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DEPARTMENT OF GENERAL SERVICES  
AND CITY CLERK

**January 15, 1992**

City Hall, P.O. Box 1118  
22 Frederick Street  
Kitchener, Ontario  
Canada, N2G 4G7

**REGISTERED MAIL**

**Ms. Nancy Smith  
Heritage Branch  
Ministry of Culture and Communications  
77 Bloor Street W.  
Toronto, Ontario  
M7A 2R9**

Dear Ms. Smith:

Re: Designation By-law: ✓1. No. 91-326 - 35 Gordon Avenue  
✓2. No. 91-376 - 30 Courtland Avenue E.  
Notice of Intention: ✓115 Woodside Avenue (Woodside Pool)

Attached are copies of the by-laws designating for 35 Gordon Avenue and 30 Courtland Avenue E. The by-laws were registered on October 24, 1991 and December 31, 1991 as Instrument No. 1095004 and No. 1101501, respectively.

If you have any further questions or concerns, please call me at (519) 741-2279.

Yours truly,

Nauphomski

G. Sosnoski  
Assistant City Clerk

Encl.

$$/dr$$

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ARCHITECTURE AND  
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BY-LAW NUMBER 91-376  
OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate part of the  
property municipally known as 30 Courtland  
Avenue East in the City of Kitchener as being  
of historical and architectural value)

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1980, Chapter 337,  
authorizes the Council of a Municipality to enact by-laws to designate real property,  
including all buildings and structures thereon, to be of architectural or historical value or  
interest;

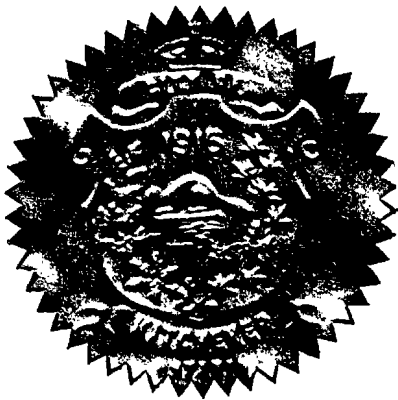
AND WHEREAS the Council of The Corporation of the City of Kitchener  
has caused to be served on the owner of the lands and premises known municipally as 30  
Courtland Avenue East in the City of Kitchener, and upon the Ontario Heritage  
Foundation, a Notice of Intention to Designate as being of historical and architectural value  
that part of the aforesaid real property more particularly hereinafter described, and has  
caused such Notice of Intention to be published in a newspaper having general circulation  
in the municipality once for each of three consecutive weeks;

AND WHEREAS no Notice of Objection to the proposed designation has  
been served upon the Clerk of the Municipality;

NOW THEREFORE the Council of The Corporation of the City of Kitchener  
enacts as follows:

1. There is designated as being of historical and architectural value that part of the aforesaid real property known as 30 Courtland Avenue East which pertains to the Courtland Avenue elevation, the roofline and both chimneys.
2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the whole of the property described in Schedule "A" hereto (of which the said designated area forms a part) in the proper land registry office.
3. The Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in the same newspaper having general circulation in the community once for each of three consecutive weeks.

PASSED at the Council Chambers in the City of Kitchener this 16<sup>th</sup>  
day of December A.D., 1991.



D. V. Cardillo  
Mayor

[Signature]  
DEPUTY Clerk

## SCHEDULE 'A'

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Kitchener, in the Regional Municipality of Waterloo (formerly Township of Waterloo), and Province of Ontario, containing five one-hundredths of an acre more or less and being composed of part of Lot Number Twenty (20) of Van Camp's Survey as shown on Registered Plan Number Three Hundred and Ninety-eight (398) and part of Lot Number One Hundred and Seventy-Five (175) according to a registered subdivision of Lot Number Seventeen (17) of the German Company Tract in the said Township and now in the said City and which is more particularly described as follows:

COMMENCING at a point in the southwesterly limit of Lot 175 according to registered subdivision of Lot 17 German Company Tract distant 71.11 feet measured North 51 degrees West from the most southerly angle of said Lot 175 being also the northeastern limit of Courtland Avenue;

THENCE North thirty-nine (39) degrees, five (5) minutes East to and along the centre line of the division wall between dwellings numbers thirty (30) and thirty-two (32) and the production thereof, one hundred and twenty (120) feet to a stake planted at the southerly limit of adjoining land of Cluett and Peabody Company;

THENCE along the same North fifty-one (51) degrees West, eighteen and six one-hundredths (18.06) feet to a stake;

THENCE SOUTH thirty-nine (39) degrees five (5) minutes West to and along the centre line of the division wall between dwellings numbers twenty-eight (28) and thirty (30) and the production thereof, a distance of one hundred and twenty (120) feet to a point in the southwest limit of said Lot 175 being also the northeastern limit of Courtland Avenue;

THENCE along the same South fifty-one (51) degrees East, eighteen and six one-hundredths (18.06) feet to the place of beginning;

RESERVING a right-of-way seven (7) feet in width across the northerly end of the above described parcel of land for use of a right-of-way for all the owners or tenants on which is known as the Courtland Avenue Terrace and TOGETHER WITH a complete

right-of-way over and along part of Lot Twenty (20), Plan 398 more particularly described as follows:

COMMENCING at a point in the easterly limit of said Lot 20, Plan 398, distant one hundred and twenty (20) feet measured North thirty-nine (39) degrees eleven (11) minutes east from the most southerly angle of Lot 176 according to registered subdivision of Lot 17 German Company Tract;

THENCE West parallel with Courtland Avenue North fifty-one (51) degrees West a distance of two hundred and six and eighty-six hundredths (206.86) feet more or less to a point five (5) feet easterly from the easterly limit of a lane as shown on said Plan 398;

THENCE South thirty-nine (39) degrees eleven (11) minutes west a distance of seven (7) feet;

THENCE Easterly parallel with Courtland Avenue South fifty-one (51) degrees East a distance of two hundred and six and eighty-six hundredths (206.86) feet to a point in the East limit of said Lot 20, Plan 398;

THENCE North thirty-nine (39) degrees eleven (11) minutes East along the easterly limit of said Lot 20 a distance of seven (7) feet to the point of commencement;

SAID right of way for the free use of all the owners or tenants, their heirs, or assigns, for egress and ingress to and from and across the above-described parcel of land;

TOGETHER with a right to use those portions of the walls of the building on the said lands which are on the lands of the adjoining owners on either side and subject to the rights of the adjoining owners to use those parts of the said walls which are on the lands above described, it being understood that the said walls on either side of the building of the above described lands shall be party walls to be used, enjoyed and maintained jointly by the owners of the lands adjacent thereto.

## REASONS FOR DESIGNATION

30 Courtland Avenue East

The designation described herein has been made on historic and architectural grounds and pertains to the Courtland Avenue elevation, the roofline and the two chimneys.

The subject property is part of a rowhouse development constructed in 1889 by Martin Nelson and referred to as the Nelson Terrace. The building originally housed women who worked in the Williams, Green and Rome shirt factory.

The specific features applying to the designation include: all original window openings, including wooden sash, sills and mullions; exterior staircase on the street facade; all stained glass in the window of the transom above the main door and the upper portions of the second storey windows; cornice and freize; brick building fabric including all keystones, raised brick label trim and voussoirs.

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