

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

WARD(S) INVOLVED: Ward 9

DATE OF REPORT: January 22, 2026

REPORT NO.: DSD-2026-058

SUBJECT: Notice of Intention to Designate 99 Strange Street 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 99 Strange Street 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 99 Strange Street under Part IV of the Ontario Heritage Act.
- The key finding of this report is that property municipally addressed as 99 Strange Street 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. This property is recognized for its design/physical, historical/associative, and contextual values.
- There are no financial implications 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.

BACKGROUND:

99 Strange Street is a 20th century building constructed in the Collegiate Tudor architectural style. The building is situated on a 2.92 acre parcel of land located on the

west side of Strange Street between Dominion Street and Waverly Road in the Cherry Hill Planning Community within the City of Kitchener.

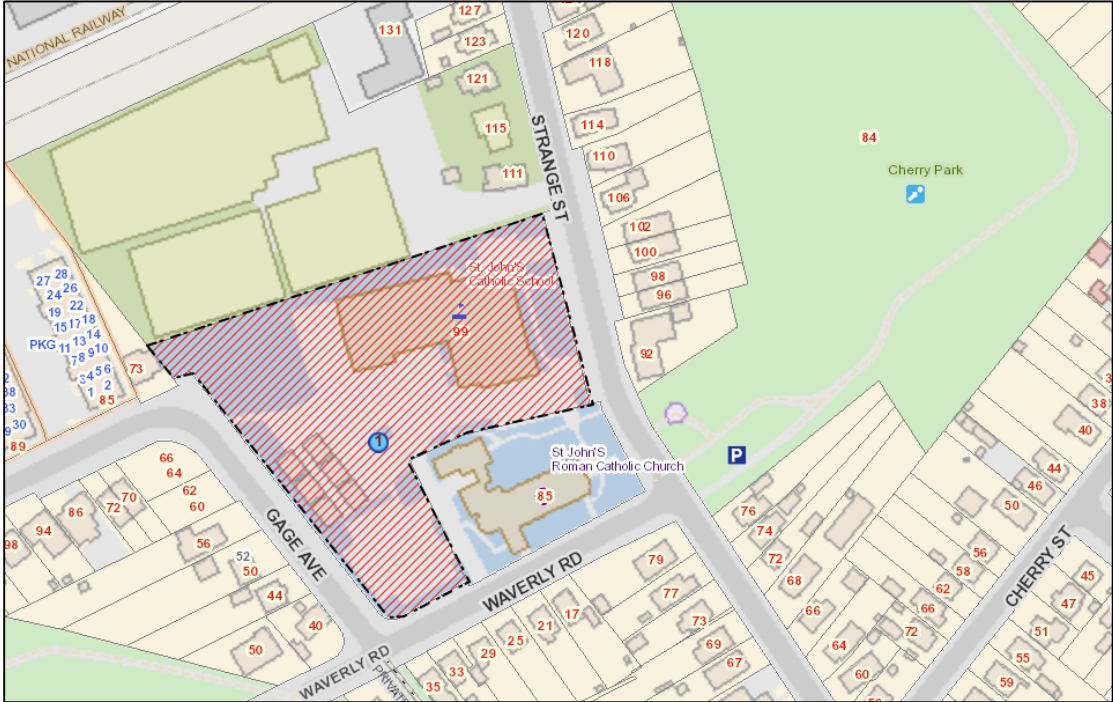


Figure 1: Location Map

A full assessment of 99 Strange Street 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 August 5, 2025. 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 August 13, 2025. Staff have been in contact with the Manager of Planning from the Waterloo Catholic District School Board about this process, and have worked collaboratively to update the Statement of Significance along with the identified heritage attributes.

Per standard procedure, should Council support the Notice of Intention to Designate (NOID), the property owner will be contacted through a third letter advising of the City’s NOID. 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.

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

99 Strange Street is recognized for its design/physical, historic/associative, and contextual values. 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 the criteria that is met or not met is summarized 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 99 Strange Street demonstrates design/physical value through its Collegiate Tudor architectural style. The original building was constructed in 1929, with several later additions. The original building was constructed in an ‘H’-shaped plan, two-stories in height. The brick exterior, cast concrete decorative details, and the central door with projecting decorative brick detailing are representative of the architectural style.

Historic/Associative Value

The historic/associative value of the property relates to its original and continued use as a school. The building was constructed in response to the influx of new families and increased birth rates following WWI. The school is associated with St. John’s Church, the fourth church constructed in the City, and has direct association with the theme of educational development in Kitchener.

Contextual Value

The building at 99 Strange Street is in its original location and has continued to serve as a school since its construction. The property is physically, functionally, visually, and historically linked to its surroundings, particularly in relation to the adjacent St. John’s Church. Both buildings were constructed around the same time and have served the community since their construction.

Heritage Attributes

The heritage value of 99 Strange Street resides in the following heritage attributes:

- All elements related to the construction and Collegiate Tudor architectural style of the original 1929 building, including:
 - Its location, massing, and orientation;
 - Red brick construction;
 - Roof and roofline;
 - Cast concrete decorative details such as the school sign, banding, floral motifs, and cross;
 - Window openings with concrete sills; and

- Front entrance door opening with multi light transom and decorative door surround.
- All elements related to the contextual value of the building including:
 - Its location on the Strange Street streetscape; and
 - Its relationship to the adjacent St. John's Church.

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 two separate letters dated May 23, 2023 and August 13, 2025.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving notice of its intention to designate 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. In addition, should Council choose to give notice of its intention to designate, such notice will be served on the property owner and the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the owner has the right of appeal to the Ontario Land Tribunal. It should be noted that should Council decide not to proceed with a Notice of Intention to Designate, that the building will remain on the City's Municipal Heritage Register until January 1, 2027, after which it will be removed according to the changes enacted by Bill 23. Once removed, it cannot re-listed on the Register again for five (5) years, i.e. January 1, 2032.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act, 2022*
- Municipal Heritage Register Review – August 2025 Update – DSD-2025-317

REVIEWED BY: Sandro Bassanese, Manager of Site Plan

APPROVED BY: Justin Readman, General Manager, Development Services

ATTACHMENTS:

Attachment A – Updated Statement of Significance