

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** March 4, 2025

**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:** January 30, 2025

**REPORT NO.:** DSD-2025-055

**SUBJECT:** Notice of Intention to Designate 79-81 St. George Street  
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 79-81 St. George Street 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 79-81 St. George Street under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance describing the cultural heritage value or interest of 79-81 St. George Street has been drafted by Heritage Planning staff.
- The key finding of this report is that 79-81 St. George Street meets four (4) 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, historic/associative, and contextual 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 at their November 5, 2024 committee meeting. Should Council choose to give Notice of Intention to Designate, such notice shall be served to the property owner and the Ontario Heritage Trust and published in a newspaper.
- This report supports the delivery of core services.

## **BACKGROUND:**

79-81 St. George Street is a two-storey late 19<sup>th</sup> century brick semi-detached dwelling built in the Italianate architectural style. The semi-detached dwelling is situated on a 0.29-acre parcel of land located on the south side of St. George Street between Peter Street and Hebel Place in the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the semi-detached dwelling.

A full assessment of 79-81 St. George Street has been completed, including: field evaluation and archival research. The findings concluded that the subject property meets four (4) 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 November 4, 2024. The Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 79-81 St. George Street 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. 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*. Bill 200, the *Homeowner Protect 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 79-81 St. George Street was contacted via second letter sent by mail dated December 19, 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.

## **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.

79-81 St. George Street is recognized for its design/physical, historical/associative value and contextual values. It satisfies four (4) 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.

<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>

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

### ***Design/Physical Value***

The property municipally addressed as 79-81 St. George Street demonstrates design/physical value as a rare example of a late 19<sup>th</sup> century semi-detached building and as a representative example of the Italianate architectural style. The building is in good condition. The building is two storeys in height and features: square plan; hipped roof; and, one-storey rear addition with two enclosed verandahs.

### **Front Elevation (North Façade)**

The front of the building faces St. George Street and is built with buff (yellow) brick and features a three bay wide symmetrical façade with central porch entrances between two one-storey projecting bays. The façade features: wood soffits, fascia and decorative

brackets; buff (yellow) brick; 2/2 segmentally arched wood windows with brick voussoirs and wood sills; two one-storey trapezoid shaped projecting bays with low pitched hipped (pyramidal) roof with wood soffits, fascia and decorative brackets, buff (yellow) brick, 2/2 segmentally arched wood windows with brick voussoirs and wood sills, and foundation; centred one-storey hipped roof verandah with decorative wood posts, brackets and guard; two wood paneled doors with semi-circular lites and segmentally arched transoms with brick voussoirs; and, two wood storm doors.

#### Side Elevation (West & East Façades)

The side elevations are two bays wide and separated by the chimney. The chimney is not functional as the top above the roofline has been removed. The bay closest to the street is plain with wood soffits, fascia and decorative brackets; yellow (buff) brick; one flatheaded rectangular basement window opening and window; and, foundation. The bay closest to the one-storey addition features wood soffits, fascia and decorative brackets; yellow (buff) brick; one segmentally arched 2/2 wood window with brick voussoirs and wood sill on the second storey; two segmentally arched 2/2 wood windows with brick voussoirs and wood sills on the first storey; two flatheaded rectangular basement windows; and, a stone foundation.

#### ***Historical/Associative Value***

The property municipally addressed as 79-81 St. George Street has historical/associative value because it has direct associations with the theme of early development and housing typologies, and more specifically the semi-detached dwelling housing typology. In Berlin (now Kitchener), the Berliner Journal documented building progress in the 1870s and referred to semi-detached dwellings as “2 family dwelling”, “houses built for 2 residences” or “double houses.” The semi-detached building typology was rare with less than two dozen being constructed between 1878 and 1903. 79-81 St. George Street was documented as the sixth semi-detached dwelling built in Berlin and it was built by John Sage as a “2-storey brick house, setup as 2-family dwelling” for a cost of \$2000 in the south ward (Berliner Journal, 1887). The semi-detached dwelling typology was an early demonstration of multiple dwellings, which were not common in Ontario (Fram, 1988), but that could blend into the existing single detached dwelling stock due to similarities in plan, massing, and design.

#### ***Contextual Value***

The contextual values relate to the location, orientation, massing, and setback of the building, which help to define and maintain the consistent street edge (e.g., similar building setbacks) on the south side of St. George Street. In addition, the orientation, massing, setback, design, and materials contribute to the continuity and character of the St. George Street streetscape and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape. The building is in its original location providing a physical, visual, and historic link to its surroundings (e.g., St. George Street and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape).

## ***Heritage Attributes***

The heritage value of 79-81 St. George Street resides in the following heritage attributes:

- All elements related to the design/physical value of the semi-detached dwelling building typology as a early representation of a multiple dwelling that blended with the predominantly single detached dwelling typology on St. George Street and within the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape;
- All elements related to the design/physical value of the semi-detached dwelling as a late 19<sup>th</sup> century representative example of the Italianate architectural style, including:
  - square plan;
  - hipped roof;
  - one-storey rear addition with two enclosed verandahs;
  - Front Elevation (North Façade)
    - buff (yellow) brick;
    - three bay wide symmetrical façade;
    - central porch with front door entrances between two one-storey projecting bays;
    - wood soffits, fascia and decorative brackets;
    - 2/2 segmentally arched wood windows with brick voussoirs and wood sills;
    - two one-storey trapezoid shaped projecting bays with low pitched hipped (pyramidal) roof with wood soffits, fascia and decorative brackets, buff (yellow) brick, 2/2 segmentally arched wood windows with brick voussoirs and wood sills, and foundation;
    - centred one-storey hipped roof verandah with decorative wood posts, brackets and guard;
    - two wood paneled doors with semi-circular lites and segmentally arched transoms with brick voussoirs; and,
    - two wood storm doors.
  - Side Elevations (West & East Façades)
    - two bay width separated by the remnants of a chimney;
      - the bay closest to the street is plain with wood soffits, fascia and decorative brackets; yellow (buff) brick; one flatheaded rectangular basement window opening and window; and, foundation; and,
      - the bay closest to the one-storey addition features wood soffits, fascia and decorative brackets; yellow (buff) brick; one segmentally arched 2/2 wood window with brick voussoirs and wood sill on the second storey; two segmentally arched 2/2 wood windows with brick voussoirs and wood sills on the first storey; two flatheaded rectangular basement window; and, foundation.

- All elements related to the contextual value, including:
  - location, orientation, massing, and setback of the building, which help to define and maintain the consistent street edge (e.g., similar building setbacks) on the south side of St. George Street;
  - the orientation, massing, setback, design, and materials contribute to the continuity and character of the St. George Street streetscape and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape; and,
  - the original building location providing a physical, visual, and historic link to its surroundings (e.g., St. George Street and the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape).

### **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 December 19, 2024. Heritage Planning staff spoke with the owner by phone on January 10, 2025 and January 21, 2025. The owner did not express objection to the proposed designation.

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 object to the designation. 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 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)
- Municipal Heritage Register Review – August 2024 Update (DSD-2024-333)
- Municipal Heritage Register Review – September 2024 Update (DSD-2024-361)
- Municipal Heritage Register Review – October 2024 Update (DSD-2024-413)
- Municipal Heritage Register Review – November 2024 Update (DSD-2024-444)

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

## **ATTACHMENTS:**

Attachment A – Statement of Significance for 79-81 St. George Street