

# 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

**WARD(S) INVOLVED:** Ward 10

**DATE OF REPORT:** March 16, 2026

**REPORT NO.:** DSD-2026-139

**SUBJECT:** Notice of Intention to Designate 8-24 King Street East under Part IV  
of the Ontario Heritage Act

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## 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 8-24 King Street East 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 8-24 King Street East under Part IV of the *Ontario Heritage Act*.
- An updated Statement of Significance describing the cultural heritage value or interest of 8-24 King Street East has been drafted by Heritage Planning staff.
- The key finding of this report is that 8-24 King Street East meets six (6) 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.

## BACKGROUND:

8-24 King Street East is a 19<sup>th</sup> century commercial building constructed in the Commercial Italianate architectural style. The building is situated on a 0.46 acre parcel of land located

\*\*\* This information is available in accessible formats upon request. \*\*\*  
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

on the north side of King Street East in the Downtown Cultural Heritage Landscape of the City of Kitchener within the Region of Waterloo. The principal resource that contributes to the heritage value is the commercial building.



Figure 1: Location Map

A full assessment of 8-24 King Street East has been completed, including: field evaluation and archival research. The findings conclude that the subject property meets six (6) of nine (9) criteria for designation under *Ontario Heritage Act Regulation 9/06* (amended by *Ontario Regulation 569/22*). An updated Statement of Significance describing the property's cultural heritage value or interest was presented to the Heritage Kitchener Committee on January 6, 2026. The Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 8-24 King Street East should be confirmed by pursuing designation of the subject property under Part IV of the *Ontario Heritage Act*. This work was undertaken as part of the City's Municipal Heritage Register (MHR) Review, initiated in February of 2023. The MHR Review is the City's response to amendments to the *Ontario Heritage Act* introduced in January of 2023 through Bill 23, the *More Homes Built Faster Act, 2024*, extended the time municipalities have, to designate properties listed on their municipal heritage registers until January 1, 2027.

The City contacted all owners of listed 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 owners of 8-24 King Street East were contacted via second letter sent by mail dated January 12, 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 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.

**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.



Photo 1: Front Façade of 8-24 King Street West

8-24 King Street East is recognized for its design/physical, and contextual values. It satisfies six (6) 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.

<b>Criteria</b>	<b>Criteria Met (Yes/No)</b>
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.	<b>Yes</b>
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	<b>No</b>
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	<b>No</b>
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.	<b>Yes</b>
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.	<b>Yes</b>
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.	<b>No</b>
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	<b>Yes</b>
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	<b>Yes</b>
9. The property has contextual value because it is a landmark.	<b>Yes</b>

### ***Design/Physical Value***

The design/physical value relates to the building as a representative example of the Commercial Italianate architectural style that is in good condition with many intact original elements. The building features: brick construction; individual facades, including some original main street storefronts; simple cornice with single wood brackets; and semi-circular window openings with brick voussoirs. The property addressed as 24 King Street East has been entirely reconstructed following a fire in the early 2010s, however many of the architectural attributes of the original building have been replicated, including the cornice and wood brackets as well as the semi-circular window openings with brick voussoirs.

The property municipally addressed as 4 King Street East/1 Queen Street North, which also forms part of this larger building block, was designated under Part IV of the *Ontario Heritage Act* in 2023. The properties municipally addressed as 26 and 30 King Street East, which were also historically part of this commercial building, are not included as 26 King Street East has been reconstructed in a modern design and 30 King Street East is a vacant parcel following a fire in the early 2010s.

### ***Historical/Associative Value***

The historical/associative value relates to the original owner and use of the property. The original owner of the building was Louis Breithaupt and the original use of the upper building was a hotel – the American Hotel.

Louis Breithaupt was an industrialist, business leader, and economic builder of Berlin (now Kitchener). He learned the tanning trade and became manager of Louis Breithaupt & Company in 1880, which was later reorganized as The Breithaupt Leather Company Ltd. and one of Canada's largest leather producers. His company significantly strengthened the city's early industrial economy, establishing Breithaupt as a leading figure in Berlin's (now Kitchener's) commercial growth. In addition to his business, Louis Breithaupt also held several leadership roles in companies such as the Economical Fire Insurance Co., the Berlin Gas, Electric Light & Power Company, and the Berlin Rubber Company. He was also President of the Berlin Board of Trade. In addition, he served as a member of the Waterloo County council and as warden of the County in 1898, and as a member of the Berlin Town Council and as mayor of the City in 1889.

The American Block was constructed by Louis Breithaupt in 1862-63 for \$9,000. It is estimated that the upper levels of the building served as a hotel for approximately 100 years and it is the oldest building in downtown Kitchener. Some notable, early tenants of the American Block include Abram Tyson, whose department store stood on the corner, and William Niehaus, a shoemaker.

### ***Contextual Value***

The contextual value relates to the building being in its original location and maintaining historical, functional, and visual links to its surroundings. Furthermore, the building is the oldest commercial building in the City's downtown and is located at a prominent intersection.

### ***Heritage Attributes***

The heritage value of 8-24 King Street East resides in the following heritage attributes:

- All elements related to the construction and Italianate architectural style of the building, excluding the ground floor. These elements include, including:
  - Location, massing, and orientation of the building;
  - Brick construction;
  - Roof and roofline;
  - Decorative brickwork around the single wood brackets on the front facade;
  - Simple cornice with single wood brackets; and,
  - Semi-circular window openings with brick voussoirs and sills on the front and facade;
- All contextual elements related to the building including:
  - Its original location on King Street East/Queen Street North streetscape and its contribution to the Kitchener downtown commercial area.

### **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 12, 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*
- [Municipal Heritage Register Review – January 2026 Update – DSD-2025-467](#)

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

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

### **ATTACHMENTS:**

Attachment A – Statement of Significance – 8-24 King Street East