

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 5

DATE OF REPORT: May 13, 2025

REPORT NO.: DSD-2025-243

SUBJECT: Notice of Intention to Designate 2219 Ottawa Street South / 808
Bleams Road under Part IV of the Ontario Heritage Act

RECOMMENDATION:

That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate property described as Part 1 of Lot 129 German Company Tract within a submitted draft Reference Plan, and currently municipally addressed as 2219 Ottawa Street South / 808 Bleams Road 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 a portion of the property municipally addressed as 2219 Ottawa Street South / 808 Bleams Road and described as Part 1 of Lot 129 German Company Tract within a submitted draft Reference Plan under Part IV of the *Ontario Heritage Act*.
- The key finding of this report is that the subject property meets 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 associated with this recommendation.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener meeting, consulting, and collaborating with the owner regarding the recommendations of the Heritage Impact Assessment (HIA) and Conservation Plan, 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 Ontario Trust.
- This report supports the delivery of core services.

BACKGROUND:

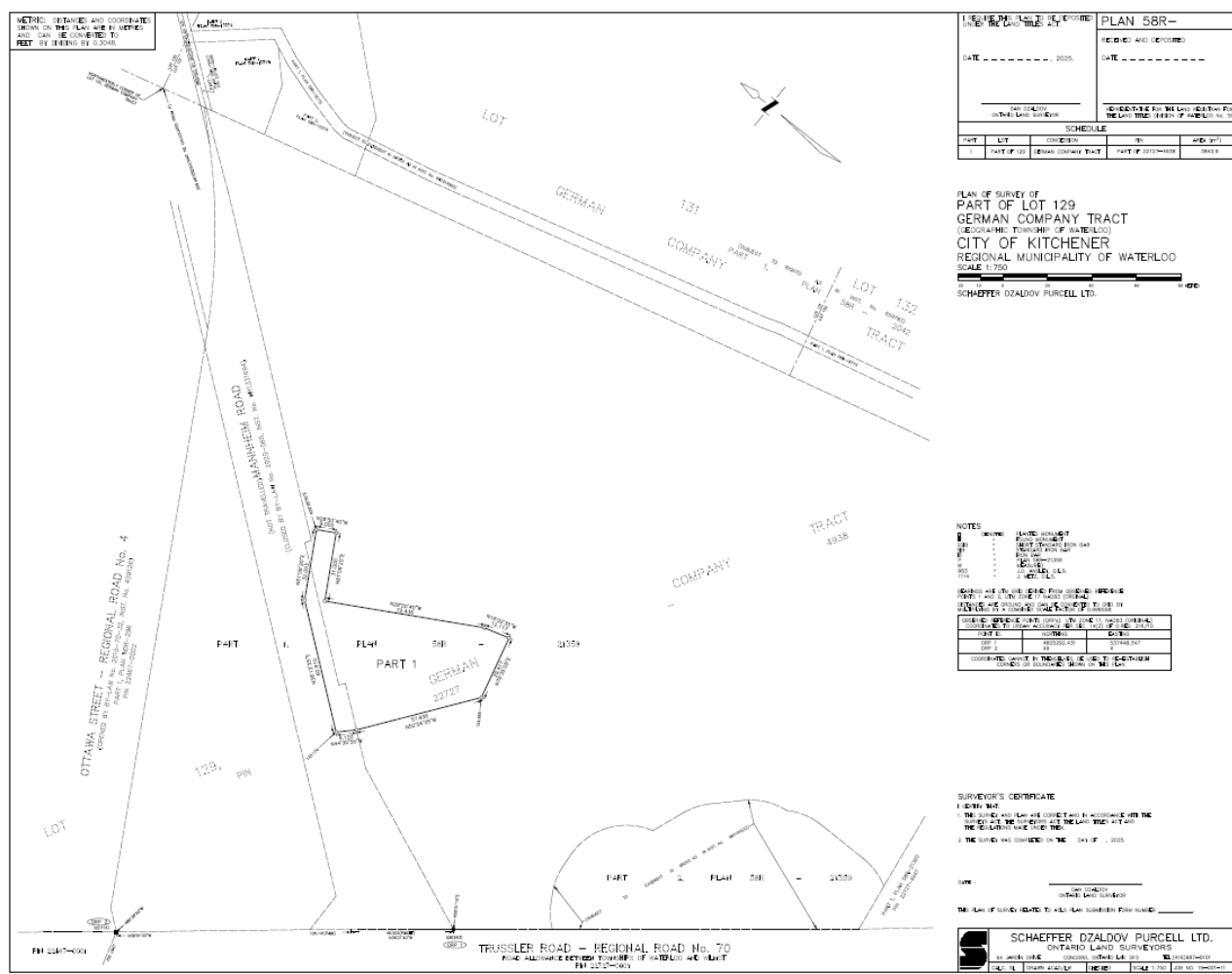
The property municipally addressed as 2219 Ottawa Street South / 808 Bleams Road (the subject property) is located on the east side of Trussler Road and south side of Ottawa Street South. The property is approximately 26.26 acres in size, within the Laurentian West planning community of the City of Kitchener, Region of Waterloo. At present the property contains a mid-century modern residential building, now used for office purposes. It is identified on the Kitchener Historic Building Inventory.

A combined Official Plan Amendment (OPA22/009/O/AP), Zoning By-law Amendment (ZBA22/016/O/AP), and Plan of Subdivision (30T-22201) has been approved for the subject property by the Ontario Land Tribunal. Due to it being identified on the Kitchener Historic Building Inventory, heritage studies have been requested as part of the submitted applications. This includes a Heritage Impact Assessment (HIA), which was prepared by CHC Limited and last revised on July 21, 2022. The draft HIA was presented to the Heritage Kitchener Committee on November 1, 2022.

The draft HIA included an assessment of the subject property against Ontario Regulation 9/06 and determined that seven of the nine criteria were met. As such, the study recommended that the house, including the attached garage, be designated under Part IV of the *Ontario Heritage Act* and a Conservation Plan developed. Designation of the heritage resource and the completion of a number of other heritage studies were made conditions of approval for the submitted planning applications. A draft Reference Plan has been provided by the applicants as part of the designation, so that it may be tied only to the future heritage block within the future subdivision.



Figure 1: Map Identifying Subject Property



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.

Part 1 of Lot 129 German Company Tract within the submitted draft Reference Plan (currently municipally addressed as 2219 Ottawa Street South / 808 Bleams Road) is recognized for its design/physical, historical/associative, and contextual values. It satisfies

seven 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.	Yes
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	Yes
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.	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.	Yes
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
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

Design / Physical Value

The subject property possesses design and physical value as a notable, rare, and unique local example of a mid-century modern residential dwelling, constructed in the 'Prairie' style. It further displays a high degree of craftsmanship and technical achievement. The prairie architectural characteristics of the building can be seen in its long horizontal lines, emphasized by a flat roof and horizontal trim, overhanging eaves, the use of natural materials and integration with the landscape. The building is panoramically cantilevered from a hillside, and its orientation, massing, and other design elements establish a close relationship between the built structure and the surrounding environment. This trend of integration is continued on the interior, with stone and wood being brought inside for built in cabinetry and other interior detailing.

The exterior of the home is clad in a mix of deep brown cedar fascia board around the roof and deck edges and dark brown vertical board and batten siding. The wood elements are stained instead of painted. Fieldstone form the foundation and chimney tower. Both the cedar and granite fieldstone were locally sourced, and their use as primary building material can be considered unusual. Largely devoid of decorative detailing, the building instead provides pure, simple geometric lines and an emphasis on the intrinsic beauty of the natural material used.

The main structural members of the building are unique polystyrene blocks filled with reinforced concrete, which provides both strength and insulating properties. This construction method was inspired by the business of the original owner, Keith Shantz. He was the proprietor of Morval-Durofoam Ltd., which manufactured polystyrene picnic coolers.



Figure 3: South Façade of Subject Property Facing Trussler Road

Historical / Associative Value

The historical and associative value of the subject property lies with its original owners, Keith and Winnifred Shantz. As stated previously, Keith was a local industrialist and the proprietor of Morval-Durofoam Ltd. In addition to this, he was an active member of the community, filling the role at different times as chairman for the Parks & Recreation Board of the City of Kitchener, chairman for Centre in the Square, director of the K-W Community Foundation, and a life member of the University of Waterloo President's Committee.

Winnifred Shantz was a potter, and the couple together were renowned for their support of the arts. Winnifred and Keith were founders of the Canadian Clay and Glass Gallery. Her patronage of the performing arts was wide-ranged and included support for the Kitchener-Waterloo Symphony, the Grand River Baroque Festival, and the Kitchener-Waterloo Art Gallery. In addition, she established the Winnifred Shantz Award for Ceramics, and the Keith and Winnifred Shantz International Research Scholarship. The Winnifred Shantz Award for Ceramics is the only national award for emerging ceramic artists in Canada, and its bestowment is considered a prestigious honour within the arts community. The Keith and Winnifred Shantz International Research Scholarship provides opportunities for Fine Art students from the University of Waterloo to work with established artists globally. Both awards are still being provided at the date of this report, supporting the development of young and emerging artist careers.

The building on the property is also a demonstration of the work of a prominent local architect, John Lingwood. A prolific local architect in the mid-20th century, Lingwood's architectural firm completed more than 700 projects in its lifetime, with a large portion of the work being within the Waterloo Region. The body of work produced by his firm is a comprehensive cross-section of the mid-century modern architectural style and represents a break from earlier, more traditional styles. Projects completed by Lingwood ranged in function and scale, and included homes, university buildings, civic buildings, and churches. Some of his most recognizable work – which remain standing at the time this Statement of Significance was written – includes the Carmel New Church located at 40 Chapel Hill, TD Bank at the intersection of King Street West and Francis Street, and the former provincial courthouse at the intersection of Frederick and Lancaster Street now operating as the Waterloo Regional Police Central Division. As such, it can be reasonably summarized that John Lingwood contributed to the existing appearance of Kitchener and the larger Region's built landscape.

Contextual Value

The contextual value of the heritage resource relates to its physical and visual links to its surroundings. Located in-situ, built-into and cantilevered from the natural topography of the site, the building maintains its relationship to and natural harmony with the natural landscape. Further, being located at a high point within the area, visible from two major roads, and of a unique and notable design, the heritage resource could be classified as a local landmark.

Heritage Attributes

The heritage value of Part 1 of Lot 129 German Company Tract within the submitted draft Reference Plan (currently municipally addressed as 2219 Ottawa Street South / 808 Bleams Road) resides in the following attributes.

Contextual

- Topography of the immediate environs of the house providing the setting into and cantilevering over the hillside;
- Style of the immediate environs walks and gardens which respond to the topography of the land, but not including the plant or walkway materials; and
- Views to and from Trussler Road;

Exterior

- Scale and irregular massing of the mid-century modern residence, including the garage;
- Load-bearing, reinforced concrete filled polystyrene block foundation;
- Granite fieldstone chimney and 'tower' wall expressed on both the exterior and interior;
- Stained wood board and batten siding;
- Flat roofs with stained cedar fascia board;
- Aluminum-framed windows and window openings;
- Expansive wood deck on west and south sides.

Interior

- Stained birch doors;
- Suspended tread staircase to upper floor;
- Sunken living room;
- South facing skylight;
- Granite fieldstone chimney and 'tower' wall expressed on both the exterior and interior;
- Exposed cedar rafters in the original bedroom ceiling.

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 council / committee meeting.

CONSULT and COLLABORATE – Heritage Planning staff have consulted and collaborated with the applicant and owner regarding designation under the *Ontario Heritage Act*. Designation was made a condition of approval for the planning act applications which have been submitted for the property, subject to consideration by the Heritage Kitchener Committee and Council.

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. Once removed, it cannot re-listed on the Register again for five (5) years, i.e. January 1, 2030.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act*, R.S.O 1990

REVIEWED BY: Sandro Bassanese, Manager of Site Plan

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

ATTACHMENTS:

Attachment A – Draft Statement of Significance

Attachment B – Draft Scoped Heritage Impact Assessment, July 21, 2022, CHC Limited

Attachment C – Draft Reference Plan