

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: January 6, 2026

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

PREPARED BY: Deeksha Choudhry, Heritage Planner, 519-783-8906

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: December 5, 2025

REPORT NO.: DSD-2026-005

SUBJECT: Notice of Intention to Designate 160 Courtland Avenue East 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 the property municipally addressed as 160 Courtland Avenue East 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 160 Courtland Avenue East under Part IV of the Ontario Heritage Act.
- As part of the City's response to changes enacted to the *Ontario Heritage Act* by Bill 23, an updated Statement of Significance on the property's cultural heritage value was taken to the Heritage Kitchener Committee on November 5, 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 160 Courtland Avenue East be recognized and designation pursued.
- The key finding of this report is that the property municipally addressed as 160 Courtland Avenue East 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 values.
- 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 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:

160 Courtland Avenue East is a two-storey 20th-century brick building. The building was originally constructed in the Edwardian Classism architectural style. The building is situated on a 1.71 acre parcel of land located on the north east corner of Courtland Avenue East and Cedar Street South in the Mill Courtland Woodside Park neighborhood of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the school.



Figure 1. Location Map of 160 Courtland Avenue East

A full assessment of the 160 Courtland Avenue East 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 November 5, 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 the Church 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 November 6, 2024. Staff have not heard from the property owners.

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 the School.

160 Courtland Avenue East is recognized for its design/physical, historical/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 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.	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.	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 property municipally addressed as 160 Courtland Avenue East demonstrates design/physical value as an early institutional example of 20th-century Edwardian Classicism architectural style, with later additions added to the property. The original building constructed circa 1922-1925 faces Courtland Ave East. Sometime before the construction of the 1974 addition, a recessed two storey addition was added on the east façade. Further east of the two-story addition is a 1974 addition that is lower in height and projects forward at both the rear and front façade of the original building and the previous addition. A small addition to the rear façade that projects from the original structure was added sometime after the 1974 addition. Additionally, at an unknown date the roofline of the original circa 1922-1925 building was altered with a half storey addition.

The circa 1922-1925 structure at 160 Courtland Avenue East demonstrates key characteristics of the Edwardian Classicism style including many windows, a more compact and simplified massing, straight rooflines and simple detailing, and some classical features such as voussoirs and keystones.

Historical/Associative Value

The historical and associative value of 160 Courtland Avenue East relates to its direct association with public education and the catholic school system within Kitchener. The building was constructed circa 1922-1925 by a separate school board. As new settlers

arrived in the area bringing with them Catholic and Lutheran beliefs, these communities identified a need for schools that would offer their children faith-based education and foster both their spiritual and academic growth. Catholic education in Waterloo Region began in 1836 with the creation of the schools St. Agatha in 1835-1836, and St. Boniface in 1836. Both schools, though they have undergone many renovations, still exist today.

160 Courtland Avenue East also has historical value due to its direct association with St. Joesph's Church. To the east of the school is St. Joesph's Church, municipally addressed as 148 Madison Avenue South. The land for the church was purchased from the School Board in 1930, for a total of \$3000. Prior to the construction of a basement chapel on the newly purchased property, mass was held in St. Joesph's school. Before it closed in 2004, St. Joesph's school was considered St. Joesph's "parish school." Many families whose children attended St. Joesph's school were also members of the St. Joesph's congregation.

Contextual Value

The contextual value of 160 Courtland Avenue East relates to its importance in maintaining the character of the Cedar Hill Cultural Heritage Landscape. The subject property and the surrounding area have been identified as being a Cultural Heritage Landscape (CHL) by the 2014 City of Kitchener Cultural Heritage Landscape Study. Key characteristics of this CHL include brick or the appearance of brick, topography of land, and a mingling of early and late housing with institutional buildings; a pattern of development that was not traditionally practiced in Ontario past 1920s in planned communities. The presence of 160 Courtland Avenue East as a school since its establishment contributes to the "completeness" of the Cedar Hill neighborhood.

The school is also physically, functionally, visually, and historically linked to its surroundings. The school is situated at its original location and continues its original function as a school. It maintains its historical connections to adjacent property, specifically St. Joseph's Church.

Other Values

Social Values

Maple Grove School has social value as a place of education. This building has been providing this service since its construction circa 1922-1925, and its operations were central to the function of the surrounding community. It remains a prominent place of importance within the Cedar Hill neighborhood severing as one of the neighborhoods notable institutional buildings. Schools often provide social value for a community, acting as a source of socialization and learning for children. Additionally, when the school served as the original location of St. Joesph's congregation before the basement chapel was constructed, it served as a place where people gathered and socialized and created community connections that can still be seen today in St. Joesph's church and the surrounding community.

Heritage Attributes

The heritage value of 160 Courtland Avenue East resides in the following heritage attributes:

The heritage value of 160 Courtland Avenue East resides in the following heritage attributes:

All elements related to the design/physical value of the original c. 1922-1925 brick school building as an example of the Edwardian Classism style including:

- The location, massing, and orientation of the building;
- Flat roof and roofline;
- Red brick construction;
- Cast concrete foundation;
- The classical main entryway with rounded transom and sidelights;
- A voussoir arch with a stone keystone;
- Piers and entablature that features a plain architrave and frieze;
- Moulded cornice with dentils;
- A stone sign that reads “St. Joesph’s School”;
- A stone course belt above the second floor windows;
- Fenestration pattern of the windows with stone sills and an enclosed transom on the front (south) façade, side (west) and rear (north) elevations:
 - o 5 window openings on each storey on each side of the front façade;
 - o The central window openings with two windows openings on each side on the central portion of the upper storey of the front facade;
 - o Windows openings on either side of the central door surround on the front façade;
 - o Rectangular window openings on the concrete foundation;
 - o 2/2 window openings on the side (west elevations);
 - o 5 window openings on either side of the each storey on the rear façade, with four openings on each storey in the central portion of the building.

All elements related to the contextual value of the property, including:

- Original location of the school; and
- Orientation of the school with the front elevation facing Courtland Avenue East.

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 – November 2024 Update – DSD-2024-444](#)
- [Ontario Heritage Act, 2022](#)

REVIEWED BY: Sandro Bassanese, Manager of Site Plan

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS: Attachment A – Statement of Significance – 160 Courtland Avenue East
Street