

RESIDENTIAL NEIGHBOURHOODS





OLD ABBEY RD

BRIDGE ST W

GRANT CRES

GREEN ACRES DR

HALLMARK DR

DAVENPORT RD

ANN DALE RD

CASTLEFIELD AVE

LEE AVE

NORMANDY AVE

WHITMORE DR

LEXINGTON RD

COLONIAL ACRES NEIGHBOURHOOD

BOUNDARIES Bound by Lexington Road from Anndale Road to Bridge Street West. Northwest of Anndale Park to Old Abbey Road and northeast to Deer Run Park.

RECOGNITION None.

**HISTORIC
THEME(S)** Urban Development.

**TYPE OF
LANDSCAPE** Residential Neighbourhood.

DESCRIPTION The Colonial Acres neighbourhood, located in the Lexington Bridge area, is a low density, mid-20th century suburban residential development with post-war veteran bungalows and Colonial Revival style homes. The community first developed as part of the Veteran's Land Act in 1957 in an effort to provide housing for returning veterans. Subsequent plans for the suburban residential neighbourhood were presented to the Waterloo Planning Board in 1963 and the development again expanded in 1964 through the creation of the Colonial Acres residential subdivision. The neighbourhood continued to expand through to the end of 1980s.

The Colonial Acres neighbourhood contains victory housing, a post-World War II architectural style characterized by its compactness, simplicity and low cost, as well as later suburban housing characteristics of the 1960s –'70s and '80s. The lands northwest of the intersection of Lexington Road and Bridge Street West were developed as part of the Veterans' Land Act in 1957 to provide housing for returning veterans. This early portion of the neighbourhood was designed to a grid plan and street names, such as Normandy Avenue, were war-time inspired. Typical residential structures consisted of bungalow-style or modest two-storey homes built on large lots. It is reported that properties were large enough to support subsistence farming for returning veterans, a characteristic common to the design of many victory housing subdivisions.

In 1963, Mr. W. Oliver requested that the Waterloo Planning Board approve preliminary plans for a 70-acre residential subdivision on lands adjacent to the neighbourhood established by the Veterans' Land Act, on what had formerly been agricultural lands. In 1964, it was announced that the community now known as Colonial Acres was to be further developed and the plan was to be designed by Charles Voelker. Voelker was a self-taught architectural designer and served on Waterloo Council for 15 years. His accomplishments included improved designs for curbs, gutters and street lighting, and helping to establish the Local Architectural Conservation Advisory Committee (LACAC). Voelker's plan for the new community included a system of curvilinear streets and cul-de-sacs set amongst residential lots considerably larger than those in the early Veterans' Land Act development. Voelker created plans for many of the homes in the Colonial Acres area and was known as "Colonial Charlie" due to his penchant for traditional, symmetrical designs typical of the Colonial Revival style.

Colonial Acres represents a designed landscape characterized by large properties, many designed in the Colonial Revival style, with deep front lawns containing a concentration of mature trees. The landscape is physically and functionally tied to the road system, which continues to be based upon a rural style cross-section typified by an absence of curbs, gutters and sidewalks.



DESIGN
VALUE

rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway).

<input type="checkbox"/>	DESIGN VALUE	displays a high degree of design or aesthetic appeal.
<input type="checkbox"/>	DESIGN VALUE	demonstrates a high degree of technical or scientific achievement.
<input checked="" type="checkbox"/>	HISTORICAL VALUE	direct association with a theme, event, belief, person, activity, organization, or institute significant to a community.
<input type="checkbox"/>	HISTORICAL VALUE	yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
<input checked="" type="checkbox"/>	HISTORICAL VALUE	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community.
<input type="checkbox"/>	CONTEXTUAL VALUE	is important in defining, maintaining or supporting character of an area.
<input checked="" type="checkbox"/>	CONTEXTUAL VALUE	physically, functionally, visually or historically linked to surroundings.
<input type="checkbox"/>	CONTEXTUAL VALUE	a landmark.



The area's residential land use remains unchanged since its development in the mid-20th century. The neighbourhood was initially planned to house veterans as part of the Veterans' Land Act and was subsequently expanded to accommodate suburban development in the 1960s. This expansive development continued in the neighbourhood through the 1970s and 1980s.

The current layout exhibits large lots, roadway widths that are relatively wide with rural cross sections, streets lined with deciduous and coniferous trees, and a system of pedestrian trails through a forested corridor at the north end of the landscape. The original roadways constructed in the 1960s remain, however they have been engulfed by additional roads built to accommodate the numerous expansions made to this residential landscape. Many of the large lots in the Colonial Acres neighbourhood have been subdivided to build additional single-detached houses. Some of these replacement dwellings respect the design, massing and setback common to the area, but the division of the neighbourhood's large lots and the use of contemporary designs and construction materials has impacted the integrity of the largely cohesive streetscapes.

- LAND USE landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential or institutional).
- OWNERSHIP continuity of ownership or occupation of the site, dating to a historic period.
- BUILT ELEMENTS buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form and in relatively sound condition.
- VEGETATIVE ELEMENTS plantings (hedgerows, windrows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernible.
- CULTURAL RELATIONSHIPS relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact.
- NATURAL FEATURES prominent natural features (cliff, stream, vegetation, etc.) remain intact.

- NATURAL RELATIONSHIPS historical relationships to prominent natural features still exist for the site as a whole and within the site
- VIEWS existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos).
- RUINS ruins and overgrown elements still convey a clear message about the site's history.
- DESIGNED LANDSCAPES changes to a designed landscape can be corrected so that the property retains integrity versus being irrevocable.



The neighbourhood's heritage significance has been identified by residents through previous planning studies, environmental assessments and a comprehensive zoning by-law review. Residents have also expressed a desire for the neighbourhood to be considered a CHL and a subcommittee was formed to collect research about the area. Residents reported a number of aspects of the landscape that are valued for their impact on day to day living and improved quality of life, including the system of trails, mature vegetation and the preservation of dark skies despite the landscape's urban location.

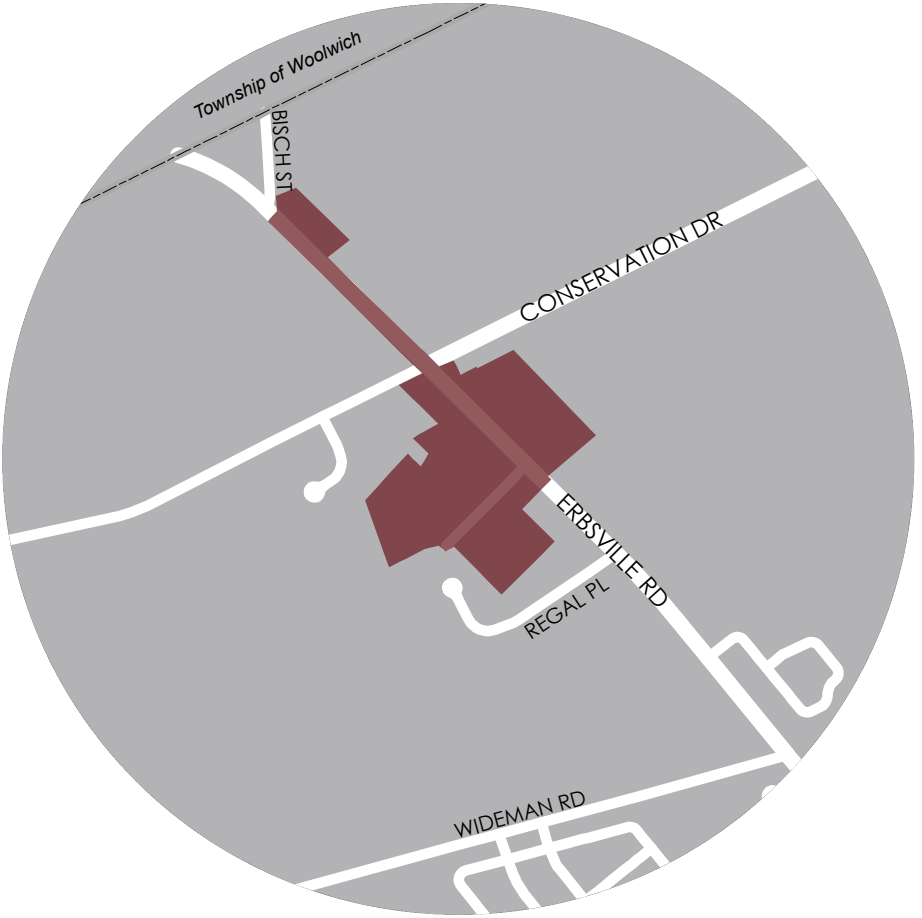
When asked to prioritize the importance of this landscape in the City's survey, 60% of respondents noted it as "very important" or "somewhat important."

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|-------------------------------------|-----------------------|---|
| <input checked="" type="checkbox"/> | COMMUNITY IDENTITY | landscape contributes to the community's identity and is used to tell the story of the community. |
| <input type="checkbox"/> | LANDMARK | area is widely recognized as a landmark. |
| <input type="checkbox"/> | PRIDE AND STEWARDSHIP | community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep). |
| <input type="checkbox"/> | COMMEMORATION | area or elements within the area are named to celebrate or commemorate someone or something. |
| <input type="checkbox"/> | PUBLIC SPACE | area is a site of frequent or longstanding public gatherings or events. |
| <input type="checkbox"/> | CULTURAL TRADITIONS | people use the area to express their cultural traditions. |
| <input checked="" type="checkbox"/> | QUALITY OF LIFE | aspects of the landscape are valued for their impact on day to day living. |
| <input type="checkbox"/> | LOCAL HISTORY | location is written about in local histories or spoken about through local stories or lore. |
| <input type="checkbox"/> | VISUAL DEPICTION | location is widely photographed or depicted in works of art (visual, literary, etc.). |
| <input type="checkbox"/> | GENIUS LOCI | people refer to the area as having a distinctive atmosphere or pervading 'sense of place'. |
| <input type="checkbox"/> | COMMUNITY IMAGE | area is identified with the community image (e.g. appearing in promotions or marketing material). |

- | | | |
|-------------------------------------|----------|--|
| <input type="checkbox"/> | TOURISM | area is promoted as a tourist destination. |
| <input checked="" type="checkbox"/> | PLANNING | area has been identified through another planning process as being unique. |

PRELIMINARY HERITAGE ATTRIBUTES INCLUDE:

- Grid street pattern of the veterans' housing portion of the landscape developed in 1957;
- Mid-20th century suburban form, including cul-de-sacs;
- Relatively large roadway widths;
- Rural cross section of roadways;
- Mid-20th century veterans' bungalow and modest two-storey style homes;
- Collection of Colonial Revival style homes constructed from the early 1960s on;
- Large lots;
- Deciduous and coniferous trees; and
- Deer Run and Anndale Parks and trail system.



ERBSVILLE

BOUNDARIES	Former Erbsville settlement at the crossroads of Erbsville Road and Conservation Drive, extending north along Erbsville Road to St. Paul's Lutheran Church; east to the properties on the east side of Erbsville Road; west to the properties on the west side of Erbsville Road and Laurel Creek; and south to one lot south of Schnarr Street on both the east and west sides of Erbsville Road.
RECOGNITION	3 listed, non-designated properties of Cultural Heritage Value/Interest.
HISTORIC THEME(S)	Pioneer Settlement.
TYPE OF LANDSCAPE	Residential Neighbourhood.
DESCRIPTION	The Erbsville neighbourhood, located within the early settlement of Erbsville, is characterized by low density residential structures, several of which date to the mid-19th century. The former village contained a cluster of non-Mennonite immigrants, mainly European Germans, who developed the area post-1835. Natural features of the Erbsville area include Laurel Creek, two Environmentally Sensitive Policy Areas (Laurel Creek Forest, ESPA 80 and Schaefer's Woods, ESPA 17), a portion of Erbsville Park, and the Wideman Tributary.

CULTURAL HERITAGE VALUE or INTEREST

Erbsville is representative of an early village in the City of Waterloo with historical value as a community settled by European Germans, many of whom were the main agents in village development in Waterloo County post-1835.

The landscape is associated with the Erb family, early and influential pioneers in Waterloo County. The settlement was named for the Erbs as Samuel Erb, son of John Erb, the founder of Preston, established a sawmill on Lot 45 of the German Company Tract in the west corner of Waterloo Township by 1845. A dam was constructed on Laurel Creek, which flowed through the village, and provided waterpower to run the mill. Erb ownership continued until the 1870s when Charles Kreuziger took over and established a sawmill, shingle and lath factory in the area. The settlement also operated as a post village from 1863 to 1914. By 1861, Erbsville had begun to be established at the intersection of Erbsville Road and Conservation Drive, and by 1863 had a population of 100 people, primarily German immigrants from Hesse. At its peak occupation, the village contained a general store offering postal service, a school (1859, replaced in 1873 and again in 1959), a church, cheese factory, carpenter's shop run by Demetrius Schnarr, Baltzer Schnarr's British Crown Inn, and two blacksmith shops, at one of which William Fritz was a local blacksmith for over 60 years.

The landscape elements that remain from Erbsville's early settlement yield information that contributes to an understanding of the area's past. These elements include the historic residential building stock and associated outbuildings, notably three early buildings that date to the 1850s: 741 Erbsville Road (1855), 720 Schnarr Street (1850) and 728 Schnarr Street (1854); and the 1877 yellow brick St. Paul's Lutheran Church.

Erbsville Road's rural cross-section and historic streetscape is physically and historically linked to its surroundings through the presence of historic buildings and landscape elements set close to the road and the creek crossing. The Laurel Creek Forest (ESPA 80) and Schaefer's Woods (ESPA 17) Environmentally Sensitive Policy Areas, and the Wideman Tributary, which cross through Erbsville, contribute to the mature vegetation that characterizes the landscape and provides a dense tree canopy bordering Erbsville Road.



DESIGN VALUE

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<input type="checkbox"/>	HISTORICAL VALUE	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community.
<input type="checkbox"/>	CONTEXTUAL VALUE	is important in defining, maintaining or supporting character of an area.
<input checked="" type="checkbox"/>	CONTEXTUAL VALUE	physically, functionally, visually or historically linked to surroundings.
<input type="checkbox"/>	CONTEXTUAL VALUE	a landmark.



Erbsville has experienced a continuity in land use as a residential community, evolving from an isolated rural village to a neighbourhood now encompassed by the City of Waterloo. Beginning in the 1970s, the area faced significant development pressure and saw many of its residents move further into the city's core. Despite a loss of population and the removal of historic landscape elements, some of the built heritage features that define the village's historic character have been maintained. Notably, the historic residential building stock, church, and contemporary former school (1959, closed in 1980) remain on the landscape.

Although the former mill pond has been removed, the historic crossing of Laurel Creek beneath Erbsville Road remains a significant feature of the streetscape and is indicative of the creek's historic importance in powering the local industry. The concentration of mature vegetation remaining on the landscape maintains the rural appearance of the former village, such as the dense tree canopy that has been preserved along Erbsville Road.

<input type="checkbox"/>	LAND USE	landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential or institutional).
<input type="checkbox"/>	OWNERSHIP	continuity of ownership or occupation of the site, dating to a historic period.
<input checked="" type="checkbox"/>	BUILT ELEMENTS	buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form and in relatively sound condition.
<input type="checkbox"/>	VEGETATIVE ELEMENTS	plantings (hedgerows, windrows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernible.
<input type="checkbox"/>	CULTURAL RELATIONSHIPS	relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact.
<input checked="" type="checkbox"/>	NATURAL FEATURES	prominent natural features (cliff, stream, vegetation, etc.) remain intact.
<input type="checkbox"/>	NATURAL RELATIONSHIPS	historical relationships to prominent natural features still exist for the site as a whole and within the site.

- VIEWS existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos).
- RUINS ruins and overgrown elements still convey a clear message about the site's history.
- DESIGNED LANDSCAPES changes to a designed landscape can be corrected so that the property retains integrity versus being irrevocable.



The Erbsville landscape contains three buildings with potential cultural heritage value or interest listed on the City of Waterloo's Municipal Heritage Register: 741 Erbsville Road, 720 Schnarr Street and 728 Schnarr Street.

A number of the place names in Erbsville commemorate founding members of the community. Erbsville was named after the Erb family. Samuel Erb, son of John Erb, the founder of Preston, brought industry to the area through his sawmill. Schnarr Street is named to commemorate Demetrius Schnarr, the village's first carpenter and an early settler and land owner. A book was written focused on the Schnarr family entitled, *The Schnarr's from Erbsville, Descendants of Charles Demetrius Schnarr*.

The landscape has been included in tourism materials such as the Waterloo Region Historic Countryside Tours brochure.

When asked to prioritize the importance of this landscape in the City's survey, 54% of respondents noted it as "very important" or "somewhat important."

<input type="checkbox"/>	COMMUNITY IDENTITY	landscape contributes to the community's identity and is used to tell the story of the community.
<input type="checkbox"/>	LANDMARK	area is widely recognized as a landmark.
<input checked="" type="checkbox"/>	PRIDE AND STEWARDSHIP	community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep).
<input checked="" type="checkbox"/>	COMMEMORATION	area or elements within the area are named to celebrate or commemorate someone or something.
<input type="checkbox"/>	PUBLIC SPACE	area is a site of frequent or longstanding public gatherings or events.
<input type="checkbox"/>	CULTURAL TRADITIONS	people use the area to express their cultural traditions.
<input type="checkbox"/>	QUALITY OF LIFE	aspects of the landscape are valued for their impact on day to day living.
<input checked="" type="checkbox"/>	LOCAL HISTORY	location is written about in local histories or spoken about through local stories or lore.
<input type="checkbox"/>	VISUAL DEPICTION	location is widely photographed or depicted in works of art (visual, literary, etc.).

<input type="checkbox"/>	GENIUS LOCI	people refer to the area as having a distinctive atmosphere or pervading 'sense of place'.
<input type="checkbox"/>	COMMUNITY IMAGE	area is identified with the community image (e.g. appearing in promotions or marketing material).
<input checked="" type="checkbox"/>	TOURISM	area is promoted as a tourist destination.
<input checked="" type="checkbox"/>	PLANNING	area has been identified through another planning process as being unique.

PRELIMINARY HERITAGE ATTRIBUTES INCLUDE:

- Erbsville Road, Conservation Drive and Schnarr Street streetscapes:
 - o Collection of early buildings;
 - o Limited setbacks;
 - o Rural cross-section;
 - o Mature vegetation;
- St. Paul's Lutheran Church (1877);
- 741 Erbsville Road, 1 1/2 storey vernacular residential structure with three bays, a gable roof and asymmetrical two-over-two windows (1855);
- 720 Schnarr Street, 1 1/2 storey vernacular residential structure with a gable roof and two-over-two windows (1850);
- 728 Schnarr Street, 1 1/2 storey vernacular residential structure with a gable roof and three bays (1854);
- Bridge over Laurel Creek with decorative concrete balustrades and metal railings;
- Laurel Creek;
- Environmentally Sensitive Policy Areas:
 - o Laurel Creek Forest (ESPA 80); and
 - o Schaefer's Woods (ESPA 17).



MACGREGOR-ALBERT NEIGHBOURHOOD

BOUNDARIES	Located southwest of Wilfrid Laurier University between Waterloo Park and King Street North. Albert Street is the principal street, which runs northwest from Uptown Waterloo and extends through the neighbourhood.
RECOGNITION	9 properties designated (Part IV) under the Ontario Heritage Act. 137 properties designated (Part V) under the Ontario Heritage Act.
HISTORIC THEME(S)	Pioneer Settlement, Urban Development.
TYPE OF LANDSCAPE	Residential Neighbourhood.
DESCRIPTION	The MacGregor-Albert neighbourhood, located adjacent to the commercial core of Uptown Waterloo, is characterized by single-detached houses constructed around a 19th century street plan. It is the city's oldest residential neighbourhood and was established in conjunction with the expansion and development of King Street, north of Abraham Erb's mill. Due to its long period of development, the neighbourhood's buildings represent a diversity of ages and architectural styles. The Heritage Conservation District designation (By-law 06-097) for this neighbourhood came into effect in January 2008.

The MacGregor-Albert neighbourhood is the oldest neighbourhood in the city and its first Heritage Conservation District (HCD). The neighbourhood developed in conjunction with the development of King Street, north of Abraham Erb's mill, on lands that were higher and drier than the cedar swamp surrounding the mill. The angled street patterns, triangular areas of open space (i.e., Carnegie Green), and neighbourhood limits are historically rooted in the orientation of King Street and Albert Street, which connected the mill to farming communities to the north, and by the creation of Waterloo Park to the west in the 1890s. Approximately one third of the perimeter of the neighbourhood fronts the park. It provides a special character to the entire neighbourhood as it is visible from many vantage points, notably from the streets that access it (Central, Spring and Young Streets).

The neighbourhood displays a high degree of design and aesthetic appeal, containing many architecturally and historically significant buildings, including local institutional landmarks such as the former Carnegie Library (1905) and Emmanuel United Church (1905). Typical residential buildings consist of single-detached one-and-a-half to two-storey homes with red brick construction, setback from the street. Examples include a Gothic Revival house at 36 Young Street West, an Italianate farmhouse at 157 Albert Street and an Edwardian Classical house at 137 Albert Street. There is a diversity of architectural ages and styles represented in the MacGregor-Albert HCD, although most are traditional rather than modern styles. The age of the neighbourhood's buildings range from the mid-19th century to recent times, with approximately 90% of buildings predating the end of World War II. The variation in construction dates is due to gradual infilling and selective redevelopment.

The neighbourhood housed many individuals significant to the community, including J. Charles Mueller (president of the Board of Trade), artist Woldemar Neufeld, J.E. Frowde Seagram (president of Canada Barrels & Kegs Ltd. and Seagram Distillery), Elias Snider (who hired surveyors to lay out the neighbourhood lots), Herbert Snyder (the owner of Snyder Brothers Furniture) and Councillor Charles E. Voelker.



**DESIGN
VALUE**

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<input checked="" type="checkbox"/>	CONTEXTUAL VALUE	a landmark.



The area's land use remains unchanged since its development as a residential neighbourhood. The landscape's troughs and ridges remain from the original landscape and the 19th-century street plan and resulting open space deltas persist. The relatively narrow, tree-lined streets remain virtually intact with only minor changes such as slight road widenings, curb and gutter placement, and driveway access to the streets in the form of low retaining walls.

Many of the early residential and institutional buildings and outbuildings have been conserved and are in sound condition. The predominant architectural styles in the area are traditional rather than modern.

Views originally established with the creation of Waterloo Park in the 1890s from Young Street West, Spring Street West and Central Street are comparable to historic views captured through early photography.

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<input checked="" type="checkbox"/>	CULTURAL RELATIONSHIPS	relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact.
<input checked="" type="checkbox"/>	NATURAL FEATURES	prominent natural features (cliff, stream, vegetation, etc.) remain intact.
<input checked="" type="checkbox"/>	NATURAL RELATIONSHIPS	historical relationships to prominent natural features still exist for the site as a whole and within the site.



VIEWS

existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos).



RUINS

ruins and overgrown elements still convey a clear message about the site's history.

DESIGNED
LANDSCAPES

changes to a designed landscape can be corrected so that the property retains integrity versus being irrevocable.



The historic features of the neighbourhood comprise a significant component of the MacGregor-Albert community's identity. The heritage value of the neighbourhood is celebrated by its residents through activities such as the sharing of historic information through social media and photo displays at neighbourhood block parties. The community boasts an active neighbourhood association that holds annual events and rallies together when necessary to conserve the unique sense of place of the historic neighbourhood.

City-wide pride and stewardship is demonstrated through the designation of the neighbourhood as an HCD in 2006, and the designation of nine properties under Part IV of the Ontario Heritage Act. The City of Waterloo and the Waterloo Public Library have both published walking tour brochures of the neighbourhood.

The heritage value of the MacGregor-Albert neighbourhood is supported through a variety of planning documents, including the Uptown Community Improvement Plan and the Zoning By-law.

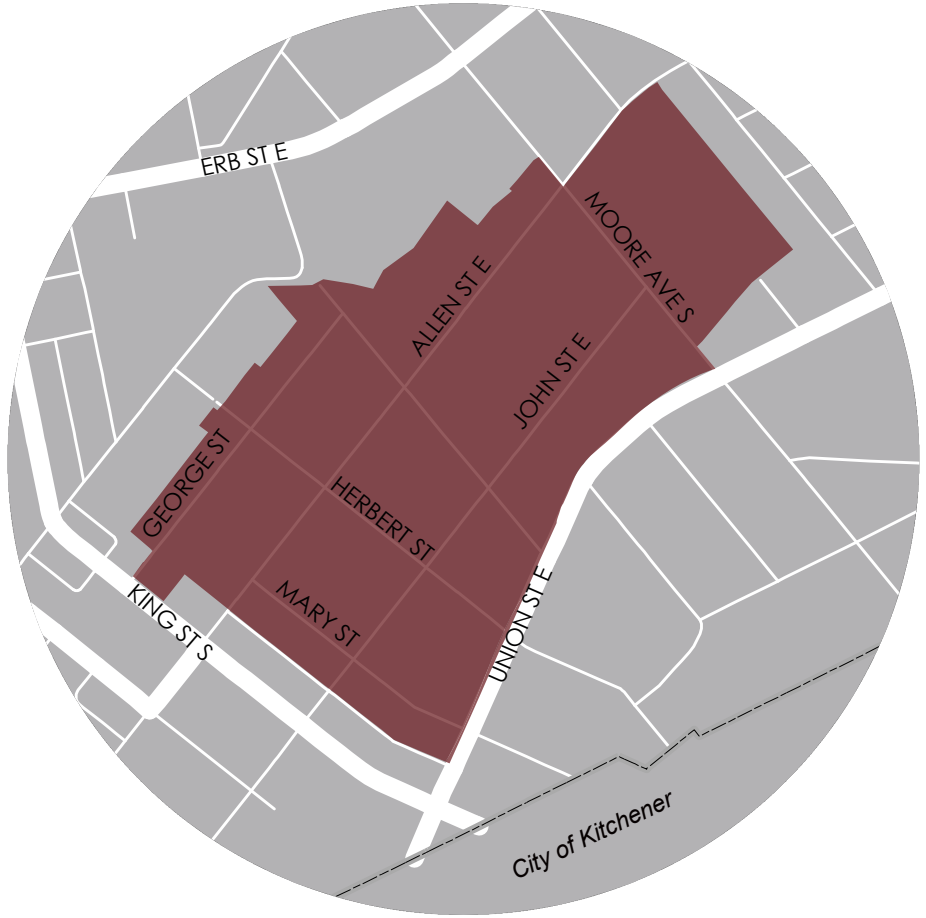
The community identity of the area was reported to be valued through the public consultation undertaken as part of this study. When asked to prioritize the importance of this landscape in the City's survey, over 85% of respondents noted that this landscape was either "very important" or "somewhat important."

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| <input checked="" type="checkbox"/> | LANDMARK | area is widely recognized as a landmark. |
| <input checked="" type="checkbox"/> | PRIDE AND STEWARDSHIP | community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep). |
| <input type="checkbox"/> | COMMEMORATION | area or elements within the area are named to celebrate or commemorate someone or something. |
| <input type="checkbox"/> | PUBLIC SPACE | area is a site of frequent or longstanding public gatherings or events. |
| <input type="checkbox"/> | CULTURAL TRADITIONS | people use the area to express their cultural traditions. |
| <input type="checkbox"/> | QUALITY OF LIFE | aspects of the landscape are valued for their impact on day to day living. |
| <input checked="" type="checkbox"/> | LOCAL HISTORY | location is written about in local histories or spoken about through local stories or lore. |

<input type="checkbox"/>	VISUAL DEPICTION	location is widely photographed or depicted in works of art (visual, literary, etc.).
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<input checked="" type="checkbox"/>	TOURISM	area is promoted as a tourist destination.
<input checked="" type="checkbox"/>	PLANNING	area has been identified through another planning process as being unique.

PRELIMINARY HERITAGE ATTRIBUTES INCLUDE:

- 19th-century street plan that forms two deltas;
- Relatively narrow roadway widths that contribute to the perception of intimacy and enclosure for pedestrians;
- Vistas and views into Waterloo Park from Central Street, Spring Street West and Young Street West;
- Views of the Italianate farmhouse at 157 Albert Street and the Gothic Revival house at 36 Young Street;
- Built form characterized by early-to-mid-19th century wood clapboard, buff or red brick single-detached houses;
- Historic detached outbuildings of the same age as their related houses;
- Building coverage that provides generous, open space typical of many older, southern Ontario small-town neighbourhoods;
- Two institutional landmarks – former Carnegie Library and Emmanuel United Church;
- Gentle, undulating topography of troughs and ridges; and
- Mature street trees, including Black Walnut, Sugar Maple and Silver Maple, White Pine and Norway Spruce.



MARY ALLEN NEIGHBOURHOOD

BOUNDARIES	Bound by George Street in the north, Moore Avenue South in the east (including the Elizabeth Ziegler Public School on the east side of the street), Union Street East in the south, and Dodds Lane in the west. Also includes the property at 172 King Street South (Abraham Erb house).
RECOGNITION	5 properties designated (Part IV) under the Ontario Heritage Act. 74 listed, non-designated properties of Cultural Heritage Value/Interest.
HISTORIC THEME(S)	Pioneer Settlement, Urban Development.
TYPE OF LANDSCAPE	Residential Neighbourhood.
DESCRIPTION	The Mary Allen Neighbourhood, located southeast of Uptown Waterloo, is a distinctive, older inner-city residential area that developed largely between 1880 and 1920. It is one of the city's oldest residential neighbourhoods and features a diversity of architectural styles, including Queen Anne Revival, Berlin Vernacular, Italianate and Ontario Gothic. The neighbourhood also includes three churches, two schools, a public park and is bisected by a historic rail line.

The Mary Allen neighbourhood is residential area that is directly associated with Waterloo's earliest non-indigenous inhabitant, Abraham Erb, and early prominent businessman, John Hoffman. Erb built Waterloo's first commercial business in 1808, a sawmill located on King Street at the corner of King and Erb Streets, followed by a gristmill in 1816. Before 1812 he built the first homestead in the area located in the Mary Allen neighbourhood at 172 King Street South. This residence is the oldest surviving building in Waterloo. The landscape is also associated with John Hoffman whose survey of the lands opened it up for settlement. Hoffman also lived in the former Erb house and had servants' quarters built on George Street.

As one of the oldest residential neighbourhoods in Waterloo, the landscape is linked to the economic prosperity and urban development of the city. Due to its proximity to the city's core, the neighbourhood is associated with Waterloo's early industries as many of the homes were built by prominent employees and owners of Waterloo's first businesses. Notable residents included Julian Germann, the owner of the Market Hotel; Levi Stauffer, one of the founders of North Waterloo Farmers Mutual Fire Insurance Company and its first president; early Waterloo industrialist, Alfred Snyder; William Reade, barrister and later judge; and Clayton Wells, dentist and town councillor. Prominent local builder, Charles Moogk was responsible for the construction of homes in the neighbourhood, such as 39 George Street.

The neighbourhood displays a high degree of design and aesthetic appeal, containing many architecturally and historically significant buildings, including a concentration of local institutional landmarks such as the St. Louis Catholic Church and former St. Louis School, the W-K United Mennonite Church, Church of the Holy Saviour and the Elizabeth Zeigler Public School. Typical residential buildings consist of single-detached one-and-a-half to two-and-a-half storey brick homes that date from 1880 to 1920. The residences were built in the architectural styles popular during this era, including Queen Anne Revival, Waterloo Vernacular, Italianate and Ontario Gothic. The landscape possesses aesthetic appeal through its building styles, heights, massing, setbacks and construction materials. The narrow streets, mature canopy and front yard gardens add to the appeal and visual cohesiveness of the neighbourhood.



**DESIGN
VALUE**

rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway).

- DESIGN VALUE displays a high degree of design or aesthetic appeal.
- DESIGN VALUE demonstrates a high degree of technical or scientific achievement.
- HISTORICAL VALUE direct association with a theme, event, belief, person, activity, organization, or institute significant to a community.
- HISTORICAL VALUE yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- HISTORICAL VALUE demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community.
- CONTEXTUAL VALUE is important in defining, maintaining or supporting character of an area.
- CONTEXTUAL VALUE physically, functionally, visually or historically linked to surroundings.
- CONTEXTUAL VALUE a landmark.



The Mary Allen landscape continues to function as a residential neighbourhood since its establishment in the mid-to-late 19th century. The majority of the buildings were constructed between 1880 and 1920 with very few added after 1950. Many of the residences have changed little since they were built, largely resulting in the maintenance of their architectural integrity. However, there are some residences that have fallen into disrepair while others have been restored incorporating contemporary designs and materials. The primary types of interventions observed include the removal or enclosure of front porches and the addition of vinyl siding over original cladding. The former St. Louis School is currently undergoing restoration and adaptive reuse that will convert the structure to condominiums while retaining the exterior facades. The Abraham Erb house remains in sound condition with the oldest portion of the building preserved at the rear, facing George Street. In 1849, the house was enlarged, establishing its current façade oriented towards King Street South.

The neighbourhood's characteristic grid street pattern, grassed boulevards, organization of residential lots, front yard gardens and mature vegetation has been retained since the landscape was established in the 1880s. Specifically, the large, mature trees were planted during development of the neighbourhood and appear to remain in generally good health. Mary Allen Park provides green space within the neighbourhood and park vegetation includes a mix of high branching deciduous trees of various ages and a few mature coniferous trees.

The landscape offers several notable views that have remained consistent to their historic appearance, specifically the sight lines and vistas from the Spurline Trail (former rail line) to the spire of the St. Louis Church, and the terminating vista down John Street East that ends at the Elizabeth Ziegler Public School.

- LAND USE landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential or institutional).
- OWNERSHIP continuity of ownership or occupation of the site, dating to a historic period.
- BUILT ELEMENTS buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form and in relatively sound condition.

- VEGETATIVE ELEMENTS** plantings (hedgerows, windrows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernible.
- CULTURAL RELATIONSHIPS** relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact.
- NATURAL FEATURES** prominent natural features (cliff, stream, vegetation, etc.) remain intact.
- NATURAL RELATIONSHIPS** historical relationships to prominent natural features still exist for the site as a whole and within the site.
- VIEWS** existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos).
- RUINS** ruins and overgrown elements still convey a clear message about the site's history.
- DESIGNED LANDSCAPES** changes to a designed landscape can be corrected so that the property retains integrity versus being irrevocable.



The Mary Allen Neighbourhood Association is actively involved in maintaining the area's historical integrity and culture through participation in planning projects and volunteer-run events. There is also a volunteer run blog for the neighbourhood, Mary-Allen Stories, where the history of the neighbourhood is explored. The neighbourhood is the subject of a walking tour compiled by the City of Waterloo and the Waterloo Public Library.

Earlier efforts were made in 2000-2003 by members of the Mary Allen neighbourhood to establish a heritage conservation district (HCD). As part of this work, a survey was conducted that indicated that 67.7% of property owners were in favour of the establishment of a HCD. Pride and stewardship is illustrated through the designation of five properties under Part IV of the Ontario Heritage Act and the listing of 74 non-designated properties on the City's Municipal Heritage Register.

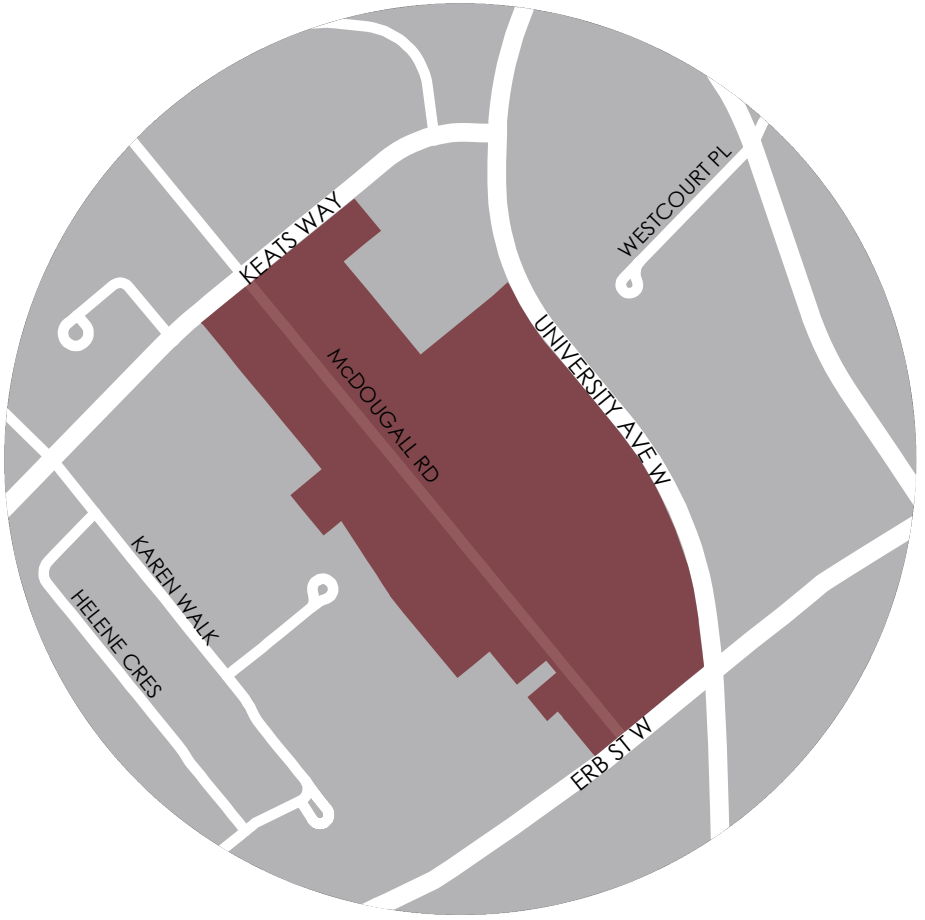
When asked to prioritize the importance of this landscape in the City's survey for this CHL inventory, 94% of respondents noted it as "very important" or "somewhat important."

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|-------------------------------------|-----------------------|---|
| <input type="checkbox"/> | COMMUNITY IDENTITY | landscape contributes to the community's identity and is used to tell the story of the community. |
| <input checked="" type="checkbox"/> | LANDMARK | area is widely recognized as a landmark. |
| <input checked="" type="checkbox"/> | PRIDE AND STEWARDSHIP | community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep). |
| <input checked="" type="checkbox"/> | COMMEMORATION | area or elements within the area are named to celebrate or commemorate someone or something. |
| <input type="checkbox"/> | PUBLIC SPACE | area is a site of frequent or longstanding public gatherings or events. |
| <input checked="" type="checkbox"/> | CULTURAL TRADITIONS | people use the area to express their cultural traditions. |
| <input type="checkbox"/> | QUALITY OF LIFE | aspects of the landscape are valued for their impact on day to day living. |
| <input checked="" type="checkbox"/> | LOCAL HISTORY | location is written about in local histories or spoken about through local stories or lore. |
| <input type="checkbox"/> | VISUAL DEPICTION | location is widely photographed or depicted in works of art (visual, literary, etc.). |
| <input checked="" type="checkbox"/> | GENIUS LOCI | people refer to the area as having a distinctive atmosphere or pervading 'sense of place'. |

<input type="checkbox"/>	COMMUNITY IMAGE	area is identified with the community image (e.g. appearing in promotions or marketing material).
<input type="checkbox"/>	TOURISM	area is promoted as a tourist destination.
<input checked="" type="checkbox"/>	PLANNING	area has been identified through another planning process as being unique.

PRELIMINARY HERITAGE ATTRIBUTES INCLUDE:

- 19th century grid street pattern;
- Narrow roadways lined with mature trees and grassed boulevards;
- Compact lots with private front yard gardens;
- Late 19th and early 20th century residential housing stock, including the 74 listed properties, that exhibits:
 - o One-and-a-half to two-storey construction;
 - o Variety of architectural styles including Queen Anne Revival, Berlin Vernacular, Italianate and Ontario Gothic;
 - o Building materials largely of brick;
 - o Presence of front porches;
 - o Consistent setbacks;
- Five properties designated under Part IV of the Ontario Heritage Act:
 - o Abraham Erb Residence, 172 King Street South (circa 1812);
 - o Bellinger-Bean House, 73 George Street (1882);
 - o Snyder Weber House, 43 George Street (1875);
 - o Schavio-Richber House, 222 Mary Street (1859);
 - o Elizabeth Ziegler Public School, 90 Moore Avenue South (1931);
- Historic church complexes, including St. Louis Catholic Church and associated buildings, W-K United Mennonite Church, and Church of the Holy Saviour;
- Terminating vista down John Street East to the Elizabeth Ziegler Public School; and
- Waterloo Region Railway Line and the Spurline Trail (WL-RD-3) and the sight lines and vistas from the walking trail.



McDOUGALL ROAD NEIGHBOURHOOD

BOUNDARIES Includes residential structures and landscaping along McDougall Road from Erb Street West to Keats Way.

RECOGNITION None.

**HISTORIC
THEME(S)** Agriculture, Urban Development.

**TYPE OF
LANDSCAPE** Residential Neighbourhood.

DESCRIPTION McDougall Road, a residential neighbourhood spanning from Erb Street West to Keats Way, is an organically evolved neighbourhood with a diversity of residential architectural styles. Some of the homes were originally constructed as summer cottages and have since been transformed into year-round residences. The neighbourhood's topography is hilly and contains mature trees, garden plots, as well as wildlife including deer and pheasants. The roadways are narrow with a rural cross section that does not include sidewalks. Original large lots can be found on the east side of the southern end of the road.

CULTURAL HERITAGE VALUE or INTEREST

McDougall Road is a rare, unique and early example of a residential, scenic streetscape reminiscent of rural traditions in the City of Waterloo. Once functioning as agricultural land in the 19th century and farmed by the McDougall family, large lots (1-2 acres) were subdivided early in the 20th century at which point the streetscape began to take shape. The original lots at the south end of McDougall Road were cultivated in the 1920s with vegetable and flower gardens. This practice continues today and represents a unique land use in the urban core of the city given the scale of open space dedicated to cultivation.

The neighbourhood evolved organically, and no two houses were built alike, resulting in a diversity of built forms. Edwardian and Tudor Revival design elements are articulated in the largely vernacular architecture expressions observed on the street. Many of the houses on the landscape were built by their first owners and decisions about setbacks, orientation and landscaping appear to have been made with consideration being given to integrating new residential development with the existing natural features of the landscape. McDougall Road was first developed to accommodate summer cottages built for wealthy, prominent families living in Waterloo and today has evolved into year-round residences. The Cressman Cottage, located at 37 McDougall Road, was the first summer home to be built on the street, designed as a typical Muskoka-style cottage. In 2006, of the 38 houses located on the landscape, nine were identified as having been built prior to the 1940s. The street also boasts Waterloo's first two in-ground swimming pools located at 37 and 22 McDougall Road.

McDougall Road is physically, visually and historically linked to its surroundings. The vernacular cottages on large lots, mature vegetation and tree canopy, rolling topography and gardens culminate in a residential landscape and rural cross section that has been maintained for over 100 years despite encroaching urban development. The landscape is defined by a natural change in elevation that breaks it into two observable sections; a rise of hill that then reveals the remaining scenic residential streetscape.



DESIGN
VALUE

rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway).



DESIGN
VALUE

displays a high degree of design or aesthetic appeal.

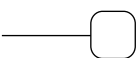
<input type="checkbox"/>	DESIGN VALUE	demonstrates a high degree of technical or scientific achievement.
<input type="checkbox"/>	HISTORICAL VALUE	direct association with a theme, event, belief, person, activity, organization, or institute significant to a community.
<input type="checkbox"/>	HISTORICAL VALUE	yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
<input type="checkbox"/>	HISTORICAL VALUE	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community.
<input checked="" type="checkbox"/>	CONTEXTUAL VALUE	is important in defining, maintaining or supporting character of an area.
<input checked="" type="checkbox"/>	CONTEXTUAL VALUE	physically, functionally, visually or historically linked to surroundings.
<input type="checkbox"/>	CONTEXTUAL VALUE	a landmark.



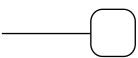
HISTORICAL INTEGRITY

The landscape has seen continuity in residential land use, with some early dwellings first constructed as summer cottages and later converted to year-round homes. Some of these cottages have been enlarged and/or altered, and new homes built, however the original setback distance has been kept consistent. The preservation of the tree canopy, narrow roadways and lack of sidewalks has maintained the road's scenic qualities. The rolling topography of the area remains, making clear the intentional placement and orientation of structures on the landscape by the original property owners.

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| <input checked="" type="checkbox"/> | LAND USE | landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential or institutional). |
| <input type="checkbox"/> | OWNERSHIP | continuity of ownership or occupation of the site, dating to a historic period. |
| <input checked="" type="checkbox"/> | BUILT ELEMENTS | buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form and in relatively sound condition. |
| <input checked="" type="checkbox"/> | VEGETATIVE ELEMENTS | plantings (hedgerows, windrows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernible. |
| <input checked="" type="checkbox"/> | CULTURAL RELATIONSHIPS | relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact. |
| <input checked="" type="checkbox"/> | NATURAL FEATURES | prominent natural features (cliff, stream, vegetation, etc.) remain intact. |
| <input checked="" type="checkbox"/> | NATURAL RELATIONSHIPS | historical relationships to prominent natural features still exist for the site as a whole and within the site. |
| <input checked="" type="checkbox"/> | VIEWS | existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos). |

**RUINS**

ruins and overgrown elements still convey a clear message about the site's history.

**DESIGNED
LANDSCAPES**

changes to a designed landscape can be corrected so that the property retains integrity versus being irrevocable.



McDougall Road is a historic scenic road with a rural cross-section representative of a type of street configuration not commonly observed in the City of Waterloo. The road's name commemorates a farmer with the surname McDougall, who once tilled the land in the area.

Local residents have historically used the area to express their cultural traditions through agriculture and continue to do so as exemplified by 52 McDougall Road, which contains a community garden on private property.

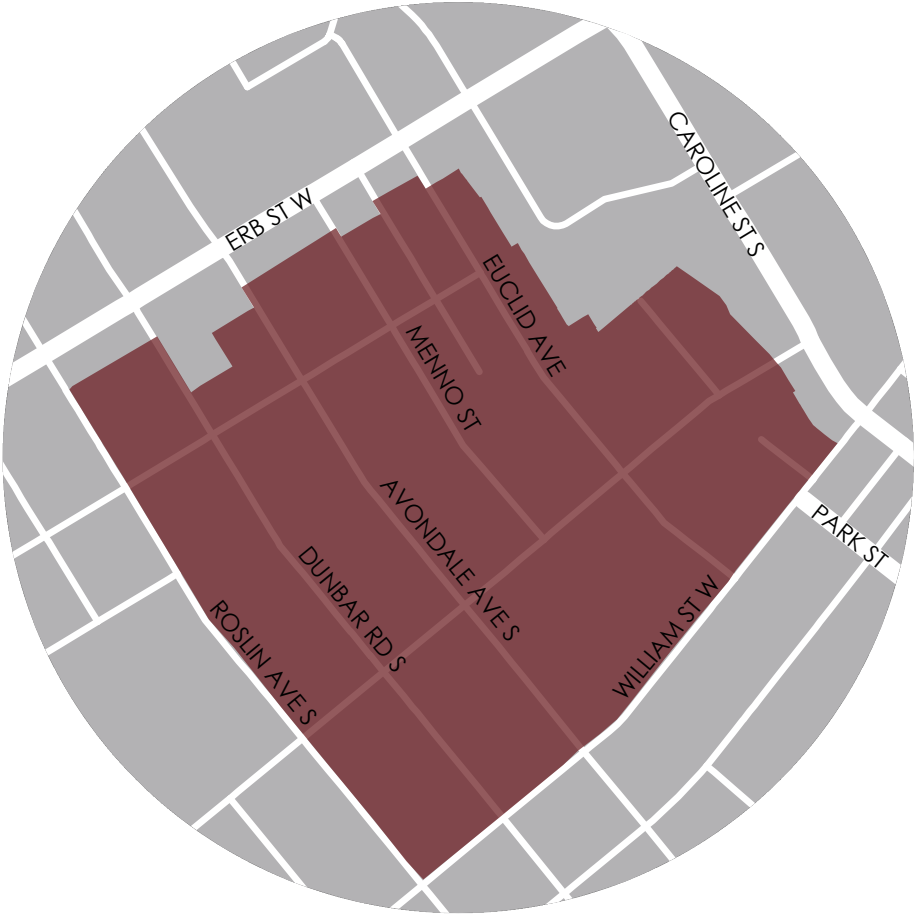
Local residents have been recommending the designation of the area as a heritage conservation district or cultural heritage landscape since 2006 and a Wilfrid Laurier University professor in the Department of Geography used McDougall Road as a case study for students studying cultural heritage landscapes. Residents have described the neighbourhood as a "social microcosm" of diversity with residents ranging from university professors, teachers, lawyers, doctors, retired manual labourers, office workers and students, and have remarked to enjoy the "country lane" character of the streetscape. Inclusion of the landscape in this inventory was suggested by members of the public during public consultation initiatives undertaken as part of this study.

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| <input checked="" type="checkbox"/> | COMMUNITY IDENTITY | landscape contributes to the community's identity and is used to tell the story of the community. |
| <input type="checkbox"/> | LANDMARK | area is widely recognized as a landmark. |
| <input checked="" type="checkbox"/> | PRIDE AND STEWARDSHIP | community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep). |
| <input checked="" type="checkbox"/> | COMMEMORATION | area or elements within the area are named to celebrate or commemorate someone or something. |
| <input type="checkbox"/> | PUBLIC SPACE | area is a site of frequent or longstanding public gatherings or events. |
| <input checked="" type="checkbox"/> | CULTURAL TRADITIONS | people use the area to express their cultural traditions. |
| <input type="checkbox"/> | QUALITY OF LIFE | aspects of the landscape are valued for their impact on day to day living. |
| <input checked="" type="checkbox"/> | LOCAL HISTORY | location is written about in local histories or spoken about through local stories or lore. |

<input type="checkbox"/>	VISUAL DEPICTION	location is widely photographed or depicted in works of art (visual, literary, etc.).
<input checked="" type="checkbox"/>	GENIUS LOCI	people refer to the area as having a distinctive atmosphere or pervading 'sense of place'.
<input type="checkbox"/>	COMMUNITY IMAGE	area is identified with the community image (e.g. appearing in promotions or marketing material).
<input type="checkbox"/>	TOURISM	area is promoted as a tourist destination.
<input checked="" type="checkbox"/>	PLANNING	area has been identified through another planning process as being unique.

PRELIMINARY HERITAGE ATTRIBUTES INCLUDE:

- Narrow roadway with a rural cross-section, no sidewalks and mature tree canopy;
- Original large lots located at the east side of the south end of McDougall Road;
- Former summer cottages, including 49 McDougall Road and 37 McDougall Road (Cressman Cottage);
- Diverse range of houses with significant setbacks, some pre-dating the 1940s;
- Rolling topography and mature vegetation; and
- Community garden.



MENNO EUCLID NEIGHBOURHOOD

BOUNDARIES Bound by Erb Street in the north, the Seagram Lands and Caroline Street South in the east, William Street West in the south, and Roslin Avenue South in the west.

RECOGNITION 2 properties designated (Part IV) under the Ontario Heritage Act.

2 listed, non-designated properties of Cultural Heritage Value/Interest.

**HISTORIC
THEME(S)** Pioneer Settlement, Urban Development.

**TYPE OF
LANDSCAPE** Residential Neighbourhood.

DESCRIPTION The Menno Euclid Neighbourhood, located west of the commercial core of Uptown Waterloo, is an early residential area characterized by modest-sized, vernacular houses constructed around a 19th century grid street plan. Due to its long period of development, spanning from the 1860s into the early 20th century, the neighbourhood features a variety of architectural styles including early vernacular and Georgian homes interspersed with Victorian styles, including Queen Anne, later Edwardian and Arts and Crafts style houses.

The Menno Euclid neighbourhood is representative of an early residential neighbourhood built around a 19th century grid street pattern in the City of Waterloo. The landscape is predominately composed of modest, single detached homes. The dwellings in the neighbourhood span a long period of construction, ranging from the 1860s into the early 20th century. There are a wide variety of architectural styles in the neighbourhood including early vernacular and Georgian homes interspersed with Victorian styles, including Queen Anne and later Edwardian and Arts and Crafts style houses. Although the architectural styles differ, a consistent setback, heights of one-and-a-half to two-and-a-half storeys and the presence of mature trees create a visual cohesiveness in the neighbourhood.

The Menno Euclid neighbourhood is historically associated with Waterloo's early manufacturing industries, and physically and functionally linked to one of Waterloo's most significant industrial employers, the Seagram Distillery. Due to the area's close proximity to the commercial core, many of the homes were built by employees and owners of Waterloo's early industries.

Historically, a portion of the neighbourhood was a showground, located north of the intersection of Park Street and William Street West. It was used for sports, races, celebrations and was the location of fall fairs and circuses. This site was one of three considered in 1890 for a proposed public park. The Eby farm (now Waterloo Park) won out and the lands of the old show grounds were surveyed for subdivision, with land set aside for the Alexandra School and its playgrounds. The school, constructed in 1923, is a landmark in the neighbourhood.

The landscape has a direct association with individuals significant to the community. Thomas Hilliard, known as the "Grand Old Man of Waterloo," was the founder of the Dominion Life Assurance Company, publisher of what is now the Waterloo Chronicle and involved in founding the Waterloo Trust and Savings Company (which merged with Canada Trust in 1968). Hilliard lived in the 1880 Victorian-style house located at 88 William Street West, which is now a designated property. Conrad Fenner was a deputy fire chief for the village and later a councillor. He was a carpenter and joiner who built his own wood-frame Georgian-style house in 1867 at 20 Menno Street, which is also designated.

The natural landscape of the Menno Euclid neighbourhood, including its mature trees, grassed boulevards and private front yard gardens, is important in maintaining the character of this 19th century urban residential neighbourhood. It is historically linked to its surroundings through its associations with employees and owners of early industries and prominent citizens in Waterloo, such as Thomas Hilliard and Conrad Fenner.

<input checked="" type="checkbox"/>	DESIGN VALUE	rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway).
<input type="checkbox"/>	DESIGN VALUE	displays a high degree of design or aesthetic appeal.
<input type="checkbox"/>	DESIGN VALUE	demonstrates a high degree of technical or scientific achievement.
<input checked="" type="checkbox"/>	HISTORICAL VALUE	direct association with a theme, event, belief, person, activity, organization, or institute significant to a community.
<input checked="" type="checkbox"/>	HISTORICAL VALUE	yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
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<input checked="" type="checkbox"/>	CONTEXTUAL VALUE	is important in defining, maintaining or supporting character of an area.
<input checked="" type="checkbox"/>	CONTEXTUAL VALUE	physically, functionally, visually or historically linked to surroundings.
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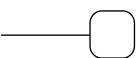


The history of the Menno Euclid landscape is predominately residential, and this land use has continued through to today. The first sales in the Menno Snider survey took place in the 1850s and the area was resurveyed in 1857. The neighbourhood features surviving buildings from as early as 1860. Although changes have occurred to some of the residences, such as additions and enclosed front porches, the housing stock has largely retained its integrity with few radical alterations or complete replacements.

In 1999, the vacant Alexandra School was converted to condominiums and a portion of the site was reverted to use as a public park. The former school's exterior was preserved and as such it remains a landmark in the neighbourhood.

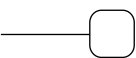
The neighbourhood's characteristic grid street pattern, grassed boulevards, organization of residential lots, front yard gardens and presence of mature trees has been retained through the landscape's long period of development, beginning in the 1860s.

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|-------------------------------------|------------------------|---|
| <input checked="" type="checkbox"/> | LAND USE | landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential or institutional). |
| <input type="checkbox"/> | OWNERSHIP | continuity of ownership or occupation of the site, dating to a historic period. |
| <input checked="" type="checkbox"/> | BUILT ELEMENTS | buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form and in relatively sound condition. |
| <input checked="" type="checkbox"/> | VEGETATIVE ELEMENTS | plantings (hedgerows, windrows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernible. |
| <input type="checkbox"/> | CULTURAL RELATIONSHIPS | relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact. |
| <input type="checkbox"/> | NATURAL FEATURES | prominent natural features (cliff, stream, vegetation, etc.) remain intact. |
| <input type="checkbox"/> | NATURAL RELATIONSHIPS | historical relationships to prominent natural features still exist for the site as a whole and within the site. |



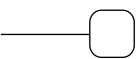
VIEWS

existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos).



RUINS

ruins and overgrown elements still convey a clear message about the site's history.

DESIGNED
LANDSCAPES

changes to a designed landscape can be corrected so that the property retains integrity versus being irrevocable.



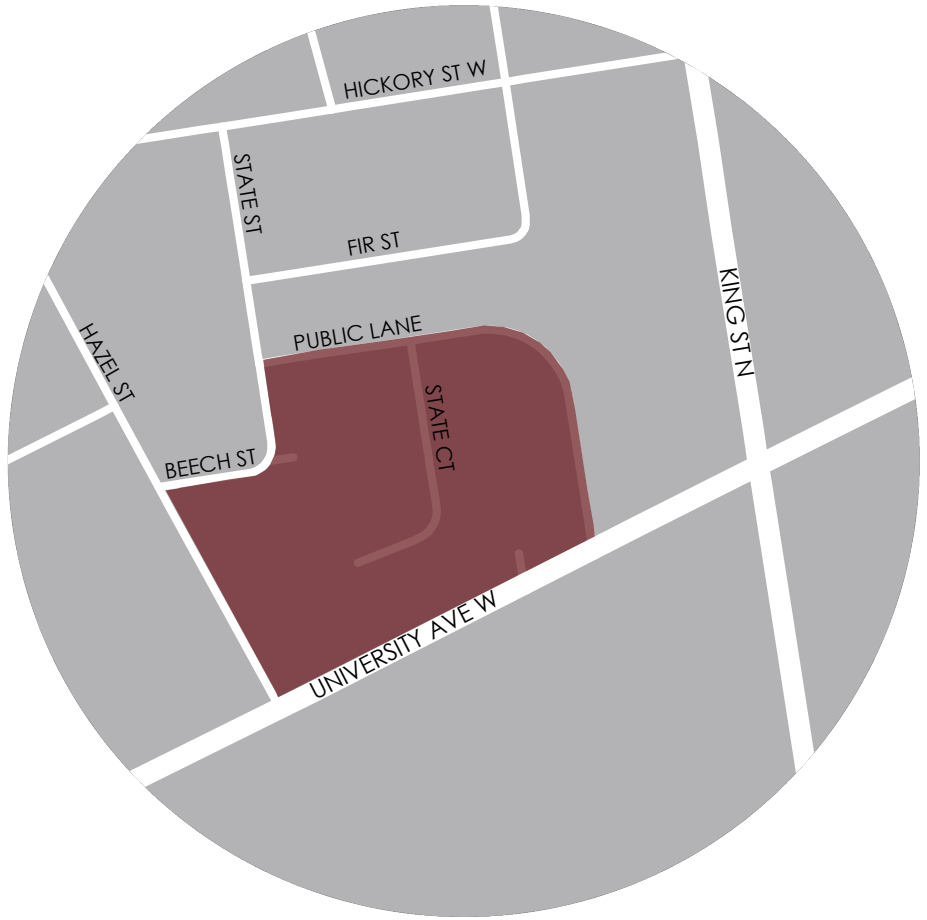
Pride and stewardship in the area is seen through the organization of the Uptown West Neighbourhood Association and the hosting of annual community events such as the Grand Porch Party. Elements of the landscape commemorate prominent local citizens, including Thomas Hillier and Conrad Fenner, whose homes are designated under Part IV of the Ontario Heritage Act. The landscape also includes two listed buildings.

When asked to prioritize the importance of this landscape in the City's survey for this project, 72% of respondents noted it as "very important" or "somewhat important."

- | | | |
|-------------------------------------|-----------------------|---|
| <input checked="" type="checkbox"/> | COMMUNITY IDENTITY | landscape contributes to the community's identity and is used to tell the story of the community. |
| <input type="checkbox"/> | LANDMARK | area is widely recognized as a landmark. |
| <input checked="" type="checkbox"/> | PRIDE AND STEWARDSHIP | community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep). |
| <input checked="" type="checkbox"/> | COMMEMORATION | area or elements within the area are named to celebrate or commemorate someone or something. |
| <input type="checkbox"/> | PUBLIC SPACE | area is a site of frequent or longstanding public gatherings or events. |
| <input type="checkbox"/> | CULTURAL TRADITIONS | people use the area to express their cultural traditions. |
| <input checked="" type="checkbox"/> | QUALITY OF LIFE | aspects of the landscape are valued for their impact on day to day living. |
| <input type="checkbox"/> | LOCAL HISTORY | location is written about in local histories or spoken about through local stories or lore. |
| <input type="checkbox"/> | VISUAL DEPICTION | location is widely photographed or depicted in works of art (visual, literary, etc.). |
| <input type="checkbox"/> | GENIUS LOCI | people refer to the area as having a distinctive atmosphere or pervading 'sense of place'. |
| <input type="checkbox"/> | COMMUNITY IMAGE | area is identified with the community image (e.g. appearing in promotions or marketing material). |
| <input type="checkbox"/> | TOURISM | area is promoted as a tourist destination. |
| <input type="checkbox"/> | PLANNING | area has been identified through another planning process as being unique. |

PRELIMINARY HERITAGE ATTRIBUTES INCLUDE:

- 19th century grid street plan;
- Grassed boulevards;
- Private front yard gardens;
- Mature trees lining the streets and located on private property;
- Early, modest-sized one-and-a-half to two-and-a-half storey residences with consistent setbacks designed in a variety of architectural styles including: vernacular, Georgian, Queen Anne, Edwardian and Arts and Crafts;
- Two properties designated under Part IV of the Ontario Heritage Act:
 - o Victorian-style Hilliard House (1880) located at 88 William Street West;
 - o Georgian-style McLaughlin House/Fenner House (1867) located at 20 Menno Street; and
- Former Alexandra School and Alexandra Park.



VETERANS' GREEN

BOUNDARIES	1-22 Maple Court; 2-11, 26-36, 242-256 State Court; 260-266 State Street; bound by Beech Street, State Court and Maple Court in the north; Maple Court in the east; University Avenue West in the south; and Hazel, Beech and State Streets in the west.
RECOGNITION	None.
HISTORIC THEME(S)	Urban Development.
TYPE OF LANDSCAPE	Residential Neighbourhood.
DESCRIPTION	The Veterans' Green landscape is located in the Northdale neighbourhood across the street from the Wilfrid Laurier University main campus. It includes a 50-unit affordable housing complex comprised of 12 two-storey victory townhouse buildings and a parkette that pays tribute to veterans of World War II. The design of the victory housing complex is simple and compact and set amongst open manicured green space. It is one of Ontario's first housing projects designed for returning veterans from World War II. The parkette contains the Canadian Veterans' Memorial and interpretive plaques.

Veterans' Green is a unique townhouse form of victory housing, a post-World War II architectural style characterized by its compactness, simplicity and low cost. Constructed between 1946 and 1947 to house returning veterans, the townhouse units are clad in brick and white siding and are characteristically lacking in decorative elements. All 12 buildings are very similar in style, with large wall dormers and alternating arrangements of doors and windows from one unit to the next. The townhouses were placed sideways on the lots to efficiently accommodate more homes on a smaller parcel of land. Construction materials and methods, such as the use of recycled lumber and the prefabrication of building elements, reflect postwar shortages in building materials and the need to keep costs low. Characteristic of other forms of veterans' housing, the townhouse complex includes ample open space that once accommodated vegetable gardens to help offset veterans' cost of living. The parkette located on the landscape was originally developed in association with the housing project.

The Veterans' Green development is representative of national and local efforts to house returning veterans and their families and to create employment following World War II. The townhouses, originally known as "Hillcrest," were one of Ontario's first housing projects designed for returning veterans by Housing Enterprises Canada Ltd., known today as the Canada Mortgage and Housing Corporation (CMHC). Subsidized subdivisions created under the Veterans' Land Act played a significant role in the way cities grew and developed. In support of the housing development, the Town of Waterloo committed \$25,000 (\$345,000 in 2018 dollars) to infrastructure improvements, a considerable investment for a town of under 10,000 people. The street names Maple Court, State Court and State Street reflect the state-funded nature of the development and the patriotic sentiments of the time.

Veterans' Green housing is a remnant of a larger community of victory houses that defined the Northdale area. While the context has changed, the housing remains visually and physically linked to Veterans' Park, which houses a monument dedicated to soldiers and war veterans and interpretive plaques focused on the history of the area.



DESIGN VALUE

rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway).

- DESIGN VALUE displays a high degree of design or aesthetic appeal.
- DESIGN VALUE demonstrates a high degree of technical or scientific achievement.
- HISTORICAL VALUE direct association with a theme, event, belief, person, activity, organization, or institute significant to a community.
- HISTORICAL VALUE yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- HISTORICAL VALUE demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist significant to a community.
- CONTEXTUAL VALUE is important in defining, maintaining or supporting character of an area.
- CONTEXTUAL VALUE physically, functionally, visually or historically linked to surroundings.
- CONTEXTUAL VALUE a landmark.



Veterans' Green has seen continuous residential use since its construction in the postwar period. The property remains in federal ownership as CMHC continues to own and operate the affordable housing complex. The landscape is also associated with Wilfrid Laurier University and the University of Waterloo as many students live in the community and a number of the units now house students.

The townhouses, surrounding green space, street configuration and adjacent parkette remain intact and in sound condition.

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|-------------------------------------|------------------------|---|
| <input checked="" type="checkbox"/> | LAND USE | landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential or institutional). |
| <input checked="" type="checkbox"/> | OWNERSHIP | continuity of ownership or occupation of the site, dating to a historic period. |
| <input checked="" type="checkbox"/> | BUILT ELEMENTS | buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form and in relatively sound condition. |
| <input type="checkbox"/> | VEGETATIVE ELEMENTS | plantings (hedgerows, windrows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernible. |
| <input checked="" type="checkbox"/> | CULTURAL RELATIONSHIPS | relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact. |
| <input type="checkbox"/> | NATURAL FEATURES | prominent natural features (cliff, stream, vegetation, etc.) remain intact. |
| <input type="checkbox"/> | NATURAL RELATIONSHIPS | historical relationships to prominent natural features still exist for the site as a whole and within the site. |
| <input type="checkbox"/> | VIEWS | existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos). |



RUINS

ruins and overgrown elements still convey a clear message about the site's history.



DESIGNED
LANDSCAPES

changes to a designed landscape can be corrected so that the property retains integrity versus being irrevocable.



Although the identity and built form of the broader Northdale neighbourhood has changed significantly since the 1940s, the Veterans' Green landscape retains the neighbourhood's original built form and provides a thread connecting existing residents to Waterloo's past war efforts and sacrifices.

The landscape is the subject of an online exhibit by the City of Waterloo Museum that depicts the history of the area through family histories, oral testimonies and photographs. Plaques in Veterans' Green Park interpret the history of the neighbourhood and the veteran housing. The Canadian Veterans' Memorial in Veterans' Green Park, crafted by sculptor Timothy P. Schmalz, honours Canadian veterans from previous wars. The memorial project was initiated by local community members and was funded by individual and corporate donors.

The Veterans' Green neighbourhood was identified as containing heritage resources through the Northdale Land use and Community Improvement Plan Study process and adaptive reuse in the area was encouraged as redevelopment and intensification increases.

When asked to prioritize the importance of this landscape in the City's survey, 71% of respondents noted it as "very important" or "somewhat important."

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|-------------------------------------|-----------------------|---|
| <input checked="" type="checkbox"/> | COMMUNITY IDENTITY | landscape contributes to the community's identity and is used to tell the story of the community. |
| <input type="checkbox"/> | LANDMARK | area is widely recognized as a landmark. |
| <input checked="" type="checkbox"/> | PRIDE AND STEWARDSHIP | community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep). |
| <input checked="" type="checkbox"/> | COMMEMORATION | area or elements within the area are named to celebrate or commemorate someone or something. |
| <input checked="" type="checkbox"/> | PUBLIC SPACE | area is a site of frequent or longstanding public gatherings or events. |
| <input checked="" type="checkbox"/> | CULTURAL TRADITIONS | people use the area to express their cultural traditions. |
| <input type="checkbox"/> | QUALITY OF LIFE | aspects of the landscape are valued for their impact on day to day living. |
| <input checked="" type="checkbox"/> | LOCAL HISTORY | location is written about in local histories or spoken about through local stories or lore. |

<input checked="" type="checkbox"/>	VISUAL DEPICTION	location is widely photographed or depicted in works of art (visual, literary, etc.).
<input type="checkbox"/>	GENIUS LOCI	people refer to the area as having a distinctive atmosphere or pervading 'sense of place'.
<input type="checkbox"/>	COMMUNITY IMAGE	area is identified with the community image (e.g. appearing in promotions or marketing material).
<input type="checkbox"/>	TOURISM	area is promoted as a tourist destination.
<input checked="" type="checkbox"/>	PLANNING	area has been identified through another planning process as being unique.

PRELIMINARY HERITAGE ATTRIBUTES INCLUDE:

- Post-war townhouse style housing, including simple rectangular form and lack of adornment and detailing;
- Building arrangement and orientation on open green space;
- Veterans' Green Park; and
- The Canadian Veterans' Memorial.



WESTMOUNT NEIGHBOURHOOD

BOUNDARIES Bound by Douglas Street and William Street West in the north, Park Street in the east, Forsyth Drive and John Street West (City of Kitchener border) in the south, and Stanley Drive in the west.

RECOGNITION 3 properties designated (Part IV) under the Ontario Heritage Act

**HISTORIC
THEME(S)** Urban Development.

**TYPE OF
LANDSCAPE** Residential Neighbourhood.

DESCRIPTION The Westmount Neighbourhood, located west of the commercial core of Uptown Waterloo, is an upscale garden suburb with curvilinear streets with boulevards. Commencing in 1912, the land was assembled by industrialist/developer Talmon Rieder, who was influenced by the City Beautiful movement and the designs of the Mont Royal and Westmount neighbourhoods in Montreal. The neighbourhood's buildings feature two-storey brick houses from the post-World War I period, to the 1930s with well kept yards and newer houses constructed after World War II. The architectural styles are 20th century and include Neo-Tudor, Colonial Revival, Craftsman as well as Ranch and Bungalow style homes. The City of Kitchener identified the Westmount neighbourhood to the south as a significant Cultural Heritage Landscape (L-NBR-8).

CULTURAL HERITAGE VALUE or INTEREST

The Westmount neighbourhood is a unique example of an upscale garden suburb that spans the Waterloo and Kitchener border. Agricultural and industrial lands in Waterloo and Berlin (now Kitchener) were assembled by the industrialist/developer Talmon Rieder beginning in 1912 for the creation of a new residential community that would be the “tie that binds the twin cities.” Rieder was influenced by the City Beautiful movement and looked to two Montreal neighbourhoods designed by Frederick Law Olmstead for design inspiration (one of which was called Westmount). Rieder died before the community was built, but the development continued to be advanced by a string of notable businessmen, including E.O. Weber, A.R. Kaufman, and E.F. Seagram. While minor changes were made to Rieder’s original designs to reflect the more orderly and prescriptive development style of later years, most of the original City Beautiful landscape characteristics were implemented, including fine homes, curvilinear street patterns, and treed boulevards that were planted in the 1930s. The eastern portion of the neighbourhood developed primarily between 1920 and 1940, with infill continuing in the west through into the 1960s and 1970s. As car ownership increased in the 1950s, the neighbourhood expanded westward to centre on the Westmount Golf and Country club (1929).

The Westmount neighbourhood features a variety of architectural styles from the 20th century, including Tudor Revival, Colonial Revival and Craftsman styles interspersed with some of the landscape’s earlier vernacular structures and original farmhouses. More contemporary Ranch and Bungalow style houses are located to the west of Westmount Road South. The neighbourhood’s only church, Redeemer Lutheran Church, was constructed in 1950 in the Tudor Revival style, consistent with the style of the surrounding residential architecture. The design value of the neighbourhood is demonstrated through the many architect-designed houses including 110 John Street West (1933) and 156 John Street West, both designed by the Toronto-based architectural firm Forsey Page and Steele. 147 Avondale Street South was designed by C.P. Mueller and built by the Reitzel Brothers Ltd. The Reitzel Brothers constructed many of the houses in Westmount and advertised two popular architectural plans that are found throughout the neighbourhood. Aesthetic appeal of the neighbourhood relates to the influence of the City Beautiful movement, including its focus on beautification, park-like boulevards with decorative light standards and curvilinear streets; combining the good qualities of the city and the countryside.

The Westmount neighbourhood is historically linked to the significant industries supporting the local economy at the time of

its establishment. Notably, the Dominion Life Assurance Company (now Economical Insurance) was constructed on the west side of the landscape during the post-World War II boom. This addition of local employment further supported the neighbourhood's westward expansion up to the 1970s.

The Waterloo portion of the Westmount Neighbourhood is also physically, functionally, visually and historically linked to the Kitchener Westmount neighbourhood to the south. Ties between both cities include the history of the neighbourhoods developing in tandem, the visual cohesiveness created by the architectural styles and curvilinear street pattern and boulevards, and the many firms that designed or built houses in both Waterloo and Kitchener. Notably, 110 John Street West has an architectural "twin" at 54 Rusholme Road in Kitchener and some houses are physically located in both municipalities.

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|-------------------------------------|---------------------|---|
| <input checked="" type="checkbox"/> | DESIGN
VALUE | rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway). |
| <input checked="" type="checkbox"/> | DESIGN
VALUE | displays a high degree of design or aesthetic appeal. |
| <input type="checkbox"/> | DESIGN
VALUE | demonstrates a high degree of technical or scientific achievement. |
| <input checked="" type="checkbox"/> | HISTORICAL
VALUE | direct association with a theme, event, belief, person, activity, organization, or institute significant to a community. |
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| <input checked="" type="checkbox"/> | CONTEXTUAL
VALUE | is important in defining, maintaining or supporting character of an area. |
| <input checked="" type="checkbox"/> | CONTEXTUAL
VALUE | physically, functionally, visually or historically linked to surroundings. |
| <input checked="" type="checkbox"/> | CONTEXTUAL
VALUE | a landmark. |

The Westmount neighbourhood continues to function as an upscale garden suburb since its inception in the early 20th century. Although Rieder's original design was modified slightly (i.e., changes to some road intersections and lot sizes), its overall form and design has not been significantly altered, including the continued and unique lack of overhead services present in the landscape. The high-quality housing of a variety of 20th century architectural styles are extant and well-maintained. The former circa 1850 Snider home/farm that predated the neighbourhood's development remains, located on Forsyth Drive (formerly facing John Street). Vegetative elements that historically characterized the neighbourhood, such as grassed front yard lawns, well-maintained shrubs and floral gardens and the mature tree canopy, continue to contribute to the landscape's cohesive streetscape and sense of place.

<input checked="" type="checkbox"/>	LAND USE	landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential or institutional).
<input type="checkbox"/>	OWNERSHIP	continuity of ownership or occupation of the site, dating to a historic period.
<input checked="" type="checkbox"/>	BUILT ELEMENTS	buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form and in relatively sound condition.
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<input type="checkbox"/>	CULTURAL RELATIONSHIPS	relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact.
<input type="checkbox"/>	NATURAL FEATURES	prominent natural features (cliff, stream, vegetation, etc.) remain intact.
<input type="checkbox"/>	NATURAL RELATIONSHIPS	historical relationships to prominent natural features still exist for the site as a whole and within the site.

- VIEWS existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos).
- RUINS ruins and overgrown elements still convey a clear message about the site's history.
- DESIGNED LANDSCAPES changes to a designed landscape can be corrected so that the property retains integrity versus being irrevocable.



The community demonstrates pride and stewardship in the area through its well-kept private green spaces and homes. Further pride is demonstrated through the three Part IV municipal heritage designations under the Ontario Heritage Act. To preserve those neighbourhood features that contribute to a high quality of life, such as the landscape's mature trees, members of the neighbourhood have formed an organization called CORE (Conserve our Residential Environment).

The landscape is the subject of the book *Westmount—The Tie that Binds the Twin Cities: An Illustrated History* by Susan Mavor and is featured in marketing and tourism materials, such as walking tour brochures for Doors Open Waterloo Region.

When asked to prioritize the importance of this landscape in the City's survey for this project, 71% of respondents noted it as "very important" or "somewhat important." In addition, public feedback noted the boulevard on John Street West as a key feature of the neighbourhood. Public feedback also recommended the extension of the CHL boundary across Westmount Road South to include the more contemporary portion of the neighbourhood developed up to the 1970s.

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| <input type="checkbox"/> | COMMUNITY IDENTITY | landscape contributes to the community's identity and is used to tell the story of the community. |
| <input type="checkbox"/> | LANDMARK | area is widely recognized as a landmark. |
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<input checked="" type="checkbox"/>	TOURISM	area is promoted as a tourist destination.
<input type="checkbox"/>	PLANNING	area has been identified through another planning process as being unique.

PRELIMINARY HERITAGE ATTRIBUTES INCLUDE:

- Early 20th-century garden suburb design influenced by the City Beautiful movement, including wide curvilinear streets and lack of overhead services;
- Boulevard along John Street West including light standards;
- Mature trees and high-quality private plantings of grass, shrubs and floral displays;
- Variety of 20th century architectural styles including early 20th century Neo-Tudor, Colonial Revival and Craftsman styles and mid-20th century Ranch and Bungalow style homes;
- Architect designed homes including 110 and 156 John Street West, designed by the Toronto architectural firm of Forsey Page and Steele and 147 Avondale Street South, designed by C.P. Mueller and built by the Reitzel Brothers Ltd.;
- Three properties designated under Part IV of the Ontario Heritage Act:
 - o Reitzel House, 147 Avondale Street South (1925)
 - o Schiel-Patterson House, 115 William Street West (1898)
 - o Nixon House, 81 Norman Street (1859)
- Former Snider home/farm on Forsyth Drive;
- Institutional and commercial buildings including the former Dominion Life Assurance Company building (now Economical Insurance), Peter Roos Park and fountain, and Redeemer Lutheran Church; and
- Integration with the Westmount Golf and Country Club.