

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** April 7, 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:** Wards 5 & 10

**DATE OF REPORT:** March 12, 2026

**REPORT NO.:** DSD-2026-125

**SUBJECT:** Municipal Heritage Register Review – April 2026 Update

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## 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:

- 87 Margaret Avenue
- 304 Louisa Street
- 1970 Fischer Hallman Road
- 29 Shanley Street
- 285 Simeon Street

## REPORT HIGHLIGHTS:

- The purpose of this report is to recommend pursuing designation under Part IV of the *Ontario Heritage Act* for five (5) 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 1<sup>st</sup>, 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,

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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 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 7<sup>th</sup>, 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 120 listed properties resulting in the following outcomes:

- 5 properties are being proposed for designation at the April 7, 2026 Heritage Kitchener committee meeting;
- 56 properties have been designated under Part IV of the *Ontario Heritage Act*;
- 46 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:

### **87 Margaret Avenue**

The subject property municipally addressed as 87 Margaret Avenue meets five (5) out of the nine (9) criteria of O. Reg. 9/06 (amended through O. Reg. 569/22):

- 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 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 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.

### **304 Louisa Street**

The subject property municipally addressed as 304 Louisa Street meets four (4) out of the nine (9) criteria of O. Reg. 9/06 (amened through O. Reg. 569/22):

- 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 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.

### **1970 Fischer Hallman Road**

The subject property municipally addressed as 1970 Fischer Hallman Road meets three (3) out of the nine (9) criteria of O. Reg. 9/06 (amended by O. Reg. 569/22):

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

### **29 Shanley Street**

The subject property municipally addressed as 29 Shanley Street meets two (2) out of the nine (9) criteria of O. Reg. 9/06 (amended by O. Reg. 569/22):

- 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 contextual value because it is important in defining, maintaining or supporting the character of an area.

### **285 Simeon Street**

The property municipally addressed as 285 Simeon Street meets two (2) out of the nine (9) criteria of O. Reg. 9/06 (amended by O. Reg. 569/22):

- 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 demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

### **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](#)
- [Municipal Heritage Register Review – March 2026 Update – DSD-2026-076](#)

**REVIEWED BY:** Sandro Bassanese, Manager of Site Plan

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

**ATTACHMENTS:**

- Attachment A – Statement of Significance – 87 Margaret Avenue
- Attachment B – Statement of Significance – 304 Louisa Street
- Attachment C - Statement of Significance – 1970 Fischer Hallman Road
- Attachment D - Statement of Significance – 29 Shanley Street
- Attachment E – Statement of Significance – 285 Simeon Street