Welcome!

Cultural Heritage Landscape (CHL) Implementation Project

Public Open House

Public Open House

What is a CHL?

A Cultural Heritage Landscape (CHL) can be defined as a location where the influence of man on the natural landscape has resulted in a landscape with cultural importance and a distinctive character. These CHL's are valued for their contributions to our understanding of the history and evolution of a place, an event, and/or a community.

CHL's can include a variety of areas, including but not limited to agricultural farmsteads, residential neighborhoods, cemeteries, parks, gardens, industrial complexes, villages, and archaeological sites.

A CHL as defined in the 2024 Provincial Planning Statement (PPS)

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

CHL's are typically characterized by:

- A concentration of cultural heritage resources, such as buildings, structures, and landforms;
- A concentration of supporting structural elements such as vegetation, fences, or roads;
- A sense of visual coherence; and,
- A distinctiveness which enables the area to be recognized from the neighbouring areas.

Broadly there are 3 types of CHL's:

- Intentionally designed landscapes;
- Organically evolved landscapes, which have evolved through human use, and are now either relics of the past or are continuing to evolve; and,
- Associative landscapes, which have powerful religious, artistic or cultural associations, some of which may have primarily natural elements and limited material cultural evidence.

Significance of CHL's are evaluated based on a three-pronged approach:

- Cultural Heritage Value or Interest: CHL's that are associated with the history of the area, have design/physical value and/or have contextual value.
- Historical Integrity: CHL's that have functional continuity and/or physically reflect the past.
- Community Value: CHL's that are valued by a community.

Official Plan

Kitchener 2051

What is an Official Plan?

An Official Plan is a document that shapes the way our city grows and changes and is particularly impactful at the neighbourhood level. Provincial law, specifically the Planning Act, sets out what an Official Plan can do. This includes:

- Guiding growth and change mostly related to how land and buildings are used
- Guiding decisions on land use, development, transportation, physical and community infrastructure
- Translating the City's vision, established through the Strategic Plan, into future uses of land
- Providing direction for implementing tools like the zoning by-law

Kitchener 2051 Official Plan

The City's Official Plan is under review. As Kitchener continues to grow as a city with a population of over 400,000 people, the new Official Plan is meant to guide change and growth over the next 30 years. The community values that are being considered as part of the Official Plan include:

- Affordability
- Thoughtful and Resilient Growth
- Access and Inclusion
- Safe and Sustainable Mobility Options
- Mutual Care and Belonging

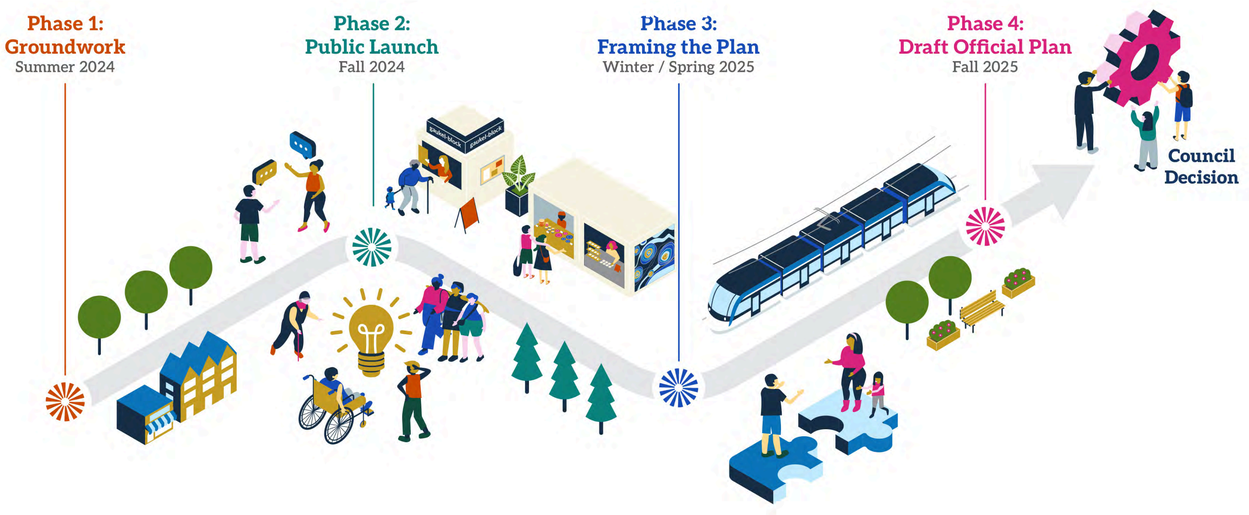
Kitchener 2051 needs to consider a full range of perspectives to ensure that the new Official Plan reflects the needs of all. This includes communities often underrepresented in these processes, equity-denied communities, renters, and people who have experienced homelessness, poverty, and housing precarity.

Where are we in the Process?

Currently in Phase 3: Framing the Plan

How Does the CHL Work Fit In with the Official Plan?

The Official Plan contains policies for development in and adjacent to CHL's. These policies are not meant to prohibit growth or development, instead they are meant to guide change while ensuring that heritage attributes of CHL's are conserved. Development within and adjacent to CHL's could require the submission and approval of heritage studies, including but not limited to Heritage Impact Assessments (HIA), Conservation Plans (CP), and Heritage Corridor Enhancement Plans.

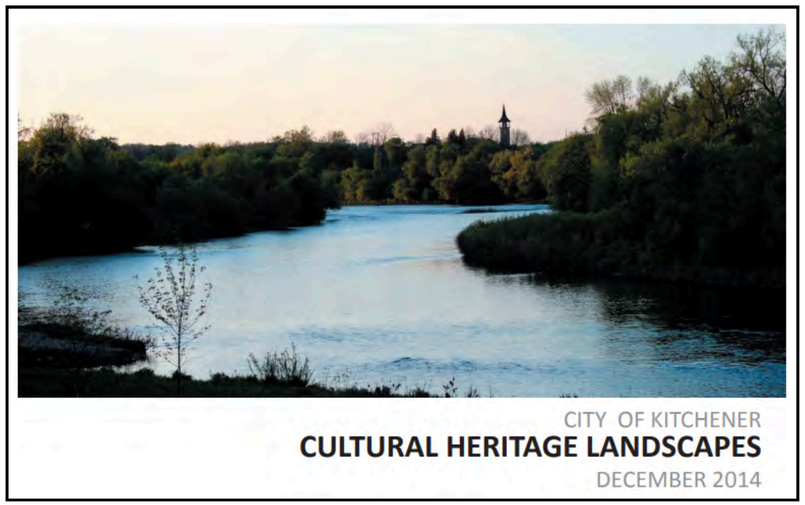


Find more information to stay involved on our Engage page!

https://www.engagewr.ca/kitchener2051/cultural-heritage

Kitchener 2051 Project Team
Policy & Research Group, City of Kitchener
Phone: 519-741-2345 (TTY:1-866-969-9994)
Email: Kitchener2051@Kitchener.ca

CHL Study, 2014



Why did we undertake the Study?

- To respond to policy requirements (Province, Region, City)
- To create an inventory of significant CHL's
- To identify, evaluate, inventory and map significant CHLs with direction provided by Provincial legislation, Regional and Municipal policies

Who did we consult?

- Consultant Team (Landplan Collaborative Ltd., assisted by Goldsmith Borgal & Company Ltd. Architects, and Archaeological Services Inc.)
- City Consultation Group
- Study Team
- Public Consultation
  - Dedicated City of Kitchener CHL webpage
  - Newspaper advertisements
  - Email list
  - Letters sent by mail
  - CHL brochure
  - Two public meetings
  - Survey to identify potential CHL's and their values

What did we hear?

- The importance of the Grand River
- Residents expressed positive interest in the Caryndale Neighbourhood CHL

What was approved?

- 55 CHL's

What was recommended?

- Identify CHL's in OP and recommend other conservation options/tools
- That the City give priority to the conservation of significant CHLs identified in older residential neighbourhoods, including revising evaluation criteria and developing design guidelines
- Developing a more complete inventory of landscapes associated with the Grand River corridor, and the remaining agricultural areas of the City.
- Continuing the City's practice of conserving the rural network of former pioneer roads, protecting urban forests, and assembling public open space land along the Grand River's edge.
- Investing in telling heritage stories

What has been done since 2014?

- Three planning studies (Growing Together West, Lower Doon and Hidden Valley) have been approved
  - 20 CHLs have been added to Official Plan Map 9
  - New policies to address design in CHLs have been added to the Official Plan
  - New neighbourhood policies for the following CHLs have been added to the Official Plan
    - Cedar Hill & Schneider Creek Neighbourhood CHL
    - Lower Doon CHL
- One planning study (Dundee Secondary Plan) is ongoing and includes work on three transporation CHLs (Plains Road, Reidel Drive, Stauffer Drive)
- Cultural Heritage Landscape Implementation Project
  - Proposing to add 27 CHLs to Official Plan Map 9
- Future planning projects will address remaining CHLs from the CHL Study

CHL Implementation - Scope of Project

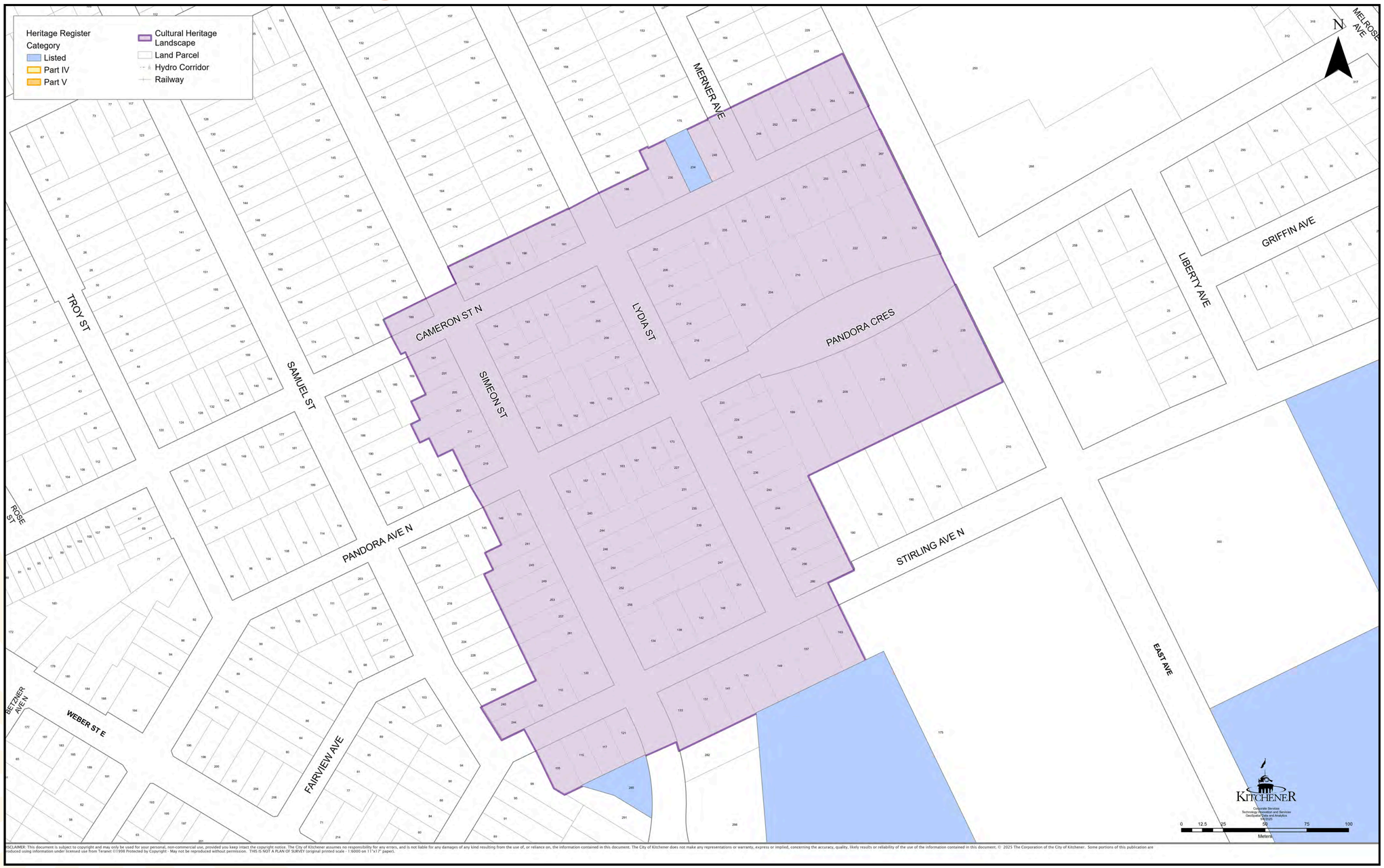
The following is included in the scope of the CHL Implementation Project:

- Add 27 CHLs to OP Map 9
- Add general OP policies for all CHLs, including general policies for all residential neighbourhood CHLs
- Add heritage corridor specific OP policies
- Designate City-owned CHLs under Part IV of the Ontario Heritage Act
- Add general policies for CHLs that may merit Part V designation (Heritage Conservation District) under the Ontario Heritage Act in the future
- Add neighbourhood specific OP policies for the following CHLs:
  - Caryndale Neighbourhood
  - Pandora Neighbourhood
  - Queen's Boulevard
  - Rockway Neighbourhood

List of 27 CHL's proposed to be added to the new Official Plan cultural heritage resource map:

- L-CE-3: Doon Presbyterian & Biehn-Kinzie Cemetery
- L-CE-5: Strasburg Lutheran Pioneer Cemetery
- L-CE-6: Bridgeport Free Church & Memorial Cemeteries
- L-CE-7: Woodland Cemetery
- L-NBR-1: Caryndale Neighbourhood
- L-NBR-4: Pandora Neighbourhood
- L-NBR-8: Westmount East and West Neighbourhood
- L-NBR-9: Queen's Boulevard
- L-NBR-11: Central Frederick Neighbourhood
- L-NBR-12: Mt Hope/Breithaupt Neighbourhood
- L-OPS-6: Rockway Neighbourhood
- L-RES-1: Homer Watson House
- L-RES-3: Woodside Homestead
- L-RD-9: Plains Road
- L-RD-10: Reidel Drive
- L-RD-13: Trussler Road
- L-RD-14: Union Street
- L-RD-15: Canadian National Railway Line
- L-RD-16: Iron Horse Trail
- L-RD-17: Walter Bean Trail
- L-OPS-1: Pioneer Tower West & Historic Ridge
- L-OPS-2: Huron Natural Area
- L-OPS-3: Chicopee
- L-INS-1: Freeport Hospital
- L-AGR-1: Woolner Farmstead
- L-AGR-3: Steckle Homestead
- L-GRC-1: Grand River Corridor

Pandora Neighbourhood CHL



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Pandora Neighbourhood CHL

Kitchener's urban development throughout the 20th century can be characterized as a series of concentric growth rings. The earliest neighbourhoods, established through original survey plans in the late 19th century, form the historic core of the city. Subsequent expansion occurred in the early decades of the 20th century, gradually extending the urban perimeter. This progression is evident in the architectural styles, housing stock, and street patterns of the respective periods.

Significant growth continued until the onset of the Great Depression and the Second World War, after which development resumed in the 1950s. The area surrounding Pandora Avenue represents one of the last mature residential expansions prior to the Depression. This neighbourhood reflects a transitional planning approach that blends traditional grid layouts with emerging principles of suburban design.

By the 1910s and 1920s, new planning philosophies aimed to create more refined, livable communities that balanced domestic comfort with broader accessibility. In Kitchener, driven by industrial growth and increasing demand for housing, planners were afforded the opportunity to design entire subdivisions with a focus on aesthetic appeal and functional integration of the automobile.

The development around Pandora Avenue exemplifies this shift. While the broader layout extends the existing street grid to the west and north, it incorporates design elements such as Pandora Crescent—a treed boulevard that introduces a landscaped focal point—reflecting early suburban planning ideals. The homes in this area, typically modest in scale, would have been attractive to the emerging middle class, offering a blend of elegance, affordability, and modern convenience.

Today, the Pandora Neighborhood CHL is roughly bounded by East Avenue to the east, Cameron Street to the north, Samuel Street to the west, and Stirling Avenue North to the south. It includes 135 properties, and the streets within the CHL form a gridded block pattern, with long and narrow linear plots, largely uniform in depth.

Pandora Neighbourhood CHL

Cultural Heritage Value of Interest

Design/Physical Value

- Simple vernacular Classical brick homes with front facing gables, front porch and pedimented roof.
- Colonial Revival architectural style.
- Arts and Crafts architectural style.

Historical/Associative Value

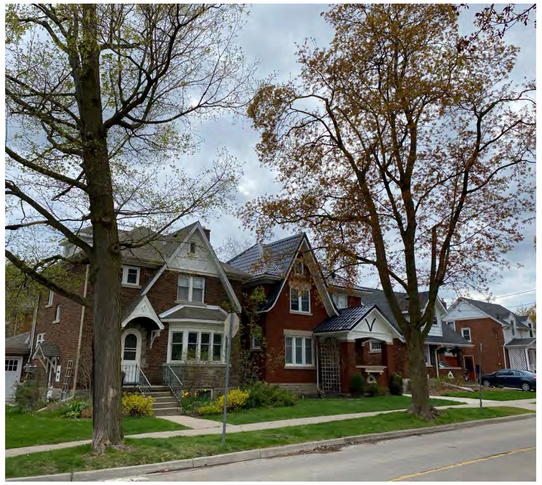
- One of the last developments prior to the Depression.
- Intentionally planned with a combination of urban planning approaches which were popular at the time of construction, including the City Beautiful movement.

Contextual Value

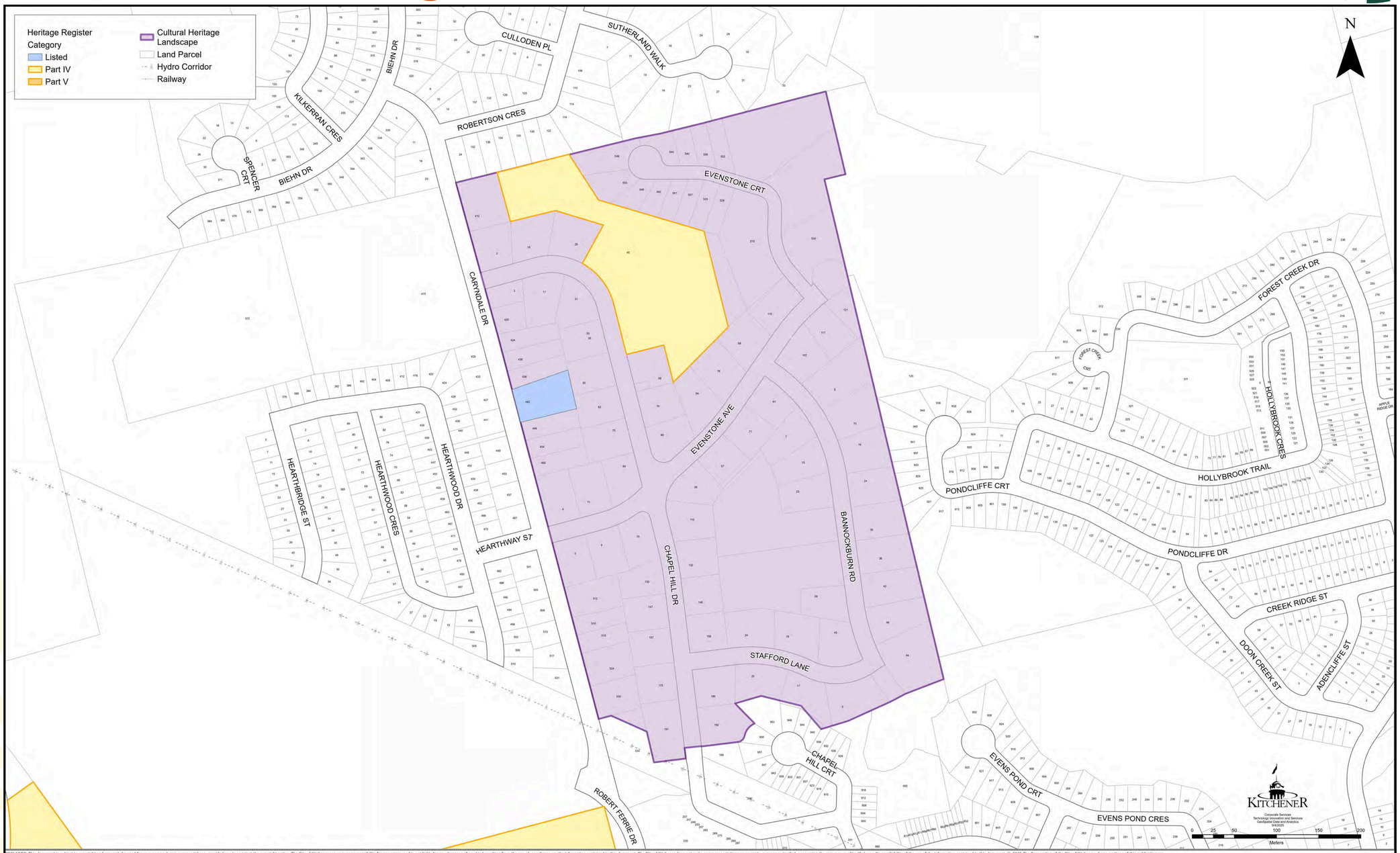
- Development pattern, which includes but is not limited to:
  - Street grid pattern,
  - Pandora Crescent centre boulevard,
  - Consistent scale of houses,
  - Consistent front yard setbacks (except Pandora Crescent),
  - Proximity to the downtown area of Kitchener.

Proposed Heritage Attributes

- Rectilinear street pattern
- Pandora Crescent boulevard with specimen trees
- Variety of houses in the Arts and Crafts architectural style
  - Brick masonry construction
  - Porches
  - Gabled roofs
- Finely detailed cottage architecture
- Similar scale of houses
- Varied front yard setbacks from the street
- Generous front yard plantings
- Mature trees with underground services



Caryndale Neighbourhood CHL



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Caryndale Neighbourhood CHL

The Caryndale neighbourhood CHL was estableshed by adherents of the Carmel New Church, founded in 1892, in response to young families from their congregation not being able to afford houses in proximity to their church on King Street West. The congregation purchased the property of church member John Evens at 442 Caryndale Drive in 1960. The farm property was divided to accommodate the church and large lots for families of the congregation – forming a Swedenborgian community around their church.

The community gradually developed over time between 1963 and the early 1990s. Members built their homes on these lots and their children attended school in the community. Members were responsible for acquiring the designs for their homes and executing the construction of their individual homes. The result is a development that has a wide variety of modest houses types which are consistent with popular styles of the period in which they were built.

The landform of the community is rolling terrain, reflecting the kame moraine topography of the surrounding area. The houses were located on generous sized lots and often on high points of the land with front lawns naturally sloping towards the street. The roads feature a rural cross section with the absence of sidewalks, curbs and gutters. There are no above ground utility lines allowing for the trees to grow to mature size and form.

Cultural Heritage Value or Interest

Design / Physical Value

- A wide variety of modest housing types which are consistent with the popular styles of the period in which they were built

Historical/Associative Value

- Developed in 1963 to form a Swedenborgian community around the church
- Evolved to its present state over a 20-year period with each property owner responsible for acquiring the designs and executing the construction of individual homes
- As of December 2014, many of the houses are still owned by members of the church or their descendants
- Children attend the church elementary school

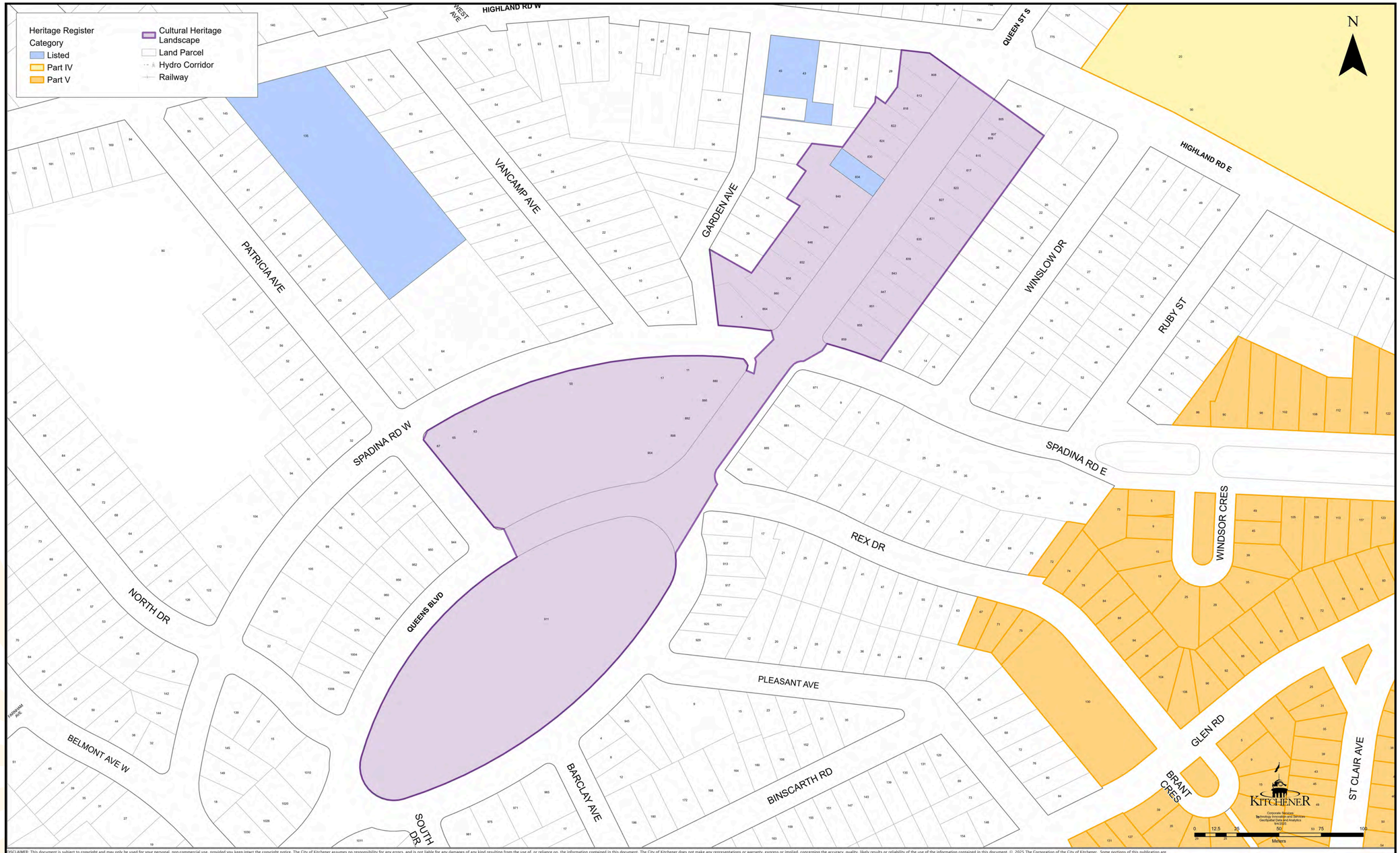
Contextual Value

- Properties are generous, random in size and, well-landscaped
- Gently to steeply rolling Kame moraine topography
- Houses located on highpoints and lawns sloped with natural drainage patterns
- Rural road cross-section with ditches but without curbs, sidewalks or overhead wires
- Street trees have grown to their mature form and size
- Generous plantings in front yards frame views to houses
- Park-like setting

Proposed Heritage Attributes

- Informal street arrangement
- Lack of sidewalks
- Mixed use of streets
- Generous setbacks and spaces around houses
- Varied design of houses
- Variety of housing expressions of the 1960s and later
- Absence of power and communication wires
- Emphasis on plants and trees
- Varied and mature plantings and plant material dating to the origins of the community
- Undisturbed rolling Kame topography
- Rural road cross-section with ditches but without curbs, sidewalks or overhead wires

Queens Boulevard CHL



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Queen’s Boulevard CHL

Intense population growth in the early part of the 20th century created the need for more housing in the City. Responses to this included the infilling of previously vacant lots, severance of large lots, and planning and design of new subdivisions around the perimeters of existing communities. The Queen’s Boulevard neighborhood and CHL was one of the neighborhoods to be developed in response to that need. A number of these subdivisions utilized new planning principles to create a livable and elegant environment and thus attract buyers to their developments. Of these principles, the use of boulevards down the centre of the main access roads, as well as crescents and curved street patterns constituted a major departure from the rectilinear grid of streets found in earlier town and subdivision plans. Features, such as the gateways found at the entrance to the new Queen's Boulevard development, created a ceremonial access point to some developments. The development around Queen's Boulevard commenced with the extension of Queen Street South, which allowed it to tie into the existing street pattern in an orderly manner. The departure within the development consisted of streets that curved in a manner that allowed for pleasant vistas of the varied house designs.

Cultural Heritage Value or Interest

Design / Physical Value

- Wide variety of modest home of various styles typical of the post-war period
  - Arts and Crafts architectural style.
  - Georgian architectural style.
  - Bungalows.

Historical/Associative Value

- Use of theories from the City beautiful movement
- Departure from rectilinear street grid to centre boulevards, crescents and curved street patterns
- Development of this area commenced with the extension of Queen Street South
- Exemplar of both a sound middle class community and of the halt in development caused by the Depression

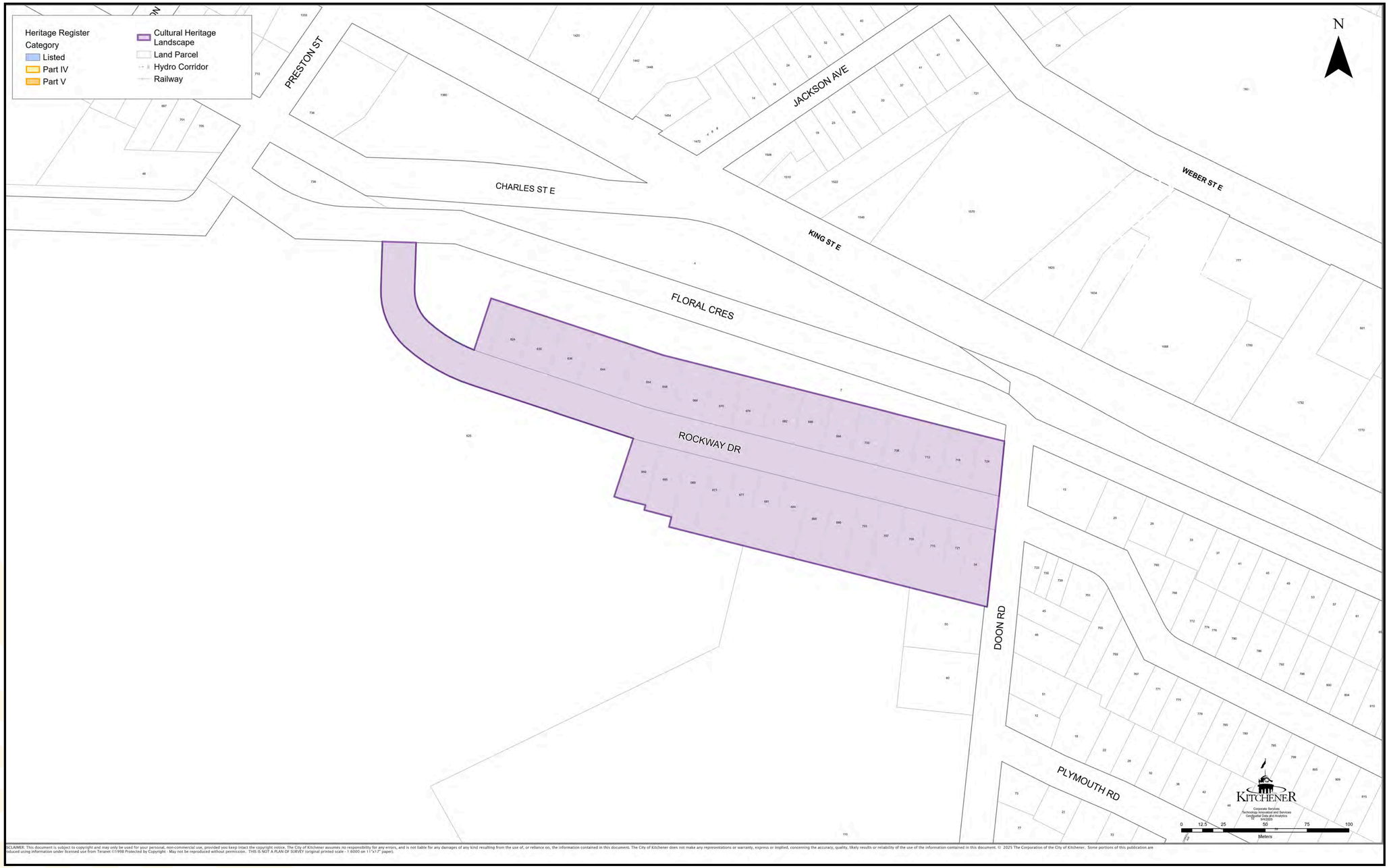
Contextual Value

- Street patterns
  - Curved streets
  - Centre boulevard
- Queens Boulevard streetscape with central boulevard, mature trees and period lighting
- View to St. Mary’s Hospital

Proposed Heritage Attributes

- Street pattern
- Queens Boulevard streetscape with central boulevard, mature trees and period lighting
- Wide variety of modest home of various styles typical of the post-war period
  - Arts and Crafts
  - Georgian
  - Bungalows
- Terminating view of St. Mary’s Hospital

Rockway Neighbourhood CHL



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Rockway Neighbourhood CHL

The Rockway area was at the southern edge of Kitchener in the late 1920s and early 30s. Much of the area was still farm land but included a sewage treatment plant (operated from 1890 to 1929) and after 1923 was the transfer point between the Grand River Railway and the Kitchener Waterloo Street Railway at Kitchener Junction.

Rockway Drive was constructed in 1933, overseen by the Ontario Unemployment Relief Committee. Houses were not built immediately following the completion of the street, in part because some members of the City Planning and Building Committee wanted to wait until the proposed golf course plans were finalized. In June 1934, the committee started selling lots with some restrictions, some of which included that the 'price of those lots cannot be less than $5,000' and that the lots needed to be sold to those who are ready to construct homes within four months of their purchase. In late 1936, a realtor named A.M. Wilson successfully sold many lots on Rockway Drive to construct "attractive dwellings' on the larger lots. According to the local newspaper, Wilson hoped to develop an "outstanding residential section adjacent to the golf club and the scenic beauty of The Rockery [Rockway Gardens]. ... The plan is to create a section that will harmonize with the unusually beautiful natural surroundings that enhance the street." Houses began being constructed on 50 to 60-foot lots in Spring 1937 and would cost "no less than $4,000."

The Rockway Neighborhood CHL contains 31 properties on Rockway Drive along with the street, in close proximity to the Rockway Golf Course and Rockway Gardens. The residential lots in the CHL are arranged in linear lots.

Culterual Heritage Value of Interest

Design/Physical Value

- Primarily consists of Colonial Revival architectural style homes with some Arts and Crafts architectural style homes.
- Homes were designed to be more elaborate in style with many decorative elements.
- Street cross-section has a paved street with no curb, gutter or sidewalks.
- Irregular block pattern and consistent front yard setbacks.
- The private trees form a mature canopy which give this neighborhood an established neighborhood feel.

Historical/Associative Value

- Lot pattern and time of development.
- The homes that were built around that time were characteristic of the style of the architecture in the 1930s.
- Location and relationship with the Rockway Gardens and Rockway Golf Course.

Contextual Value

- Strategic location at the edge of the City.
- The direct relationship between Rockway Golf Course and Rockway Gardens and other public areas gives this area a special and unique status in the hierarchy of public open space in the City of Kitchener.
- Its overall visibility and strategic views contribute significantly to the quality of adjacent residential neighbourhoods and streetscapes.

Proposed Heritage Attributes

- Irregular block pattern
- Consistent front setbacks
- Mature private tree canopy
- Colonial Revival architectural style
- Arts and Crafts architectural styles
- View of golf course at east end of Rockway Drive

What is important and/or valued by residents and the broader public?

This might include the built form, architectural styles, the public realm, views and vistas, or other aspects that contribute to a CHL.

For context, please let us know if you have a specific interest in one of today's CHL's and specify which one! Are you a resident? Industry member? Heritage professional? Let us know in your comment!

What does conservation look like to you?

For context, please let us know if you have a specific interest in one of today's CHL's and specify which one! Are you a resident? Industry member? Heritage professional? Let us know in your comment!

What level of protection and management would you support?

This might include Official Plan policies, Zoning By-law regulations, Heritage Conservation Guidelines, OHA designations, and more.

For context, please let us know if you have a specific interest in one of today's CHL's and specify which one! Are you a resident? Industry member? Heritage professional? Let us know in your comment!

What is important to you from an intangible perspective?

Intangible heritage can include stories, memories, knowledge or traditions associated with a landscape. Although they don't pertain to the physical built form, the intangible values are an important part of heritage conservation. We'd love to hear your stories!

For context, please let us know if you have a specific interest in one of today's CHL's and specify which one! Are you a resident? Industry member? Heritage professional? Let us know in your comment!

Cultural Heritage Landscape Implementation Project: Next Steps

Policy Work

Amended, Updated and New CHL policies and mapping for the new Official Plan will be prepared by Heritage Planning staff with input from heritage consultant, internal project advisory team, First Nations consultations and public consultations.

Engagement

Our engagement plan includes First Nations Consultations, a public open house, four neighbourhood walkshops, and online input through the City's Engage Kitchener webpage.

Find more information to stay involved on our Engage page!

https://www.engagewr.ca/kitchener2051/cultural-heritage

City of Kitchener Heritage Planning Team
heritage@kitchener.ca
Phone: 519-783-8909
TTY: 1-866-969-9994