

# 4.4 Bill 23 Municipal Heritage Register Review – February 2026 Update



20 Linden Avenue



## 4.3 Bill 23 Municipal Heritage Register Review – February 2026 Update



### 20 Linden Avenue

CRITERIA	MET?	ANALYSIS
1. The 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.	Yes	Representative example of the Ontario Gothic architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement	No	Does not demonstrate a high degree of technical achievement.
4. This property has historical 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	Does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. This 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	Does not yield, or have the potential to yield, additional information to understand a community or culture
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	Does not demonstrate or reflect the work of an architect, artist, builder, designer or theorist who is significant to a community

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### 20 Linden Avenue

CRITERIA	MET?	ANALYSIS
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	It is not important in defining, maintaining or supporting the character of the area anymore.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	It is not physically, functionally or historically linked to its surroundings anymore.
9. The property has contextual value because it is a landmark	No	The property is not a landmark

# 4.4 Bill 23 Municipal Heritage Register Review – February 2026 Update



305 King Street West

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### 305 King Street West

CRITERIA	MET?	ANALYSIS
1. The 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.	Yes	Representative example of the International architectural style.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement	Yes	Demonstrates a high degree of technical achievement with its use of floor-to-ceiling “float glass” exterior walls.
4. This property has historical 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	Direct associations with a theme/organization (banking, Waterloo Trust and Savings, TD Canada Trust)
5. This 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	Does not yield, or have the potential to yield, additional information to understand a community or culture
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	Demonstrates the work of an architect (Boris Zerafa)

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### 305 King Street West

CRITERIA	MET?	ANALYSIS
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No	It is not important in defining, maintaining or supporting the character of the area anymore.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Physically, functionally, and visually linked to King Street West and Downtown Kitchener.
9. The property has contextual value because it is a landmark	No	The property is not a landmark

## **4.3 Bill 23 Municipal Heritage Register Review – February 2026 Update**



### **RECOMMENDATION**

**The pursuant to Section 29 of the Ontario Heritage Act, the cultural heritage value or interest be recognized, and designation be pursued for the following properties:**

- **20 Linden Avenue**
- **305 King Street West**



Thank You!