

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** November 5, 2024

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

**PREPARED BY:** Deeksha Choudhry, Heritage Planner, 519-741-2200 ext, 7602

**WARD(S) INVOLVED:** Ward 9

**DATE OF REPORT:** October 7, 2024

**REPORT NO.:** DSD-2024-443

**SUBJECT:** Notice of Intention to Designate 44-54 Queen Street South under  
Part IV of the Ontario Heritage Act

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## 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 44-54 Queen Street South 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 44-54 Queen Street South 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 August 6, 2024. On this meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 44-54 Queen Street South be recognized and designation pursued.
- The key finding of this report is that the property municipally addressed as 44-54 Queen Street South 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, associative, and contextual value.
- There are no financial implications with this recommendation.
- 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:

44-54 Queen Street South is a two-storey early 20<sup>th</sup> century building constructed in the Classical Revival architectural style. The building is situated on a 0.19 acre parcel of land located on the west side of Queen Street South between Halls Lane and Charles Street in the Commercial Core area of the City of Kitchener within the Region of Waterloo (Fig. 1). The principal resource that contributes to the heritage value is the commercial building.

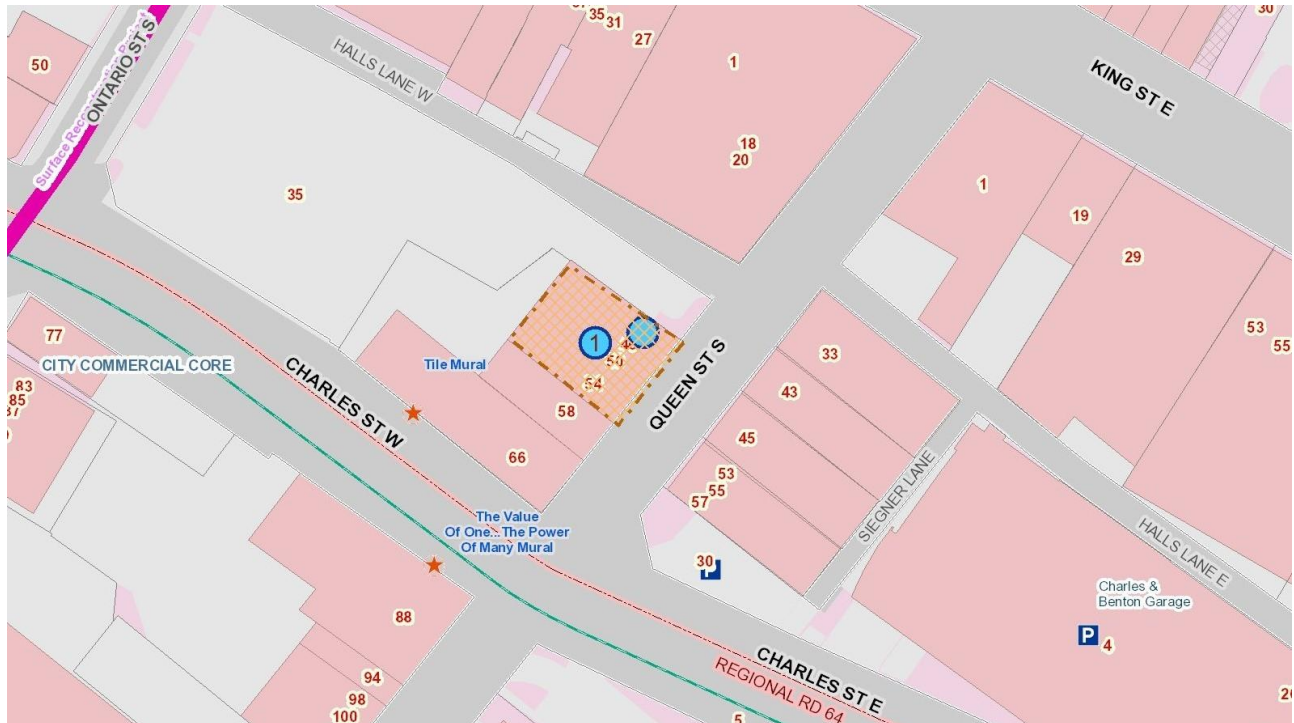


Figure 1. Location Map – 44-54 Queen Street South

A full assessment of 44-54 Queen Street South 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 August 6, 2024. On this meeting date, the Committee recommended that pursuant to Section 29 on the *Ontario Heritage Act*, the cultural heritage value or interest of 44-54 Queen Street South 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 of the *Ontario Heritage Act* introduced in January of 2023 through Bill 23, the *More Homes Built Faster Act*. The City contacted owners of the listed properties through an initial letter dated May 23, 2023, to inform them of this undertaking. The property owners were contacted via a second letter dated August 8, 2024, and were invited to contact the City's Heritage Planner with any comments, questions, or concerns. No response from the property owners was received by Heritage Planning Staff.

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 Façade of 44-54 Queen Street South**

44-54 Queen is recognized for its design/physical, associative, and contextual values (Fig. 2). It satisfies four (4) of the nine (9) 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 in provided in the table below.

<b>Criteria</b>	<b>Criteria Met (Yes/No)</b>
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.	<b>Yes</b>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	<b>No</b>
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	<b>No</b>
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.	<b>Yes</b>
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.	<b>No</b>
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.	<b>No</b>
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	<b>Yes</b>
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	<b>Yes</b>
9. The property has contextual value because it is a landmark.	<b>No</b>

**Design/Physical Value**

The building has design/physical value as it is an early representative example of the Classical Revival Architectural style located within the commercial downtown core of present-day Kitchener. Built c. 1904-1907, this building is likely to be one of the oldest buildings in the City and still maintains most of its original elements, specially on the front façade. The building features brick construction with stone accents; intricate brickwork at and below the roofline; brick pilasters with stone capitals; and rectangular window openings with stone label moulds.

**Associative Value**

The building has associative value with the theme of early settlement and economic development of Berlin (present-day Kitchener). The intersection of Queen and King Street was one of the main commercial intersections when Berlin was being developed. Even though no prominent businesses operated out of this building, this building has always been used for commercial purposes and institutional purposes, contributing to the economic development and Berlin and then Kitchener since the town was first incorporated.

The Euler Business College also operated out of this building for a number of years. The college was founded by William Daum Euler, who was a senator in the Canadian

Parliament. He was born in Conestogo in the Township of Woolwich in 1875 and attended the Berlin High School between 1891 and 1893. He then became a teacher and taught at the Suddaby High School for a number of years before opening a successful business college. He also served a mayor of Berlin (present-day Kitchener) from 1914 to 1917. He then went on to become a member of the Canadian Parliament in 1917, after being elected to the House of Commons. As a Liberal MP, he held many positions including but not limited to the Member of the Privy Council, Minister of Customs and Excise, Minister of National Revenue and Minister of Trade and Commerce. In 1940, he was appointed to the Senate by Prime Minister William Lyon Mackenzie. Euler was also the first Chancellor of Waterloo Lutheran University ( now known as Wilfrid Laurier University). He died in 1961.

### **Contextual Value**

44-54 Queen Street South has contextual value because it is physically, functionally, visually and historically linked to its surroundings. The building exists in its original location within the downtown core. The property also has contextual value because it is important in defining, maintaining or supporting the character of the area. The building contributes to the visual and architectural continuity of the streetscape, and forms part of the historic Downtown. The building is located on Queen Street South, which served as an important historic transportation route and continues to serve as an important transportation route into the Downtown. The building is also located within the Downtown Cultural Heritage Landscape.

The heritage attributes of 44-54 Queen Street South resides in the following heritage attributes:

- All elements related to the construction and Classical Revival architectural style (excluding the front façade of the ground storey) of the building including:
  - Location, orientation and massing of the building;
  - Rectangular Plan;
  - Flat roof and roofline;
  - Brick construction with stone accents;
  - Window openings on the front façade with stone label moulds and sills, and window openings on the rear facade,
  - Brick buttresses with stone capitals;
  - Alternating stepped brick courses;
  - Projecting cornice; and
  - intricate brick blind arcade above the cornice.
- All elements related to the contextual value of the building, including:
  - Its original location on Queen Street South and its contribution to the Queen Street South commercial streetscape.

### **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.

**PREVIOUS REPORTS/AUTHORITIES:**

- Municipal Heritage Register Review – August 2024 Update – DSD-2024-333
- *Ontario Heritage Act, 2022*

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

**ATTACHMENTS:** Attachment A – Statement of Significance – 44-54 Queen Street South