

# Staff Report



Development Services Department

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**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** June 6, 2023

**SUBMITTED BY:** Garrett Stevenson, Interim Planning Director, 519-741-2200 ext. 7070

**PREPARED BY:** Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7041

**WARD(S) INVOLVED:** Ward 4

**DATE OF REPORT:** May 12, 2023

**REPORT NO.:** DSD-2023-245

**SUBJECT:** Heritage Permit Application HPA-2023-IV-009  
883 Doon Village Road  
Demolition of rear addition, alteration to rear window and door, and construction of new addition

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## RECOMMENDATION:

That pursuant to Section 33 of the *Ontario Heritage Act*, Heritage Permit Application HPA-2023-IV-009 requesting permission for:

1. The demolition of an existing, one-storey, rear yard addition;
2. The alteration to one door and one window on the rear façade; and
3. The construction of a one-storey, rear yard addition;

on the property municipally addressed as 883 Doon Village Road, **BE APPROVED** in accordance with the supplementary information submitted with the application and subject to the following conditions:

- a) That the vegetation in the front yard be maintained or new vegetation introduced as a visual buffer where feasible;
- b) That prior to the issuance of the heritage permit, the Stage 1, Stage 2, Stage 3 and Stage 4 archaeological assessments, if required, be submitted to the satisfaction of Heritage Planning staff; and
- c) That final building permit drawings be reviewed, and heritage clearance provided by Heritage Planning staff prior to the issuance of a building permit.

## REPORT HIGHLIGHTS:

The purpose of this report is to present a proposal for various external work at the property municipally addressed as 883 Doon Village Road, as detailing in Heritage Permit Application HPA-2023-IV-009 and in the documents that form **Attachments A-C**. The intent of the proposed work is to increase the livable space and functionality of the home.

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

- The key finding of this report is that the proposal will not negatively impact the cultural heritage value or interest of the property as it maintains the original appearance of the primary dwelling and is in keeping with local and provincial standards and guidelines.
- There are no financial implications associated with this report.
- Community engagement included posting this report and associated agenda in advance of the meeting and consultation with the Heritage Kitchener Committee.
- This report supports the delivery of core services.

## EXECUTIVE SUMMARY:

Heritage Permit Application HPA-2023-IV-009 proposes the demolition and reconstruction of a one-storey rear yard addition and the alteration of one second-storey rear door and one second-storey rear window at the property municipally addressed as 883 Doon Village Road. The property is designated under Part IV of the Ontario Heritage Act through Designating By-law No. 2020-061 (amended from 1984-52 in 2021). In reviewing the merits of this application, Heritage Planning staff note that the proposed work meets the standards and guidelines for the conservation of historic places as determined by the province. Further, the proposed work maintains the character and overall appearance of the subject property and is not anticipated to adversely impact the heritage attributes identified by the designating by-law.

## BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2023-IV-009, which seeks permission for various external work at the property municipally addressed as 883 Doon Village Road, designated under Part IV of the Ontario Heritage Act. The work proposed includes the demolition of an existing one-storey rear addition and construction of a new one-storey rear addition. Alterations to one rear door and one rear window will be required to accommodate the new build. The intent of the proposed work is to remove a deteriorated portion of the home that currently offers limited use and increase the livable space available.

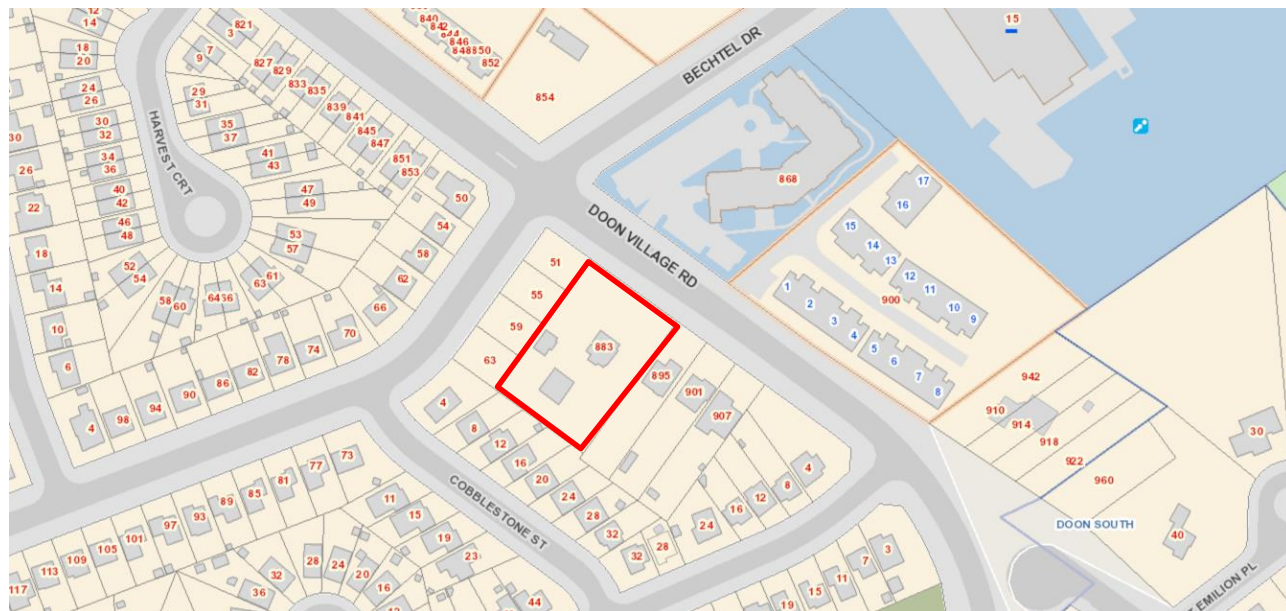


Figure 1: Location Map of 883 Doon Village Road

## **REPORT:**

The subject property is located on the south side of Doon Village Road, between the intersections of Doon Village Road and Bechtel to the northwest and Doon Village Road and Anvil Street to the southeast. The property consists of a mid-19<sup>th</sup> century two-storey dwelling, a mid-19<sup>th</sup> century one-and-a-half-storey coach house that was formerly used as a hog and hen barn, and a modern garage.



**Figure 2: Front View of Subject Property**

883 Doon Village Road is designated under Part IV of the Ontario Heritage first through Designating By-law No. 1984-52, which was amended in 2021 by way of Designating By-law No. 2020-061. The amended by-law stemmed from consent applications submitted in 2018 and 2019 and the accompanying 2018 Heritage Impact Assessment (HIA), prepared by MHCBC Planning. The consent application was for severance of a portion of the property, to create four new lots Bechtel Drive. A Heritage Permit was required as part of this work, with Heritage Permit Application HPA-2021-IV-016 being submitted and approved in June of 2021. The amended by-law included a revised legal description of the lands as well as a revised list of heritage attributes.

The property is recognized for its design/physical and historic/associative value. The two-storey farmhouse dwelling on the subject property was constructed c. 1860 in the Waterloo County Georgian architectural style for Benjamin Burkholder and is identified as being the primary heritage attribute. The single-storey coach house, known as the Hog and Hen



House, is identified as being a secondary attribute. The following physical attributes for the primary heritage attribute are also identified by the designating by-law and are as follows:

- Two storey massing constructed in buff/yellow brick with side-gabled roof;
- Three bay front façades;
- Front entrance with side lights and transom;
- Two side facades with returning eaves at the roofline and small square-shaped window openings and wood frame windows;
- All window openings and wood windows with 6x6 panes;
- One storey verandah with turned posts which extends across the front of the house;
- Paired brick chimneys at either end of the gable roof; and
- Location in situ and orientation towards Doon Village Road

## Proposed Work

### *Demolition of Existing Rear Addition*

The existing single-storey rear addition and attached covered porch is a board and batten construction not visible from the street line. It is not original to the dwelling. It contains no heat source, no insulation in either the walls or the ceiling, and the electrical service to this area of the dwelling has been disconnected. As such it is not habitable space and is currently being used only for storage. Further, the rear addition is in poor condition and not structural stable. The windows have extensive damage and no longer provide any thermal insulation, and the lath and plaster which filled the opening in the basement foundation is deteriorated. There is visible damage to other elements of the addition as well. The entirety of this rear addition is proposed to be demolished to facilitate the construction of a new rear addition.



**Figure 3: Existing Rear Addition to be Demolished**

### *Construction of New Rear Addition*

The proposed one-storey addition is approximately 933 square feet in size, with the entrance, mudroom / laundry room, and master suite comprising 744 square feet and a four-season sunroom comprising 190 square feet. The four-season room and a covered porch will be the only portion of the proposed addition that extends into the side rear yard by a width of approximately 14' 6". Maibec Board and Batten siding in white is proposed for the exterior cladding. The cladding on the existing addition on the side entrance will also be updated with the same material so that both matches. The pitched gable roof of the addition

will have Canadian Driftwood shingles that match the existing shingles of the house. The windows will be double-hung twelve-pane vinyl windows on the east façade and either six-pane or nine-pane vinyl windows on the other façades.



Figure 4: Architectural Drawing of Front Elevation with Visible Rear Side Addition

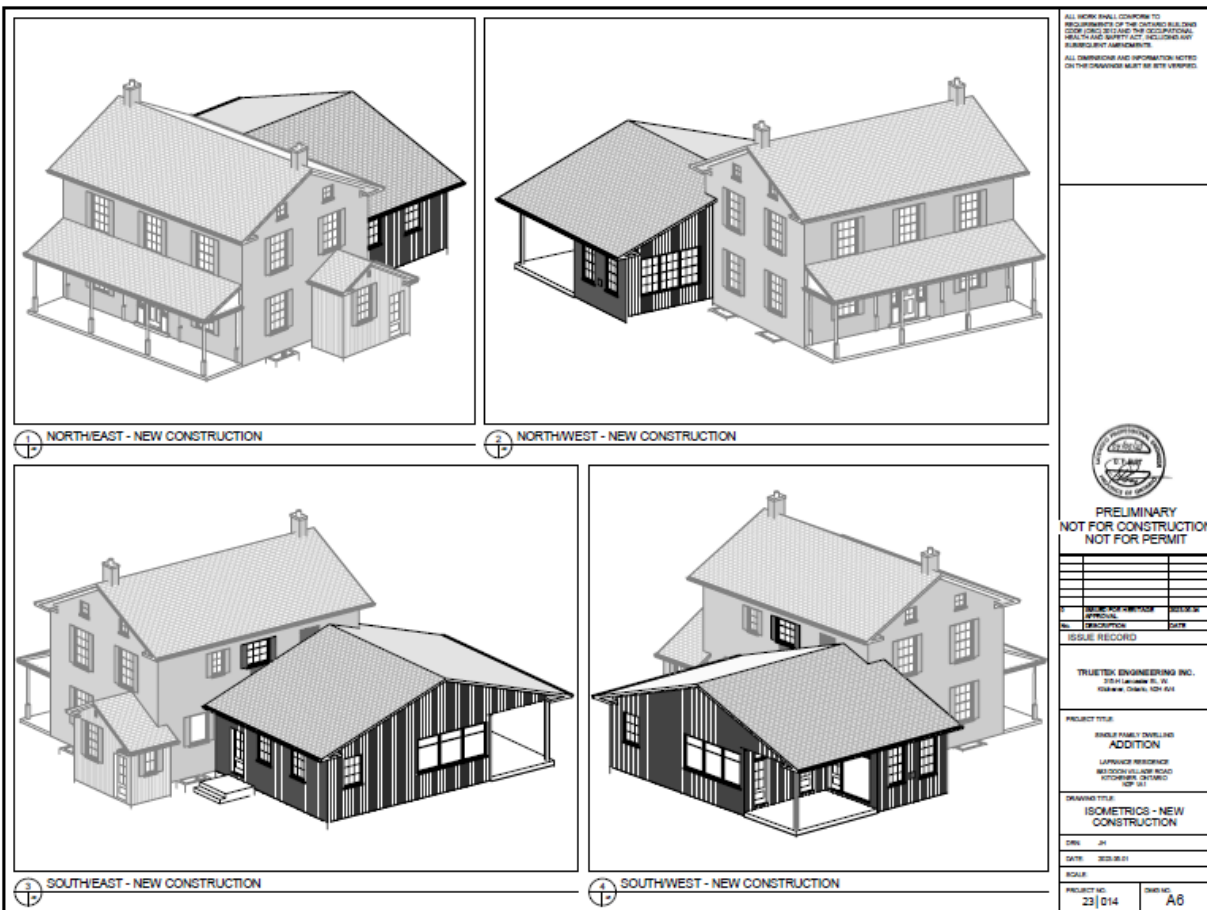


Figure 5: 3D Renderings of Proposed Rear Addition - All Elevations



Different orientations and positioning had been considered during the initial stages of this process. The proposed option was selected as it provided the least amount of anticipated impact to existing heritage attributes on the property such as windows and continued to allow the functional use of the existing driveway and detached garage. Orienting the addition to be fully within the rear yard and not the rear side-yard would have required the removal of more windows and window openings and would have impacted the accessibility of the garage.

Due to the topography of the property and the presence of existing mature trees, visibility of the addition in the rear-side yard will be limited. The area in front of the sunroom is proposed to be landscaped to provide addition screening.



**Figure 6: View of Subject Property from Doon Village Road Street Line**

#### *Alteration of Rear Door and Window*

To accommodate the new proposed addition, alterations will be required to one second storey rear door and one secondary rear window. The second storey rear storm and wood door are to be removed, and the door opening is proposed to be converted to a window opening. The window will be a nine-by-nine pane vinyl window. The second storey window adjacent to the rear door would be bricked in. The alterations are required to accommodate the proposed height and pitch of the addition roof.

The existing ground floor rear door opening of the primary dwelling will remain and will serve as an interior entrance point to the addition.



**Figure 7: Architectural Drawing of Existing Rear Facade**



**Figure 8: Architectural Drawing of Rear Facade with Proposed Addition**

The purpose of the proposed work is to increase the amount of livable space and the functionality and usability of the property for the current property owners.

The proposed work is in accordance with Parks Canada's *Standards and Guidelines for the Conservation of Historical Places in Canada*. In particular, the following are met:

- Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.
- Achieve compatibility with the insertion of a new element through form, material, and detailing, or through proportion, scale, or massing.

## **Heritage Planning Comments**

In reviewing the merits of the application, Heritage Planning staff note the following:

- The subject property municipally addressed as 883 Doon Village Road is designated under Part IV of the Ontario Heritage Act by way of Designating By-law 2020-061;
- The heritage attributes identified by the designating by-law relate primarily to the single-detached dwelling located on the property, and secondarily to the detached coach house. A view of the north elevation of the dwelling looking south is also an identified attribute;
- The proposal is for demolition of an existing one-storey addition and construction of a new one-storey rear addition with alterations to rear door and window opening;
- The materials proposed to be used are appropriate for and compatible with the character of the subject property;
- The majority of the proposed addition is located in the rear yard and not visible from the street line. There is limited visibility of the portion proposed in the rear side-yard due to the setback of the home, the existing topography of the subject property, and the presence of mature vegetation on site;
- Additional landscaping is proposed to provide further screening of the proposed addition;
- The proposed work is consistent with Parks Canada *Standards and Guidelines for the Conservation of Historical Places in Canada* with respect to being compatible but distinct in design and visual appearance, and avoiding impact to the integrity of the historic place; and
- The proposed work will not adversely impact the reasons for designation of the subject property, nor will it adversely impact the Doon Village Road streetscape or adjacent properties.

## **STRATEGIC PLAN ALIGNMENT:**

This report supports the delivery of core services.

## **FINANCIAL IMPLICATIONS:**

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

## **COMMUNITY ENGAGEMENT:**

INFORM – This report has been posted to the City’s website with the agenda in advance of the Council / Committee meeting.



CONSULT – The Heritage Kitchener Committee will be consulted regarding the subject Heritage Permit Application.

**PREVIOUS REPORTS/AUTHORITIES:**

- Heritage Permit Application HPA-2021-IV-016

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

**ATTACHMENTS:**

Attachment A – HPA-2023-IV-009 Form

Attachment B – HPA-2023-IV-009 Written Supporting Documents

Attachment C – HPA-2023-IV-009 Drawing Package