

4.9 Bill 23 MHR Review – March 2026 Update



265 Weber Street East



Criteria Met: 5 of 9
Value: Design/Physical,
Historic/Associative,
Contextual

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265 Weber Street East

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 Structuralist style of architecture.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	Does not display 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	No	Does not demonstrate a high degree of technical or scientific 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.	Yes	The property is associated with Kitchener's postwar housing boom and the early history of cooperative housing in the city.
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	The property does not yield, 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.	Yes	The property is associated with Michael Kraus, a local entrepreneur, builder, and church leader.

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265 Weber Street East

CRITERIA	MET?	ANALYSIS
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property maintains the low-rise character of the area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The property is physically, functionally, and historically linked to its surroundings. The building is in its original location and maintains its original use as an apartment building. The property is also linked with the neighbouring H-Plan apartment buildings at 105-117 Onward Avenue and 141-149 Borden Avenue.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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141-149 Borden Avenue North



Criteria Met: 5 of 9
Value: Design/Physical,
Historic/Associative,
Contextual

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141-149 Borden Avenue North

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	The property is a representative example of the Structuralist style of architecture.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	The property does not display 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	No	The property does not demonstrate a high degree of technical or scientific 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.	Yes	The property is associated with Kitchener's post-war housing boom and the role of apartment buildings.
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	The property does not yield, 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.	Yes	The property is associated with Martin Kuechler, a rector of the New Apostolic Church.

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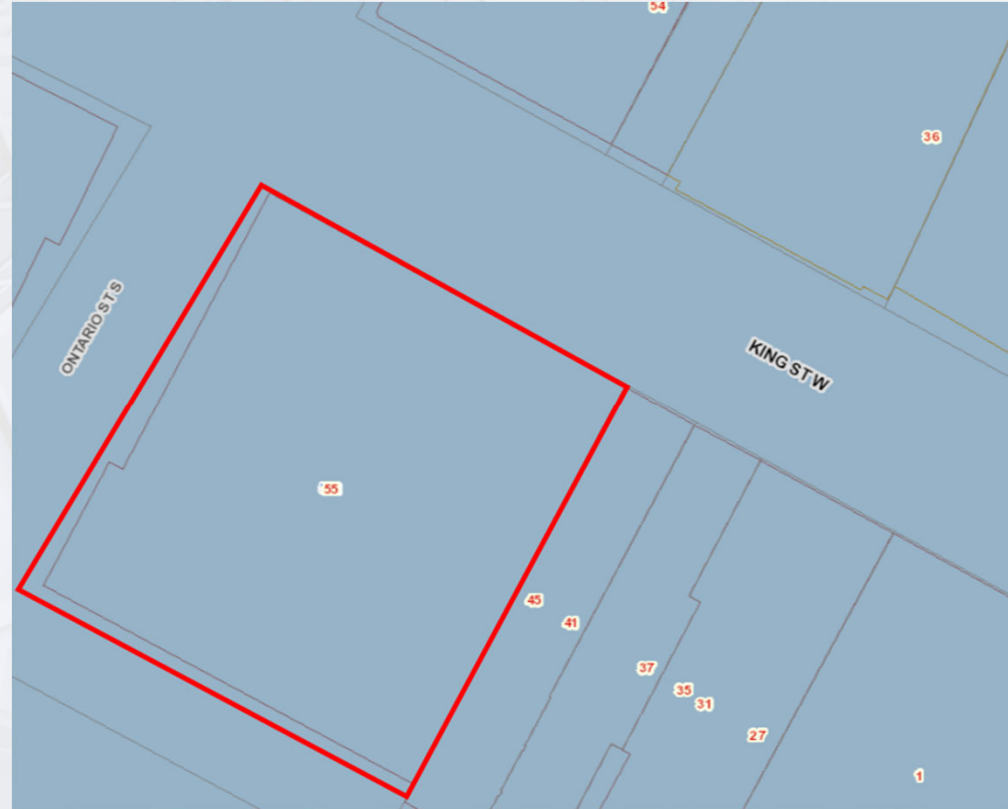
141-149 Borden Avenue North

CRITERIA	MET?	ANALYSIS
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Yes	The property maintains the low-rise character of the area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	The property is physically, functionally, and historically linked to its surroundings. The building is in its original location and maintains its original use as an apartment building. The property is also linked with the neighbouring H-Plan apartment buildings at 105-117 Onward Avenue and 141-149 Borden Avenue.
9. The property has contextual value because it is a landmark	No	The property is not a landmark.

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55 King Street West



Criteria Met: 5 of 9

Value: Design/Physical, Historical/Associative, & Contextual Values

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55 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	Rare and unique example of the contemporary International architectural style
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No	N/A
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement	Yes	State-of-the-art materials, technology, mechanical and safety systems; 1992 National Award for Energy Efficiency
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	Theme of banking and related organizations, including Waterloo County Loan and Savings Company, Waterloo Trust & Savings Company, Canada Trust, and 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	N/A
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	N/A

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55 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.	Yes	Helps to define, maintain and support the character of the area using a 3-storey podium based with multiple bays that generally align with the historic height and rhythm of historic buildings on King Street West
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes	Physically and historically linked to King Street West, Downtown Kitchener and the Downtown Cultural Heritage Landscape
9. The property has contextual value because it is a landmark	No	

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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:

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