

STATEMENT OF SIGNIFICANCE

30-32 Duke Street West / 141 Ontario Street North



Summary of Significance

Design/Physical Value

Historical/Associative Value

Contextual Value

Social Value

Economic Value

Environmental Value

Municipal Address: 30-32 Duke Street West / 141 Ontario Street North

Legal Description: Plan 396 Part Lots 3 to 5 Plan 401 Part Lot 8 58R-5891 Part 1

Year Built: 1970

Architectural Style: International with Brutalist and Expressionist influences

Original Owner: Corporation Square

Original Use: Commercial (Mall, Offices, Theatre)

Condition: Good

Description of Cultural Heritage Resource

30-32 Duke Street West is two 20th century commercial office buildings connected by a concrete podium and parking garage built in the International architectural style with Brutalist and Expressionist influences. The building is situated on a 1.07-acre parcel of land located on the corner of Duke Street

West and Ontario Street North 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 buildings, podium, parking garage, and exterior hardscaping.

Heritage Value

30-32 Duke Street West / 141 Ontario Street North is recognized for its design/physical, historical/associative, and contextual values.

Design/Physical Value

The property municipally addressed as 30-32 Duke Street West / 141 Ontario Street North demonstrates design/physical value as a rare example of the International architectural style with Brutalist and Expressionist influences. The International architectural style is known for its use of hard angular edges, severely plain surfaces, and large expanses of glass expressing a structural system based on a skeleton of steel or reinforced concrete (Ricketts et al, 2011). The International style often featured a flat roof, square or rectangular massing, large horizontal bands of windows, and minimal to no decoration (Ricketts et al, 2011). Landscape design was also influenced by the International architectural style with commercial buildings designed as a focal point in an artificial landscape (Ricketts et al, 2011). This often resulted in a building being built on a podium and/or surrounded by a plaza, which pedestrians would cross to reach the building towers (Ricketts et al, 2011). Historically, the International architectural style was almost exclusively used by the commercial sector during the second half of the 20th century triggered by the prosperity of the 1950s and 1960s leading to a building boom that transformed Canadian cities with introduction of many large commercial complexes in this style (Ricketts et al, 2011).

In Kitchener, this is the only property that has been recognized for its design/physical value as an example of the International architectural style with Brutalist and Expressionist influences. The International architectural style is expressed by the flat roof, square and rectangular towers, horizontal bands of windows, podium, and plaza. Brutalist influences include the stairs and columns around the theatre entrance, the north façade, parts of the east façade, the relatively maintenance free gardens and walkways. Expressionist influences include the podium and concave concrete panels.

The buildings are in good condition and have recently undergone renovations to change the use of some units from commercial to residential. The property features: a plaza leading to a ten-storey square tower on a podium fronting Duke Street West; a six-storey rectangular tower fronting Ontario Street North; a parking garage; a flat roof; concrete construction; bronze double-glazed aluminum frame windows; and, courtyards, plazas (including stairs) and flower boxes. With respect to the concrete construction, the buildings feature: hard angular edges; smooth and rough, naturally textured surfaces; precast concave concrete spandrels; concrete stairs and columns around the theatre entrance; and, concrete hardscaping of courtyards, plazas (including stairs) and flower boxes.

Historical/Associative Value

The property municipally addressed as 30-32 Duke Street West / 141 Ontario Street North has historical/associative value because it demonstrates the work of an architect who is significant to the province, the country and the international community. Webb Zefara Menkes Housden (WZMH) Partnership of Toronto designed the building. WZMH was established in 1961 and they are now an award winning international partnership responsible for the design of prominent buildings such as the CN Tower (1973-75), Telegram Building (now the Globe and Mail Headquarters), Toronto (1961-63); the Toronto Star Building, Toronto (1971); Hazelton Lanes, Toronto (1974-76); the Crossways Complex, Toronto (1975-76); the Royal Bank Building, Toronto (1976); Sun Life Centre, Toronto (1981-

83); the Elf Aquitaine Towers, Paris (1982-84); City Hall, Calgary (1985); the Manufacturer's Life Tower, Vancouver (1984-85); the Bank of BC Tower, Vancouver (1984-86); Scotia Plaza Tower, Toronto (1986-88); Waterfront Park, Phase I, Halifax (1988); Canada Place, Edmonton (1988), and Maison des Coopérants, Montréal (completion in 1989) (WZMH Architects, 2014; The Canadian Encyclopedia, 2025; Canada Lands Company Limited, n.d.).

Contextual Value

The property municipally addressed as 30-32 Duke Street West / 141 Ontario Street North has contextual value because it is important in defining the public versus private space and in so doing also supports the character of the area. The building design includes concrete stairs and flower boxes that lead to a plaza in front of the main entrance to the building. These features align with the general built form setbacks on adjacent buildings fronting Duke Street West helping to create a street edge and rhythm as one walks along the public sidewalk on Duke Street West. At the same time, the main floor concrete arches establish a rhythm as one walks along the public sidewalk on Ontario Street North.

Heritage Attributes

The heritage value of 30-32 Duke Street West / 141 Ontario Street North resides in the following heritage attributes:

- All elements related to the construction and architectural style and influences of the building, including:
 - Flat roof;
 - Concrete construction;
 - hard angular edges;
 - smooth and rough, naturally textured surfaces;
 - precast concave spandrel panels;
 - Front (South) Elevation
 - ten-storey square tower on a podium;
 - horizontal bands of precast concave concrete spandrel panels;
 - horizontal bands of bronze double-glazed aluminum frame windows;
 - plaza with stairs and flower boxes;
 - parking garage entrance;
 - Side (West) Elevation
 - ten- and six-storey towers on a podium;
 - horizontal bands of precast concave concrete spandrel panels;
 - horizontal bands of bronze double-glazed aluminum frame windows;
 - stairs and columns around the theatre entrance;
 - Rear (North) Elevation
 - six-storey tower on a podium;
 - parking garage;
 - rough, naturally textured vertical concrete surfaces with plain concrete bands aligning with the horizontal bands of precast concave concrete spandrel panels;
 - Side (East) Elevation
 - ten- and six-storey towers on a podium;
 - horizontal bands of precast concave concrete spandrel panels;
 - horizontal bands of bronze double-glazed aluminum frame windows;
 - parking garage

- All elements related to the contextual value of the property, including:
 - location and orientation of buildings; and,
 - concrete stairs and flower boxes that lead to a plaza along Duke Street West.

References

Canada Lands Company. (n.d.). *The CN Tower Story*. Retrieved from <https://www.cntower.ca/history> on February 14, 2025.

Ricketts, S., L. Maitland, & J. Hucker. (2011). *A Guide to Canadian Architectural Styles*, Second Edition. University of Toronto Press: North York, Ontario.

The Canadian Encyclopedia. (2025). *Article: Webb Zerafa Menkes Housden Partnership*. Retrieved from <https://www.thecanadianencyclopedia.ca/en/article/webb-zerafa-menkes-housden-partnership> on February 14, 2025.

WZMH Architects. (2025). *About / History*. Retrieved from <https://www.wzmf.com/about/history/> on February 14, 2025.

Photographs



Front Elevation (South Façade) (Google, 2024)



Side Elevation (East Façade) (Google, 2024)



Side Elevation (West Façade) (Google, 2024)



Rear Elevation (North Façade) (Google, 2024)



Detail of Ontario Street North Entrance (Google, 2024)

CULTURAL HERITAGE EVALUATION FORM

Address: 30-32 Duke St W / 141 Ontario St N Recorder: Michelle Drake

Description: 1970 commercial office building Date: February 3, 2025

(date of construction, architectural style, etc)

Photographs Attached:

Front Facade Left Façade Right Façade Rear Facade Details Setting

Designation Criteria	Recorder – Heritage Kitchener Committee	Heritage Planning Staff
1. This property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. <i>* E.g. - constructed with a unique material combination or use, incorporates challenging geometric designs etc.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>

<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>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.</p> <p><i>* E.g - A commercial building may provide an understanding of how the economic development of the City occurred. Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>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.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>7. The property has contextual value because it is important in defining, maintaining or</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>

<p>supporting the character of an area.</p> <p><i>* E.g. - It helps to define an entrance point to a neighbourhood or helps establish the (historic) rural character of an area.</i></p>		
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>9. The property has contextual value because it is a landmark.</p> <p><i>* within the region, city or neighborhood.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>

Notes

Additional Criteria	Recorder	Heritage Kitchener Committee
<p>Interior: Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Completeness: Does this structure have other original outbuildings, notable landscaping or external features that complete the site?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Site Integrity: Does the structure occupy its original site?</p> <p><i>* If relocated, is it relocated on its original site, moved from another site, etc.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/></p> <p>Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>

<p>Alterations: Does this building retain most of its original materials and design features? Please refer to the list of heritage attributes within the Statement of Significance and indicate which elements are still existing and which ones have been removed.</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Alterations: Are there additional elements or features that should be added to the heritage attribute list?</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/></p>
<p>Condition: Is the building in good condition?</p> <p><i>*E.g. - Could be a good candidate for adaptive re-use if possible and contribute towards equity-building and climate change action.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/></p>
<p>Indigenous History: Could this site be of importance to Indigenous heritage and history?</p> <p><i>*E.g. - Site within 300m of water sources, near distinct topographical land, or near cemeteries might have archaeological potential and indigenous heritage potential.</i></p> <p>Could there be any urban Indigenous history associated with the property?</p> <p><i>* Additional archival work may be required.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>
<p>Function: What is the present function of the subject property?</p> <p><i>* Other may include vacant, social, institutional, etc. and important for the community</i></p>	<p>Unknown <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>	<p>Unknown <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Office <input type="checkbox"/> Other <input type="checkbox"/> - _____</p>

<i>from an equity building perspective.</i>		
<p>Diversity and Inclusion: Does the subject property contribute to the cultural heritage of a community of people?</p> <p>Does the subject property have intangible value to a specific community of people?</p> <p><i>* E.g.- Waterloo Masjid (Muslim Society of Waterloo & Wellington Counties) was the first established Islamic Center and Masjid in the Region and contributes to the history of the Muslim community in the area.</i></p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>	<p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p> <p>N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> Additional Research Required</p>

Notes about Additional Criteria Examined

Recommendation

Does this property meet the definition of a significant built heritage resource, and should it be designated under Part IV of the Ontario Heritage Act? (Does it meet two or more of the designation criteria?)

N/A Unknown No Yes

If not, please select the appropriate action for follow-up

- Keep on the Municipal Heritage Register
- Remove from the Municipal Heritage Register
- Additional Research Required

Other: _____

General / Additional Notes

TO BE FILLED BY HERITAGE PLANNING STAFF:

Date of Property Owner Notification: _____