

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 9

DATE OF REPORT: February 9, 2026

REPORT NO.: DSD-2026-084

SUBJECT: Notice of Intention to Designate 156 Benton 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 156 Benton Street 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 156 Benton Street under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance describing the cultural heritage value or interest of 156 Benton Street has been drafted by Heritage Planning staff.
- The key finding of this report is that 156 Benton Street meets three (3) 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, 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.

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 second letter. The property owner for 156 Benton Street was contacted via second 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 third 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.



Figure 2.0: Front Elevation of 156 Benton Street

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.

156 Benton Street is recognized for its design/physical, and contextual values. It satisfies three (3) 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.	No
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

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 building that is a representative example of the Decorative Berlin Vernacular architectural style that is in good condition with many intact heritage attributes. The building features: brick construction; front gable roofline with shingle gabled ends; decorative brickwork; verandah with brick piers, tapered square columns and shingle handrail; pediment above verandah leading to front door; 3/1 and 1/1 hung windows; front picture window with stained glass; and, woodwork including brackets and sunburst. The building suffered significant damage due to neglect but was

rehabilitated into a four-unit residential building while still maintaining the design elements that contribute to the Decorative Berlin Vernacular style. Work includes the replacement of windows and repainting of woodwork on the facades. Internal work is described as including the uncovering and displaying the original internal brick walls throughout the house, preserving the stained-glass window, and preserving much of the ornamental woodwork.

Contextual Value

The contextual value relates to the buildings contribution to the character of the Benton Street streetscape. It's location, orientation and setback are similar to adjacent buildings helping to define the street edge and contribute to architectural rhythm on the street. The building is the same architectural style as the building municipally addressed 158-160 Benton Street. It is also a part of the resident-formed Schneider Creek community, which is located in the Cedar Hill Schneider Creek Neighbourhood Cultural Heritage Landscape, and is adjacent to the Victoria Park Area Heritage Conservation District.

Heritage Attributes

The heritage value of 156 Benton Street resides in the following heritage attributes:

- All elements related to the construction and Decorative Berlin Vernacular architectural style of the building, including:
 - brick construction;
 - front gable roofline with shingle gabled ends;
 - decorative brickwork;
 - verandah with brick piers, tapered square columns and shingle hand rail;
 - pediment above verandah leading to front door;
 - windows and window openings, including:
 - 3/1 and 1/1 hung windows; and,
 - front picture window with stained glass; and,
 - woodwork including brackets and sunburst.

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 7, 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 156 Benton Street