lang Site A) was taken to the Heritage Kitchener Committee on June 11, 2024. The Committee recommended that pursuant to Section 29 of the Ontario Heritage Act, the cultural heritage value or interest of 113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South (Lang Site A) should be confirmed by pursuing designation of the property under Part IV of the Ontario Heritage Act.
- The key finding of this report is that 113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South (Lang Site A) meets (7) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*) and has been confirmed to be a significant cultural heritage resource recognized for its design/physical and historical/associative values.
- 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. Should

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

Council choose to give Notice of Intention to Designate, such notice shall be served on the property owner and the Ontario Heritage Trust.

- This report supports the delivery of core services.

BACKGROUND:

The property municipally addressed as 113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street North (Lang Site A) is a complex of approximately 15 interconnected industrial buildings ranging in height from one to five storeys built between 1896 and 2012 primarily in the Industrial Vernacular architectural style. The buildings are situated on a 3.95-acre parcel of land bounded by Charles, Francis, Joseph and Victoria Streets in the City Commercial Core Planning Community of the City of Kitchener within the Region of Waterloo. The principal resources that contribute to the heritage value are the industrial buildings.



Figure 1.0: Location Map of Subject Property (Lang Site A)

A full assessment of 113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street North (Lang Site A) has been completed, including: field evaluation and archival research. The findings concluded that the subject property meets seven (7) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*). An updated Statement of Significance describing the property's cultural heritage value or interest was presented to the Heritage Kitchener Committee on June 11, 2024. The Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street North (Lang Site A) should be confirmed by pursuing designation of the subject property under Part IV of the *Ontario Heritage Act*. This work was undertaken as part of the City's Municipal Heritage Register (MHR) Review, initiated in February of 2023 in response to amendments to the *Ontario Heritage Act* introduced in January of 2023 through Bill 23, the *More Homes Built Faster Act*. Bill 200, *the Homeowners Protection Act, 2024*, extended the time municipalities have to designate properties listed on their municipal heritage registers until January 1, 2027. 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. The property owner for 113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street North (Lang Site A) was contacted via second letter sent by mail dated May 17, 2024. This letter was accompanied by the updated Statement of Significance and a "Guide to Heritage Designation for Property Owners"

prepared in June 2023. The letter invited property owners to contact the City's Senior Heritage Planner with any comments, questions, or concerns.

Per standard procedure, should Council support the Notice of Intention to Designate (NOID), the property owner will be contacted a third time through a letter advising of the City's NOID. An ad for the NOID will be published in a newspaper. Once the letter is served on the property owner and the Ontario Heritage Trust, and the newspaper ad is posted, there will be a 30-day appeal period in which the property owner may object to the designation.



Figure 2.0: Aerial View of Lang Site A in the Foreground

REPORT:

Identifying and protecting cultural heritage resources within our City 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 conservation 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 or interest; 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 or interest.

113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street North (Lang Site A) is recognized for its design/physical and historical/associative, values. It satisfies seven (7) of nine (9) criteria for designation under the *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*). A summary of the criteria that is or is 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.	Unknown
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.	Yes

Table 1: Criteria for Designation under *Ontario Regulation 9/06 (Amended by Ontario Regulation 569/22)*

Design/Physical Value

The property municipally addressed as 113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street North demonstrates design or physical value as a good example of an early (20th century) complex of buildings designed primarily in the Industrial Vernacular architectural style that reflect the evolution of the tanning industry (ERA Architects Inc., 2008). Simple brick detailing and durable finishes demonstrate the functional and industrial history of the building use. The buildings have many intact heritage attributes in good condition.

The oldest portions of the site were built between 1896 and 1904 and include: the former two- to three-storey beam and currying house at Victoria Street and the two-storey leach house at the centre of the site. The remaining buildings were constructed between 1904 and 1917, with significant alterations and additions occurring between 1917 and 1925 and again between 2010 and 2012. The buildings that best exemplify the Industrial Vernacular architectural style between 1904 and 1925 include: the former administration and production buildings at the corner of Charles and Francis Streets; the former beam and storage house along Charles Street; and, the former leach house along Joseph Street.

Front (North) Façade

The main entrance to the complex of buildings faces Charles Street West.

The five-storey building at the north east corner of the site is the former administration building of the Lang Tanning Co.. This building has a flat roof and five buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of doors and windows; changes to the size of original openings; introduction of canopy signage; and, introduction of a barrier-free access. The second-storey through to the fourth-storey feature: buff brick; segmentally arched window openings with brick voussoirs and stone sills; new 6/6 flat head hung windows with stone sills; new 12-pane flathead windows with stone sills; lionhead tie rods located on the brick pilasters at the second-, third- and fourth-storey; and, decorative brickwork. The fifth-storey features: buff brick; 6/6 flat head hung windows with stone sills; decorative brickwork; and, painted signage that reads “LANG”.



Figure 3: Front Elevation (North Façade) – Former Administration and Tan Yard Buildings of the Lang Tanning Co.

The four-storey building west of the former administration building is the former tan yard building of the Lang Tanning Co.. This building has a flat roof and five buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of the windows; addition of a new double doors; and, introduction of canopy and fascia signage with gooseneck lighting. The second-storey through to the fourth-storey feature: buff brick; new 6/6 flat head hung windows with stone sills; new 12-pane flathead windows with stone sills; and decorative brickwork.

The one-storey building west of the former tan yard building is a recent (c. 2010-12) addition to the complex. It features contemporary design that is compatible with the complex of historic buildings on the site. It features a shallow side-gable roof, beige and brown horizontal cladding, and lots of glazing. Behind the one-storey building is a four-storey building that once functioned as the leach house for the Lang Tanning Co.. This building has a flat roof and two buff brick bays separated by brick pilasters. For the most part, only the third- and fourth-storey are visible from the pedestrian level on Charles Street West. The east bay of the third- and fourth-storey features a new single 6/6 flat head hung window beside a perhaps former circular window opening with a brick surround on each storey. The west bay of the third- and fourth-storey features two new side by side 6/6 flat head hung windows with a stone header and a stone sill.

West of the one-storey addition is another one-storey vestibule addition and a central tower (c. 2010-12) that connects the former leech house to the former beam and storage house. The vestibule and central tower are of contemporary design that is compatible with the complex of historic buildings on the site. It features a unique roof line that is like the shallow side gable roof of the one-storey building addition but instead the side gable is inverted. The walls are clad with glazing.

The last building that fronts onto Charles Street is the three-storey former beam and storage house of the Lang Tanning Co.. This building has a flat roof and 15 buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of the windows and doors; addition of windows and doors; and, introduction of canopy signage. The second-storey and third-storey feature: buff brick and new 9/6 flat head hung windows with stone sills. The second-storey features painted signage that reads "The Lang Tannery Company Limited". The third-storey features: the new municipal address number "151"; two sets of clerestory windows with internal muntins reflecting a 6-pane design; and, backlit channel letter fascia signs of current tenants.

Side (East) Façade:

The east side façade faces Francis Street South. The five-storey building at the north east corner of the site is the former administration building of the Lang Tanning Co.. This building has a flat roof and five buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of doors and windows; changes to the size of original openings; and, introduction of a new exterior fire escape. The second-storey through to the fourth-storey feature: buff brick; segmentally arched window openings with brick voussoirs and stone stills; 4/4 wood windows with segmentally arched brick voussoirs and stone sills; new 12-pane flathead windows with segmentally arched brick voussoirs and stone sills; new 8-pane flathead windows with segmentally arched brick voussoirs and stone sills; new 4/4 hung windows with segmentally arched brick voussoirs and stone sills; and, decorative brick work between the third- and fourth-storey. The fifth storey features: buff brick; new 4/4 flathead hung windows with stone sills; decorative brick work; and, painted signage that reads "LANG".

The four-storey building west of the former administration building is the former production building of the Lang Tanning Co.. This building has a flat roof and 16 buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of the windows; alterations to window and door openings; and, introduction of canopy signage. The second-storey through to the fourth-storey feature: buff brick; new 6/6 flat head hung windows with segmentally arched brick voussoirs and

stone sills; new 12-pane flathead windows segmentally arched brickwork and stone sills; 1/1 hung windows with segmentally arched brick voussoirs and stone sills; 1-pane flathead window with segmentally arched brick voussoirs and stone sills; decorative brickwork; and, painted signage that reads “THE LANG TANNING CO. LIMITED. HARNESS & SOLE LEATHER.”

Side (West) Façade

The west side façade faces Victoria Street South. A one- and three-storey building directly abut the sidewalk. The three-storey building is the former beam and storage house of the Lang Tanning Co.. This building has a flat roof and 5 buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; alterations to the size of window openings; and, replacement of the windows. The second-storey and third-storey feature: buff brick and new 9/6 flat head hung windows with stone sills. The second- and third-storey features an exterior fire escape. There are metal tie-rods on the brick pilasters between the first- and second-storey as well as the second- and third-storey.

The side elevation of the former tan yard building is setback approximately 90 metres from Victoria Street South. This building has a flat roof and two wide buff brick bays separated by brick pilasters. The first-storey has been altered, including: using salvaged brick to enclose the building wall; adding contemporary windows; adding a contemporary door; and, installing a channel letter fascia sign with gooseneck lights. The second-storey features three new 6/6 flathead hung windows with stone sills. The fourth-storey features painted signage that reads “THE LANG TANNING CO. LIMITED HARNESS AND SOLE LEATHERS”.

Rear (South) Façade

The rear façade faces Joseph Street and features a one-storey building at the corner of Joseph Street and Victoria Street South, the four-storey former leach house, new exterior courtyard, and the four-storey former production building. The one-storey building has a flat roof and 17 buff brick bays separated by brick pilasters. The building has been altered, including: painting the brick; changes to the size of door and window openings; new windows; new entrances; new exterior stairs; and, new canopy signs. The four-storey former leach house has a flat roof and five buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the building; installation of new windows in place of former shipping bay doors; and, installation of new 12/12 flathead hung windows with stone sills. The second- through fourth-storey features new flathead 6/6 hung windows with stone lintels and sills. The former production building has a flat roof and three buff brick bays separated by brick pilasters. The first-storey has been altered, including: painting of the brick; replacement of the windows; and, alterations to window and door openings. The second-storey through to the fourth-storey feature: buff brick; new 6/6 flat head hung windows with segmentally arched brick voussoirs and stone sills; new 12-pane flathead windows segmentally arched brickwork and stone sills; and, decorative brickwork. West of the former production building is a four-storey concrete addition. The first-storey has been altered, including: painted of the concrete; replacement of the windows; and, replacement of a door. The second-storey features new 6/6 flathead hung windows with segmentally arched concrete header and concrete sill. The third-storey features four different window designs (1/1; single lite; and, 6/6) all with segmentally arched concrete header and concrete sill. The fourth-storey features six new 6/6 hung windows with flatheads and stone sills.

Interior

The interior of the original buildings feature: generous floor to ceiling heights; wood beams and flooring; wood staircases; exposed structural columns and mechanical systems; freight elevators with wood gates; and, metal fire separation doors with original weights and pulleys.

Historical/Associative Value

The property municipally addressed as 113-151 Charles St W/170-188 Joseph St/3-44 Francis St N has historic/associative value due to its history and association with 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 Lang. These values were extensively documented in a Heritage Impact Assessment written by ERA Architects Inc. in 2008 and based on this research are further described below.

The land now known as the City of Kitchener was located far inland and isolated from centres of commerce. As a result, the land attracted the settlement of Pennsylvania German Mennonite farmers who were attracted to the promise of inexpensive land and the guarantee of religious freedoms.

By the end of 1800, the first permanent non-native settlement was established in what is now the City of Kitchener. Shortly after a group of Mennonites purchased all the unsold land from Beasley and formed the German Company Tract (GCT). The GCT divided it's 60,000 acres into 130 farmsteads thus establishing a Pennsylvania Mennonite colony in Upper Canada.

In 1816 the GCT became the Township of Waterloo. This marked the beginning of steady migration of German speaking Europeans to the area between the 1820s and 1870s. Population growth and infrastructure improvements (e.g., road upgrades) helped establish the urban centre that became Berlin (now Kitchener) in 1833. Twenty years later, in 1853, Berlin became the County seat for the County of Waterloo and three years later the Grand Trunk Railway (GTR) was extended to Berlin. This opened the area to future industrialization.

The skilled trades and industrial knowledge of the German immigrants contributed to Berlin's industrialization. Leather tanning became Berlin's first major industry. In 1848, Reinhold Lang came to Berlin from Baden, Germany. The Lang Tanning Company was founded in 1849. The business was originally located at the northeast corner of King and Ontario Streets. This tannery made all classes of leather required for saddlers and shoemakers. Unfortunately, this building was destroyed by fire in 1853.

Reinhold Lang rebuilt his business by purchasing a large piece of land at the corner of Francis and King Streets. The property once featured several natural springs and a small creek that would provide a good water supply for the tannery. His new single frame building was built on the corner of Charles and Francis Streets and eventually grew into an industrial complex occupying nearly three city blocks. This site reflects the organizational, technological, and market changes of the tanning industry.

Reinhold emerged as a prominent local resident as the industrial centre of Berlin continued to grow. In 1859, he was elected to Berlin Council where he was one of two businessmen proposing a motion for a “factory” policy that would provide exemptions and bonuses to new and expanding business. Many of Berlin’s most prominent and prosperous firms were aided by this policy.

Industry and politics were linked with Berlin’s Council relying heavily on it’s Board of Trade for advice. Many of Berlin’s industrial families sat on local ward committees set up by the Board to assist with the passage of legislation. These families lived in the ward they represented, which contributed to an enhanced sense of community. The Board not only supported industrial expansion, but it also sponsored German cultural events throughout the late 1800s.

Reinhold’s sons (George, William, John and August) and grandsons (Louis L, Reinhold, Jerome and George W.) were also prominent figures in the community. In 1887, his son, John A. Lang built his home at the northwest corner of Charles and Francis Streets to be close to the business in order to oversee daily activities. His home was sold to the company in 1897 to serve as offices until operations stopped in 1954. The home was demolished in the 1990s. Over the years, in addition to the tanning industry, the Lang family was also involved in the insurance, banking, hydro and land use planning.

By the late 19th century, Berlin was a major industrial centre in Canada and it’s economic success has been attributed to the industry and pride of the community. By 1904, the original Lang buildings started to be replaced, expanded, or converted from frame to more permanent brick or iron construction. Berlin became a city in 1912 and was considered Canada’s German capital. It appears that some of the changes to the complex of buildings were a result of the company’s involvement in the production of wartime supplies. World War One (WW1) caused anti-German sentiment, which resulted in the name change to Kitchener, after a British General. During WW1, the Lang Tanning Co. became the largest sole leather producer in the British Empire by producing huge amounts of saddle material. The Lang Tanning Co. supplied sole leather and leather linings for aircraft gasoline tanks in World War Two (WW2). Post WW2, modest changes to the complex were in the form of connections between buildings to accommodate future uses. Operations declined after WW2 due to changes in the industry and in 1954 the company ceased operations as a tannery due to competition from synthetic materials. The 5-acre site and, at the time, complex of 35 buildings continued to be owned by the Lang family until 1974. When the company operations ceased, the Lang Tanning Co. represented one of Kitchener’s longest operating businesses (1849-1954).

Contextual Value

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 in the City of Kitchener. The buildings are historically and visually linked to their surroundings, including: Lang Site B with the last fully intact smokestack in Kitchener (designated under Part IV of the Ontario Heritage Act), other industrial buildings, former homes of industrial workers (including homes in the Victoria Park Area Heritage Conservation District, which is designated under Part V of the Ontario Heritage Act), the railway line, and the Warehouse District. The complex of buildings is recognized as a significant landmark reflecting Kitchener’s Industrial Vernacular architecture, the

development and growth of Berlin's (now Kitchener) leather tanning industry, the relationship to and political leadership of the Lang family, the hardworking German community in establishing Berlin (now Kitchener). as an industrial centre, and the overall industrial development of the City of Kitchener (ERA Architects Inc., 2008).

Other Values

Economic Value

The property municipally addressed as 113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street North has both historic- and present-day economic value. The historic/associative value section above extensively details how the Lang Tannery Co., Reinhold Lang, and the Lang family supported the local economy.

At present, "The Tannery" (151 Charles Street West) is located within the warehouse district of Kitchener's downtown. It is one of the largest remaining industrial complexes in the area that reflects the evolution of the tanning industry. The site was rehabilitated and redeveloped in 2008 to support adaptive new uses. The uses support the City's economic development strategy focused on the creation of an innovation district with high-tech companies. The Tannery boasts 306,564 square feet of office space and 25, 810 square feet of retail uses. It is home to many innovated business and complimentary uses such as restaurants and event space.

In 2011, The Tannery was awarded the City of Kitchener's Mike Wagner Heritage Award in the category of rehabilitation and adaptive reuse.

Heritage Attributes

The heritage value of 113-151 Charles Street West / 170-188 Joseph Street / 3-44 Francis Street North resides in the following heritage attributes:

- All elements related to the design and physical value of the complex of Industrial Vernacular buildings.
- All elements related to the design and physical value of the former administration building, including:
 - five-storey building height;
 - flat roof;
 - buff brick;
 - bays separated by brick pilasters;
 - segmentally arched window openings with brick voussoirs and stone sills;
 - 4/4 wood windows with segmentally arched brick voussoirs and stone sills;
 - new 4/4 hung windows with segmentally arched brick voussoirs and stone sills;
 - new 4/4 flathead hung windows with stone sills
 - 6/6 flat head hung windows with stone sills;
 - new 6/6 flat head hung windows with stone sills;
 - new 8-pane flathead windows with segmentally arched brick voussoirs and stone sills;
 - new 12-pane flathead windows with stone sills;

- new 12-pane flathead windows with segmentally arched brick voussoirs and stone sills;
 - lionhead tie rods;
 - decorative brickwork;
 - painted signage that reads “LANG”.
- All elements related to the design and physical value of the former tan yard building, including:
 - four storey building height;
 - flat roof;
 - buff brick;
 - bays separated by brick pilasters;
 - window openings;
 - new 6/6 flat head hung windows with stone sills;
 - new 12-pane flathead windows with stone sills;
 - decorative brickwork; and,
 - painted signage that reads “THE LANG TANNING CO. LIMITED HARNESS AND SOLE LEATHERS”.
- All elements related to the design and physical value of the former leach house building, including:
 - four storey building height;
 - flat roof;
 - buff brick;
 - bays separated by brick pilasters;
 - new 6/6 flat head hung windows;
 - window openings;
 - former circular window openings with a brick surrounds; and,
 - new 6/6 flat head hung windows with stone lintels and stone sills.
- All elements related to the design and physical value of the former beam and storage house building, including:
 - three storey building height;
 - flat roof;
 - buff brick;
 - bays separated by brick pilasters;
 - window openings;
 - new 9/6 flat head hung windows with stone sills;
 - painted signage that reads “The Lang Tannery Company Limited”
 - two sets of clerestory windows with internal muntins reflecting a 6-lite design;
 - exterior fire escape; and,
 - metal tie rods.
- All elements related to the design and physical value of the former production building, including:
 - four storey height;
 - flat roof;

- buff brick;
- bays separated by brick pilasters;
- window openings;
- new 6/6 flat head hung windows with segmentally arched brick voussoirs and stone sills;
- new 12-lite flathead windows segmentally arched brickwork and stone sills;
- 1/1 hung windows with segmentally arched brick voussoirs and stone sills;
- 1-lite flathead window with segmentally arched brick voussoirs and stone sills;
- decorative brickwork;
- painted signage that reads “THE LANG TANNING CO. LIMITED. HARNESS & SOLE LEATHER”;
- four-storey concrete addition, including:
 - concrete construction;
 - window openings with segmentally arched concrete headers and concrete sills;
 - new 6/6 flathead hung windows with segmentally arched concrete headers and concrete sills; and,
 - new 6/6 flathead hung windows with concrete headers and concrete sills.

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 May 17, 2024.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving *Notice of Intention to Designate* (NOID) 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. Should Council choose to proceed with a NOID, such notice will be served on the property owner, the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the property owner has the right of appeal to the Ontario Land Tribunal (OLT). Should Council decide not to proceed with a NOID then the building will remain on the City’s Municipal Heritage Register (MHR) until January 1, 2027, after

which it will be removed in accordance with the legislative changes enacted by Bill 23 and Bill 200. Once removed from the MHR, it cannot be re-listed on the MHR for five (5) years (i.e., January 1, 2032).

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*
- *Ontario Regulation 9/06 (Amended by Ontario Regulation 569/22)*
- Bill 23 – Municipal Heritage Register Review (DSD-2023-225)
- Municipal Heritage Register Review – August 2023 Update (DSD-2023-309)
- Municipal Heritage Register Review – January 2024 Update (DSD-2024-022)
- Municipal Heritage Register Review – February 2024 Update (DSD-2024-056)
- Municipal Heritage Register Review – March 2024 Update (DSD-2024-093)
- Municipal Heritage Register Review – April 2024 Update (DSD-2024-131)
- Municipal Heritage Register Review – May 2024 Update (DSD-2024-194)
- *Bill 200, Homeowners Protection Act, 2024*
- Municipal Heritage Register Review – June 2024 Update (DSD-2024-250)

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

ATTACHMENTS:

Attachment A – Statement of Significance for 113-151 Charles Street West / 170-180 Joseph Street / 3-44 Francis Street South (Lang Site A)