

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: March 3, 2026

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

PREPARED BY: Victoria Grohn, Heritage Planner, 519-783-8912
Michelle Drake, Senior Heritage Planner, 519-783-8909

WARD(S) INVOLVED: Ward 9, 10

DATE OF REPORT: February 4, 2026

REPORT NO.: DSD-2026-076

SUBJECT: Municipal Heritage Register Review – March 2026 Update

RECOMMENDATION:

That 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:

- 265 Weber Street East
- 141-149 Borden Avenue North
- 55 King Street West

REPORT HIGHLIGHTS:

- The purpose of this report is to recommend pursuing designation under Part IV of the *Ontario Heritage Act* for three (3) properties that are currently listed as non-designated properties of cultural heritage value or interest on the Municipal Heritage Register.
- The key finding of this report is that the properties possess design/physical, historical/associative, and/or contextual value and meet the criteria for designation under Ontario Regulation 9/06 (amended through Ontario Regulation 569/22).
- There are no financial implications.
- Community engagement included consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

BACKGROUND:

On January 1st, 2023, amendments to the *Ontario Heritage Act* came into effect through Bill 23, the *More Homes Build Faster Act*. One of the primary changes introduced was a new timeline which requires “listed” properties on the Municipal Heritage Register to be evaluated to determine if they meet the criteria for heritage designation before January 1, 2025. Bill 200, the *Homeowners Protection Act, 2024*, extended this timeline to January 1, 2027. Listed properties are properties that have not been designated, but that the municipal Council believes to be of cultural heritage value or interest. The criteria for

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designation are established by the Provincial Government (Ontario Regulation 9/06, amended through Ontario Regulation 569/22) and a minimum of two must be met for a property to be eligible for designation.

Progress on Work Plan Implementation

A work plan was developed by Heritage Planning Staff in consultation with the Heritage Kitchener Committee on February 7th, 2023. As part of the work plan, Heritage Planning Staff committed to the review of 80 properties listed on the Municipal Heritage Register prior to January 1, 2025. As of the date of this report, a review has been completed for 110 listed properties resulting in the following outcomes:

- 6 properties are being proposed for designation at the February 3, 2026 Heritage Kitchener committee meeting;
- 56 properties have been designated under Part IV of the *Ontario Heritage Act*;
- 41 properties are under review and are at various stages of the review process;
- 12 properties were reviewed and it was determined that no action should be taken at this time; and,
- 1 Notice of Intention to Designate was withdrawn by Council.

This report contains a summary of the findings for the properties recently reviewed, and recommendations for next steps.

REPORT:

Among the changes that were implemented through Bill 23, Ontario Regulation 9/06 – the regulation used to determine the cultural heritage value or interest of a property, was amended through Ontario Regulation 569/22 (O. Reg. 569/22). Where the original regulation had three main categories – design/physical, historical/associative and contextual - with three (3) sub-categories for determining cultural heritage value, the amended regulation now lists all nine (9) criteria independently.

The new regulation has been amended to the following:

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.
2. The property has design value or physical value because it displays a 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.
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.
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.
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.

7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

Also, among the changes brought about by Bill 23 are how properties can be listed or designated under Part IV of the *Ontario Heritage Act*. They include:

- Properties warrant being listed on the Municipal Heritage Register if they meet **one or more criteria** of O. Reg 9/06 (amended through O. Reg. 569/22).
- Properties warrant designation under Part IV of the *Ontario Heritage Act* if they meet **two or more criteria** of O. Reg 9/06 (amended through O. Reg. 569/22).

The following properties were evaluated to determine their cultural heritage value or interest:

265 Weber Street East

- 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.
- 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.
- The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- 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.
- The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.

141-149 Borden Avenue North

- 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.
- 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.
- The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- 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.
- The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

- The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.

55 King Street West

- 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.
- The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
- 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.
- 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.
- The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

Based on the review and evaluation of the above properties, Heritage Planning staff recommend that formal Notice of Intention to Designate (NOID) process under the *Ontario Heritage Act* be commenced and that a NOID be brought to Heritage Kitchener and Council for consideration in 2026.

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 – The Heritage Kitchener committee was consulted at previous meetings regarding the proposed workplan to review the Municipal Heritage Register of Listed, Non-designated Properties of cultural heritage value or interest.

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 – 256 Weber Street East
- Attachment B – Statement of Significance – 141-149 Borden Avenue North
- Attachment C - Statement of Significance – 55 King Street West