

**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** August 5, 2025

**SUBMITTED BY:** Garrett Stevenson, Director of Development and Housing Approvals,  
519-783-8922

**PREPARED BY:** Jessica Vieira, Heritage Planner, 519-783-8924

**WARD(S) INVOLVED:** Ward 10

**DATE OF REPORT:** June 3, 2025

**REPORT NO.:** DSD-2025-284

**SUBJECT:** Notice of Intention to Designate 18 Irvin Street under Part IV of the  
*Ontario Heritage Act*

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**RECOMMENDATION:**

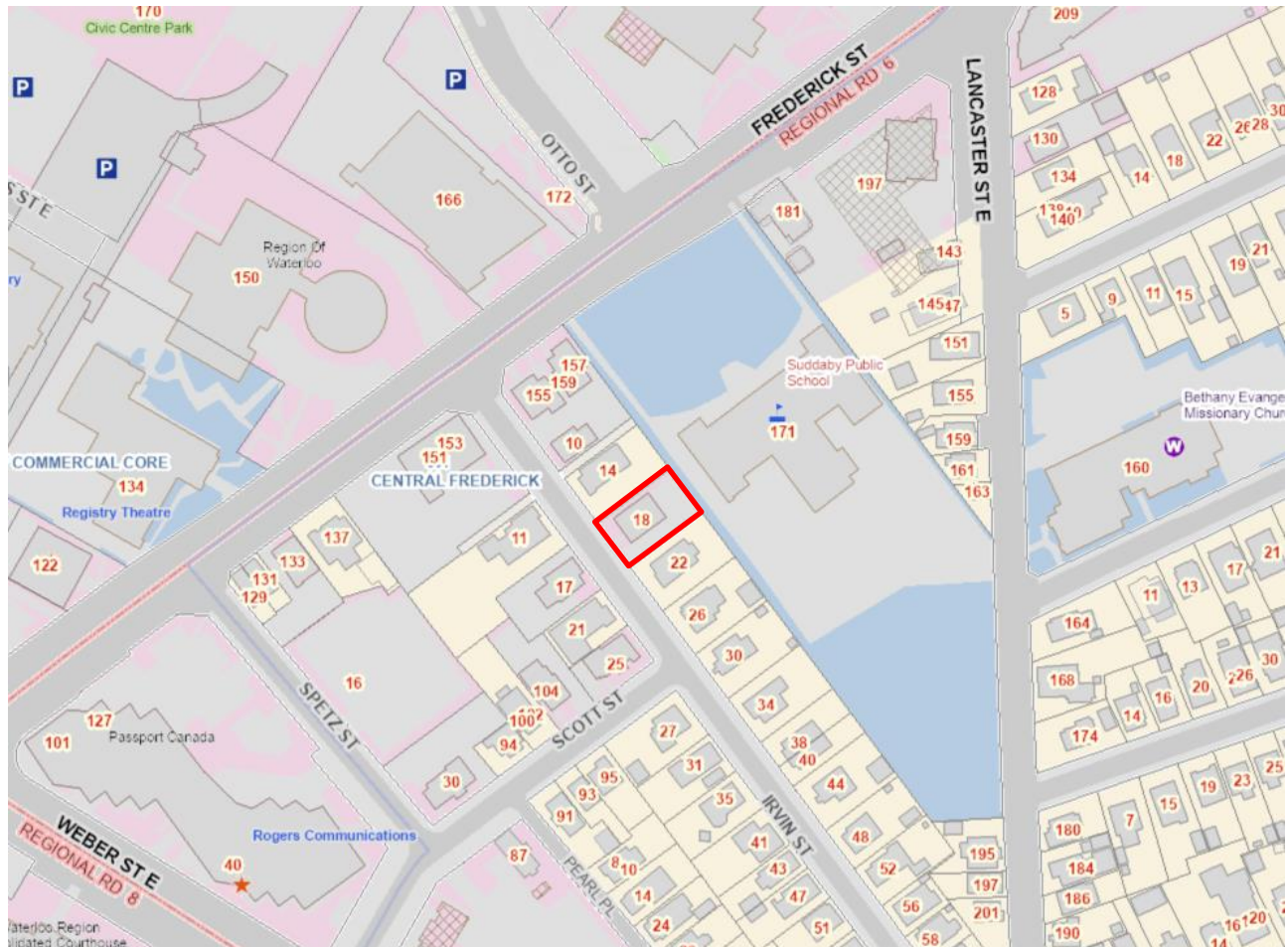
That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 18 Irvin Street as being of cultural heritage value or interest.

**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 18 Irvin Street 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 April 1, 2025. On this meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 18 Irvin Street be recognized, and designation pursued.
- The key finding of this report is that the property municipally addressed as 18 Irvin Street 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 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 owners dated May 23<sup>rd</sup>, 2023, February 27<sup>th</sup>, 2025, and April 2<sup>nd</sup>, 2025, 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.

- Heritage Planning staff were contacted by the property owner on May 5<sup>th</sup>, 2025 regarding the proposed designation. After discussion with staff and some further consideration, the property owner indicated their support for designation on May 28<sup>th</sup>, 2025. Heritage Planning staff confirmed again that the property owner was in support on June 2<sup>nd</sup>, 2025.
- This report supports the delivery of core services.

## BACKGROUND:



**Figure 1: Location Map of Subject Property**

18 Irvin Street is a single-detached two-and-a-half storey late 19<sup>th</sup> century brick house, currently used as a multiple-unit commercial building. The house is situated on a 0.14 acre parcel of land located on the east side of Irvin Street between Frederick Street and Scott Street in the Central Frederick Planning Community of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value of the property is the house.

A full assessment of 18 Irvin Street 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 April 1<sup>st</sup>, 2025. On this

meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 18 Irvin Street 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*. 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. An update letter reminding property owners of the ongoing work was circulated on February 27<sup>th</sup>, 2025. After designation was recommended by the Heritage Kitchener Committee in April 2025 the owner of 18 Irvin Street was contacted a third time via a letter dated April 2<sup>nd</sup>, 2025. This letter invited the property owner to contact the City's Heritage Planner with any comments, questions, or concerns.

A voicemail response from the Owner was received on May 5<sup>th</sup>, 2025 inquiring about the implications of designation and the impact it may have to planned work on the property. Heritage Planning staff responded that same day, and after discussion the Owner indicated that they would appreciate some time to further consider the proposal and identify any potential further questions. On May 28<sup>th</sup>, 2025, the Owner contacted Heritage Planning staff again and indicated their support of the designation. This was confirmed through another phone call by Heritage Staff with the Owner on June 2<sup>nd</sup>, 2025.

Per standard procedure, should Council support the Notice of Intention to Designate, Owners will be contacted a fourth 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.

18 Irvin Street is recognized for its design/physical and contextual values. It satisfies three 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.  | No                    |
| 3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.  | No                    |
| 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. | No                    |
| 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.                           | No                    |
| 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 value relates to the architecture of the house. The house is a unique example of the Queen Anne architectural style and is in good condition. The house exemplifies several distinctive elements of the Queen Anne style, including two-and-a-half storey height, multi-pitched roof line with dormer and gables, asymmetrical façade, the use of varied materials and decorative elements, and a front verandah. The curved corner and curved glass window are unique features not typical of the Queen Anne style which contribute to the design value of the house.

The house is two-and-a-half storeys in height and is made of buff brick with a stone foundation. The roof is a modified hip, with a gable at the front, a five-sided dormer to the left, and a smaller gable to the right. It has a plain fascia and soffit, but the frieze has a dentil row along the top and is moulded along the bottom. The dormer and gables are faced with scalloped shingles.

The windows are primarily single hung with flat tops, brick soldier-course headings and stone sills. Some windows feature semi-arched tops, such as those on the five-sided dormer on the northwest side façade and some on the first and second floor of the southeast façade. Those on the southeast façade have brick voussoirs capped with simple decorative masonry elements. There is a two-storey bay window under the five-sided dormer on the northwest side façade.

To the left of the front façade, the brick wall of the house curves to become the side wall, creating a distinctive corner. On each storey of the curved wall is a large, curved glass window, another unique feature. The main roof line and the verandah also follow this curve.



Many Queen Anne style homes feature corner turrets or towers, but the continuation of a straight wall into a curved corner is unusual and contributes significantly to the design value of the house.

The unique building footprint and architectural features are also present at the neighbouring 14 Irvin Street. It is likely that they were built at the same time and by the same builder. The two homes have a relationship with each other which will be further discussed in the contextual value section.



**Figure 2: Front Facade of Subject Property**





**Figure 4: Southeast Side Facade of Subject Property**



**Figure 3: Northwest Side Facade of Subject Property with Unique Curved Side and Window**



### ***Contextual Value***

The contextual value relates to the contribution that the house makes to defining, maintaining and supporting the Irvin Street streetscape as well as the surrounding Central Frederick Neighbourhood Cultural Heritage Landscape. It also has a unique contextual relationship with the neighbouring 14 Irvin Street.

The Central Frederick Neighbourhood is largely comprised of late-nineteenth century low-density residences. There is a limited range of architectural styles present, including Queen Anne, Arts and Crafts, and Berlin Vernacular. Distinctive architectural features of the residences in this neighbourhood include attic gabled roofs, decorative trim, brick construction, porches, and other details associated with the era in which they were developed. The houses in the Central Frederick neighbourhood are notable for the consistency of their scale, materials, features, massing and surrounding landscapes. The features unique to each dwelling, however, allow for an orderly sense of individuality among the houses. The house at 18 Irvin Street exemplifies these characteristics. The height, massing, materiality, and setback of the house are consistent with others on the street, contributing to the uniformity. However, its distinctive curved wall and window are unique features which contribute to a sense of individuality from the majority of the surrounding architecture.

The subject property is physically, visually and historically linked to its surroundings. It is located in situ and, although it is now used as a multiple-unit commercial building, the exterior of the house has undergone few alterations as a result of the change of use and continues to contribute visually to the residential character of Irvin Street and of the Central Frederick Neighbourhood.



**Figure 5: View of Subject Property Looking North Down Irvin Street**

18 Irvin Street also has a unique contextual relationship to the neighbouring 14 Irvin Street. The two houses have the same footprint, including the distinctive curved wall. They share almost all the heritage attributes listed below, with the exception of a front balcony, some windows and the scalloped shingles on the side dormers which have been replaced with different siding at 14 Irvin Street. From the archival research conducted, it is very likely that the two houses were built at the same time and by the same family (the Roos family). The unique relationship between these two houses contributes to the overall contextual value of 18 Irvin Street.

### ***Heritage Attributes***

The heritage value of 18 Irvin Street resides in the following attributes:

- All elements related to the Queen Anne architectural style of the house, including:
  - Two-and-a-half height of the house;
  - Irregular hip roof;
  - Massing including the two-storey bay with five-sided hip roof dormer and curved corner;
  - Buff brick construction;
  - Front verandah;
  - Plain fascia and soffit;
  - Moulded frieze with dentils;
  - Gables with scalloped shingles;
  - Window openings with brick voussoirs and stone sills; and
  - Stone foundation.
- All elements related to the contextual value, including:
  - Location of the house and contribution that it makes to the continuity and character of the Irvin Street streetscape; and
  - Proximity to 14 Irvin Street.

### **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 three separate letters dated May 23<sup>rd</sup>, 2023, February 27<sup>th</sup>, 2025, and April 2<sup>nd</sup>, 2025. As discussed in the Background section of this report, a response from the Owner was received on May 5<sup>th</sup>, 2025, with further correspondence on May 28<sup>th</sup>, 2025, and June 2<sup>nd</sup>, 2025. City Heritage Staff were able to answer the questions of the Owner who later indicated their support of 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 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, 2027, after which it will be removed according to the changes enacted by Bill 23 and Bill 200. Once removed, it cannot re-listed on the Register again for five (5) years, i.e. January 1, 2032.

**PREVIOUS REPORTS/AUTHORITIES:**

- *Ontario Heritage Act, 2022*
- Municipal Heritage Register Review – April 2025 Update (DSD-2025-108)

**REVIEWED BY:** Sandro Bassanese, Manager of Site Plan

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

**ATTACHMENTS:**

Attachment A – Statement of Significance for 18 Irvin Street.