

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: March 3, 2026

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

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-783-8909

WARD(S) INVOLVED: Ward 10

DATE OF REPORT: February 9, 2026

REPORT NO.: DSD-2026-086

SUBJECT: Notice of Intention to Designate 33 Ontario Street North
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 33 Ontario Street North 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 33 Ontario Street North under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance describing the cultural heritage value or interest of 33 Ontario Street North has been drafted by Heritage Planning staff.
- The key finding of this report is that 33 Ontario Street North 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, historical/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 January 6, 2026 committee meeting. Should Council choose to give Notice of Intention to Designate, such notice shall be served on the property owner and the Ontario Heritage Trust.
- This report supports the delivery of core services.

BACKGROUND:

33 Ontario Street North is a six (6) storey parking garage built in the Brutalist architectural style. The building is situated on a 0.74 acre parcel of land located on the east side of Ontario Street between Goudies Lane and Duke Street in the Downtown Cultural Heritage Landscape of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the parking garage.

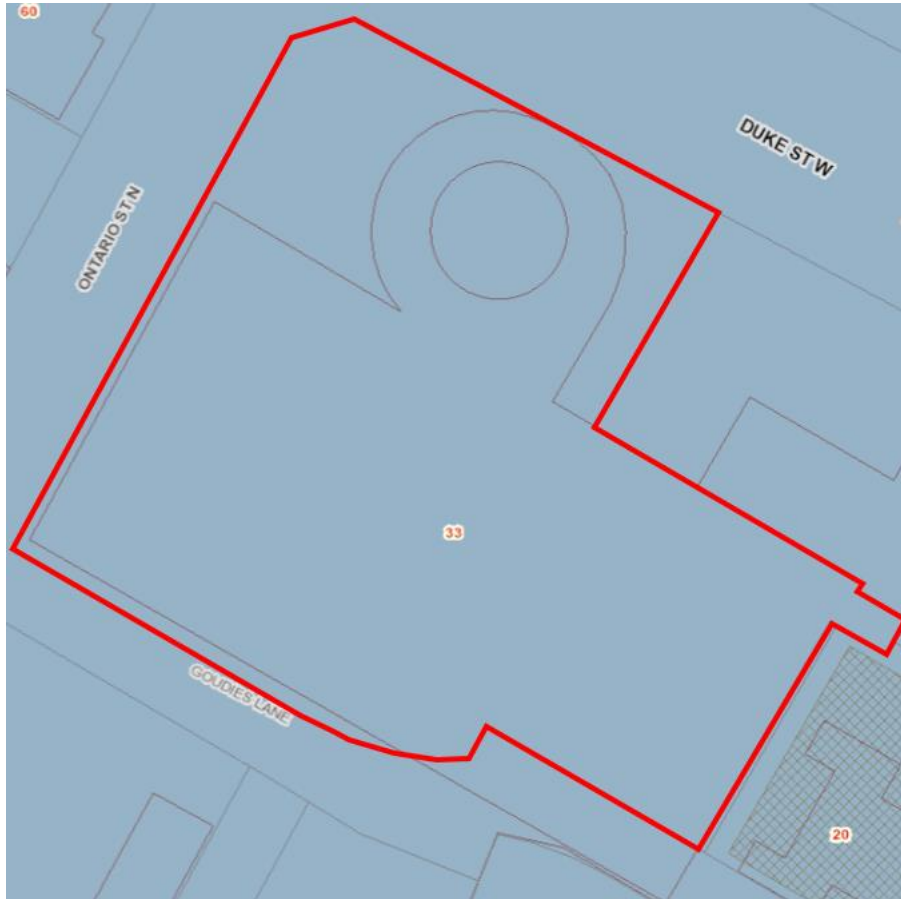


Figure 1.0: Location Map of Subject Property (33 Ontario Street North)

A full assessment of 33 Ontario Street North has been completed, including: field evaluation and archival research. The findings conclude 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 January 6, 2025. The Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 33 Ontario Street North 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 all owners of listed properties through an initial letter dated May 23, 2023, and

an update letter dated February 27, 2025, to inform them of this undertaking. Owners of properties recommended for designation were contacted via a third letter. The property owner for 33 Ontario Street North was contacted via third letter sent by mail dated January 9, 2026. 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 fourth 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. Note that the City of Kitchener is the current owner and Heritage Planning staff have spoken with Facilities Management and Parking Enterprise staff who did not express concerns with the proposed designation.



Figure 2.0: East Elevation of 33 Ontario Street North

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 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.



Figure 3.0: North and West Elevation of 33 Ontario Street North (Google, 2026)

33 Ontario Street North is recognized for its design/physical, historical/associative, 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 Table 1 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.	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.	No

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

Design/Physical Value

The design/physical value relates to the Brutalist architectural style. The parking garage is a representative example of the Brutalist architectural style, characterized by a functional utilitarian design with an open air deck and exterior helix exit ramp. This design gained momentum in the 1950s and presented economic advantages since ventilation systems were not required, fire codes were relaxed, and facades to hide the parking were no longer required. The parking garage is in good condition and features: a rectangular plan and adjacent cantilevered exterior helix exit ramp; cast concrete façade on Duke Street West and Ontario Street North, including decorative details that emphasize horizontal and vertical lines; utilitarian, open air deck design; and, approximately 9 metres of the Goudies Lane cast concrete façade with vertical lines and the Electrohome mural. The mural is part of the Kitchener Downtown Mural Programme which operated between 1995 and 2002. The mural is a mixed media and plaster installation designed by the artist Cristina Peori, sponsored by Electrohome Ltd., and titled “Electrohome since 1907.” The mural was completed on October 20, 1995.

Historical/Associative

The historical/associative value relates to the direct association with the theme of urban renewal and association with the Kitchener Parking Authority, National Garages Inc. of Detroit and McCargar, Hachborn & Associates (today known as WalterFedy). The parking garage was the first project in Kitchener’s urban renewal plans of the late 1960s. The Kitchener Parking Authority championed the project by identifying the need for a large parking facility in Downtown Kitchener. A land use analysis report was provided by the Kitchener Urban Renewal Committee. The committee chose the site at Duke and Ontario because it was accessible to major parking generators such as theatres, department stores, churches and financial institutions. The director of planning, William Thompson, brought in National Garages Inc. of Detroit, a parking garage expert, to prepare the functional drawings. McCargar, Hachborn & Associates (R.D. McCargar) were brought in as engineers for the final design and specifications. On June 23, 1967, Council awarded the contract for construction of the 400-car concrete parking garage, including offices and storage, to Karley and Kroetsch for \$892,042. Council also had to purchase additional

lands from George and Margaret Harre, Gouldie Building Limited and Kitchener News Record to facilitate the construction of the parking garage. The total cost of the land and construction was \$1,350,000. The construction and operation of the parking garage were managed by the Kitchener Parking Authority. The parking garage was officially opened on June 14, 1968.

Contextual Value

The contextual value relates to the parking garage's physical, functional and visual links to adjacent properties and buildings. The parking garage is physically connected to the former Goudies Department Store (now THEMUSEUM) and continues to provide a functional link via a hallway between the garage and THEMUSEUM. The parking garage is visually linked to the complex of buildings at 30-32 Duke Street East, which was built in the International architectural style with Brutalist and Expressionist influences. The parking garage and the adjacent complex both represent mid-century modern architectural styles that broke from previous architectural precedents in their efforts to modernize as part of the urban renewal plans of the late 1960s. Their similar age, style and materials define the upper end of Ontario Street North.

Other Values – Economic

The parking garage was featured in a 2009 European Audi automobile television commercial and is listed on the Ontario Media Development Corporation's filming database.

Heritage Attributes

The heritage value of 33 Ontario Street North resides in the following heritage attributes:

- All elements related to the construction and Brutalist architectural style of the building, including:
 - rectangular plan and adjacent cantilevered exterior helix exit ramp;
 - cast concrete façade on Duke Street West and Ontario Street North, including decorative details that emphasize horizontal and vertical lines;
 - utilitarian, open air deck design; and,
 - approximately 9 metres of the Goudies Lane cast concrete façade with vertical lines and the Electrohome mural.

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, 2023, February 27, 2025 and January 9, 2026.

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 to object to the NOID and appeal the Designating By-law. 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*
- [Heritage Kitchener Committee Work Plan 2022-2024 – DSD-2023-053](#)
- [Bill 23 – Municipal Heritage Register Review – DSD-2023-225](#)
- [Kitchener Municipal Heritage Register Review – August Update 2023– DSD-2023-309](#)
- [Municipal Heritage Register Review – January 2024 Update – DSD-2024-022](#)
- [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](#)
- [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 – October 2024 Update – DSD-2024-426](#)
- [Municipal Heritage Register- November 2024 Update – DSD-2024-444](#)
- [Municipal Heritage Register Review – March 2025 Update – DSD-2025-031](#)
- [Municipal Heritage Register Review – April 2025 Update – DSD-2025-108](#)
- [Municipal Heritage Register Review – August 2025 Update – DSD-2025-317](#)
- [Municipal Heritage Register Review – October 2025 Update – DSD-2025-357](#)
- [Municipal Heritage Register Review – December 2025 Update – DSD-2025-467](#)
- [Municipal Heritage Register Review – January 2026 Update – DSD-2025-467](#)
- [Municipal Heritage Register Review – February 2026 Update – DSD-2026-044](#)

REVIEWED BY: Sandro Bassanese, Manager of Site Plan

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

ATTACHMENTS: Attachment A – Statement of Significance for 33 Ontario Street North