

HERITAGE IMPACT ASSESSMENT REPORT

628 New Dundee Road,
City of Kitchener

Date:
July 2023

Prepared for:
Fusion Homes

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Glossary of Abbreviations

HIA	<i>Heritage Impact Assessment</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>

Acknowledgement of First Nations Territory, Traditions, and Cultural Heritage

This Heritage Impact Assessment acknowledges that the subject property located at 628 New Dundee Road, City of Kitchener, is situated on part of the Haldimand Tract, which was promised to the peoples of the Six Nations on the Grand River and is located within the recognized territory of the Anishinaabe peoples (Attiwonderonk (Neutral), Haudenosaunee, and Anishinaabe). These lands are acknowledged as part of the following treaties:

- Haldimand Treaty, 1784.

Executive Summary

MHBC was retained to undertake a Heritage Impact Assessment (HIA) for the proposed development located at 628 New Dundee Road, hereinafter noted as the “subject property”. The HIA is required given that the subject property is listed (non-designated) on the City of Kitchener Heritage Register under Section 27 of the *Ontario Heritage Act*. The subject property currently includes a dwelling, barn, and an outbuilding. The proposed development includes the re-location and conservation of the dwelling for continued residential use.

The purpose of this Heritage Impact Assessment is to evaluate whether or not proposed development will result in adverse impacts on cultural heritage resources. This report has been prepared as input into the planning application and development proposal. The background information and research has provided direction on the redevelopment concept. This report evaluates the proposal in the context of the City’s policy framework and Provincial policy.

Summary of Cultural Heritage Value or Interest

This report has determined that the subject property meets 2 of 9 criteria under *Ontario Regulation 9/06* for determining Cultural Heritage Value or Interest. The property is of Cultural Heritage Value or Interest for its design/physical and historical/associative values. There is no evidence to suggest that the property has significant contextual value.

The features of the site which have been identified as heritage attributes includes the existing dwelling and barn. The dwelling is considered a representative example of a Gothic Revival cottage. The barn is considered a representative example of a typical 19th century bank barn. While there are few examples of barns remaining within the City of Kitchener due to increased urbanization, there are other barns which are extant within rural areas of the Region of Waterloo.

The subject property was formerly part of a farm complex, which has been altered over time and now functions as a large residential lot with a barn within an area which has transitioned from agricultural to urban residential.

Impact Analysis

The proposed development includes the retention of the existing dwelling so that it can be re-located on-site for continued residential use. The re-location of the dwelling is considered an adverse impact given that it includes the removal of the existing foundation and the removal of the building from its original location in-situ. However, the building will retain its original relationship to New Dundee Road and will be conserved over the long-term. Recommendations are provided below to ensure that the re-location and alterations to the building avoid or minimize any adverse impacts.

The removal of the barn is considered an adverse impact given it includes the removal of heritage fabric. However, the removal of the barn will be mitigated given that the barn is intended to be dismantled and adaptively re-used/re-constructed on another site. The removal of all other features of the site is considered a neutral impact given that a) the site is not considered a significant Cultural Heritage Landscape, and b) no other features of the site are identified as heritage attributes.

Summary of Mitigation Recommendations

The following is recommended in order to mitigate the identified impacts of the proposed development concept:

- That the barn, outbuilding and dwelling be documented as provided in **Appendix C** and **H** of this report;
- The barn is proposed to be dismantled and materials adaptively re-used by the current tenants in a new location. Should the barn not be re-used by the prospective third party, that the barn be made available to other interested parties so that it could be re-used as opposed to being deposited as landfill;
- That select materials (i.e. beams) of the barn be retained as commemoration/interpretive features on-site within the amenity area (i.e. benches, landscaping, etc.);
- That a Conservation Plan for the dwelling be completed as a condition of Site Plan Approval in order to outline the proposed alterations to the building, and provide recommendations to ensure the work is consistent with best practices for the conservation of cultural heritage resources; and
- That an Interpretation Plan be completed which will provide the draft text/images and layout of an interpretive panel to be installed within the amenity area; and
- That this report be accepted into the City's database to supplement the historic record.

1.0 Description of Subject Property

1.1 Location of Subject Property

The subject property includes two parcels located at a) 628 New Dundee Road, and b) the property legally described as Block 111, Plan 58m528 (i.e. the lot located east of the subject property, north of New Dundee Road). This HIA focuses on the property at 628 New Dundee Road given that it has been identified by the City of Kitchener as having potential Cultural Heritage Value or Interest.

The property at 628 New Dundee Road is located on the north side of New Dundee Road, east of Robert Ferrie Drive, south of Blair Creek Drive. The subject property is situated west of Highway 401 within an area which is predominantly low density residential, with agricultural uses south of New Dundee Road. The subject property can be described a flag-shaped lot that is approximately 3.69 acres in size.

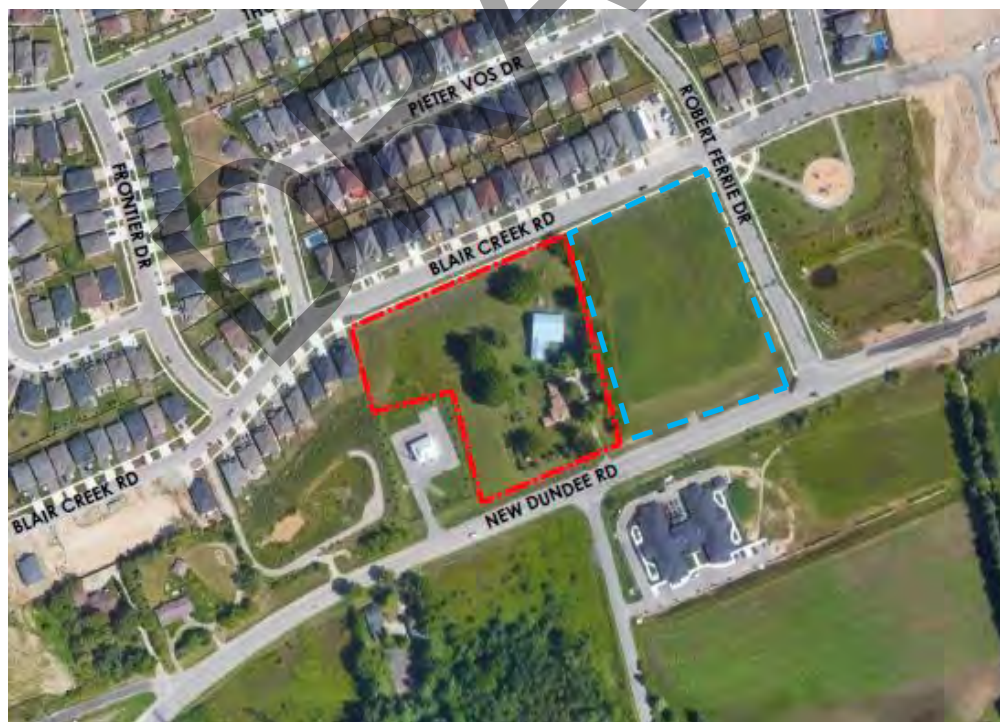


Figure 1: Aerial photo noting the location of the subject property at 628 New Dundee Road, outlined in red. Adjacent lot which is part of the proposed development outlined with blue dashed line. (Source: MHBC, 2022)

1.2 Zoning and Land Use

According to Map 3 of the City of Kitchener Official Plan, the subject property is designated mixed use. The subject property is located adjacent to lands designated low density residential (yellow), open space (light green), natural heritage conservation (dark green), and commercial campus (purple).

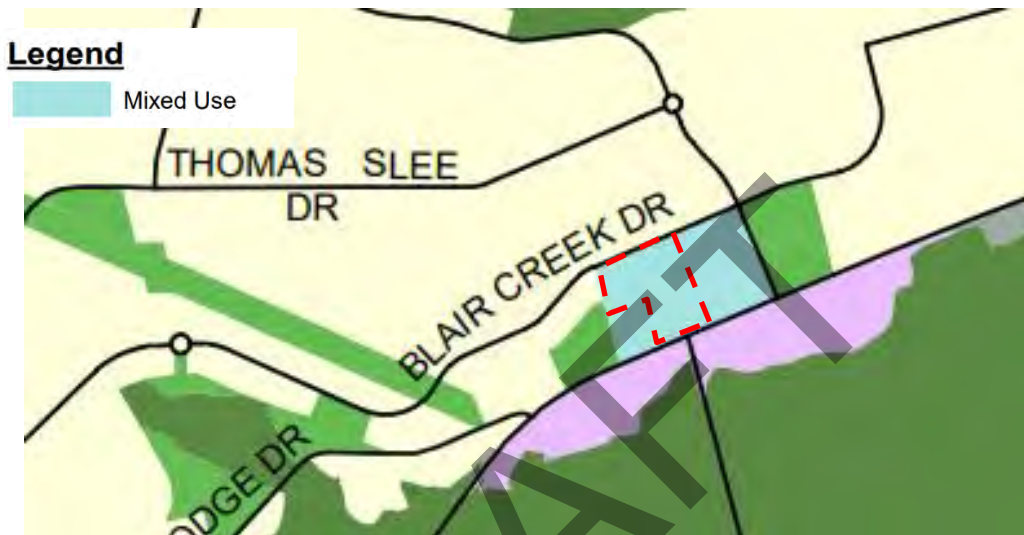


Figure 2: Excerpt of Map 3 of the City of Kitchener Official Plan (Land Use) noting the approximate location of 628 New Dundee Road with red dashed line, (Source: City of Kitchener Official Plan, 2014)

The subject property is currently zoned C-2 492R, 387U (Neighbourhood Shopping Centre Zone). The Zoning By-law permits a range of uses, including (but not limited to) office, educational establishments, gas station, carwash, day care facility, health office, personal services, restaurant, and retail. The 387U site specific exemption specifies that other uses are permitted, including the following:

- Cluster townhouse dwelling;
- Duplex dwelling;
- Multiple dwelling;
- Religious Institution;
- Retirement home; and
- Street Townhouse dwelling.



Figure 3: Excerpt of the City of Kitchener Interactive Map, noting the approximate location of the property at 628 New Dundee Road in red, (Source: City of Kitchener Interactive Map, accessed 2022)

1.2 Heritage Status

The property located at 628 New Dundee Road has been identified by the City of Kitchener as being of potential Cultural Heritage Value or Interest. According to a review of the City of Kitchener Register of Heritage Properties as well as the City of Kitchener Interactive Map, the property is 'listed' (non-designated) or designated under the *Ontario Heritage Act*. The property is not part of a designated Heritage Conservation District (HCD) and is not identified as being within a protected Cultural Heritage Landscape as per the City of Kitchener Official Plan.

The Register identifies that the reasons for which the property is listed is associated with the "farmhouse only" no other features were identified as being of CHVI. (See Figure 4).w

398	New Dundee Road	June 1, 2015
628	New Dundee Road (Farmhouse only)	August 24, 2009
1478	New Dundee Road	June 1, 2015

Figure 4: Excerpt of the City of Kitchener Heritage Register for Non-Designated Properties (Source: City of Kitchener website, accessed 2023).

A Statement of Significance for the property was completed by the City (undated) and is provided in **Appendix E** of this report. While the City's Statement is undated, the map provided on the document to identify the property clearly shows that the property was not yet surrounded by the existing residential subdivisions. The subject property is described in the document as being situated on a 10 acre parcel. Therefore, aspects of the Statement of Significance are out of date and no longer apply as it relates to its context.

The Statement of Significance provides a description of the physical features of the site and a list of heritage attributes. The SOS does not provide a historical description of the property or reasons for which the property may or may not be of design/physical, historical/associative, or contextual values as per *Ontario Regulation 9/06*, as amended.

The subject property is not located adjacent (contiguous) to any other identified cultural heritage resources. The closest cultural heritage resource is located at 508 New Dundee Road, and is designated under Part IV of the *Ontario Heritage Act*.

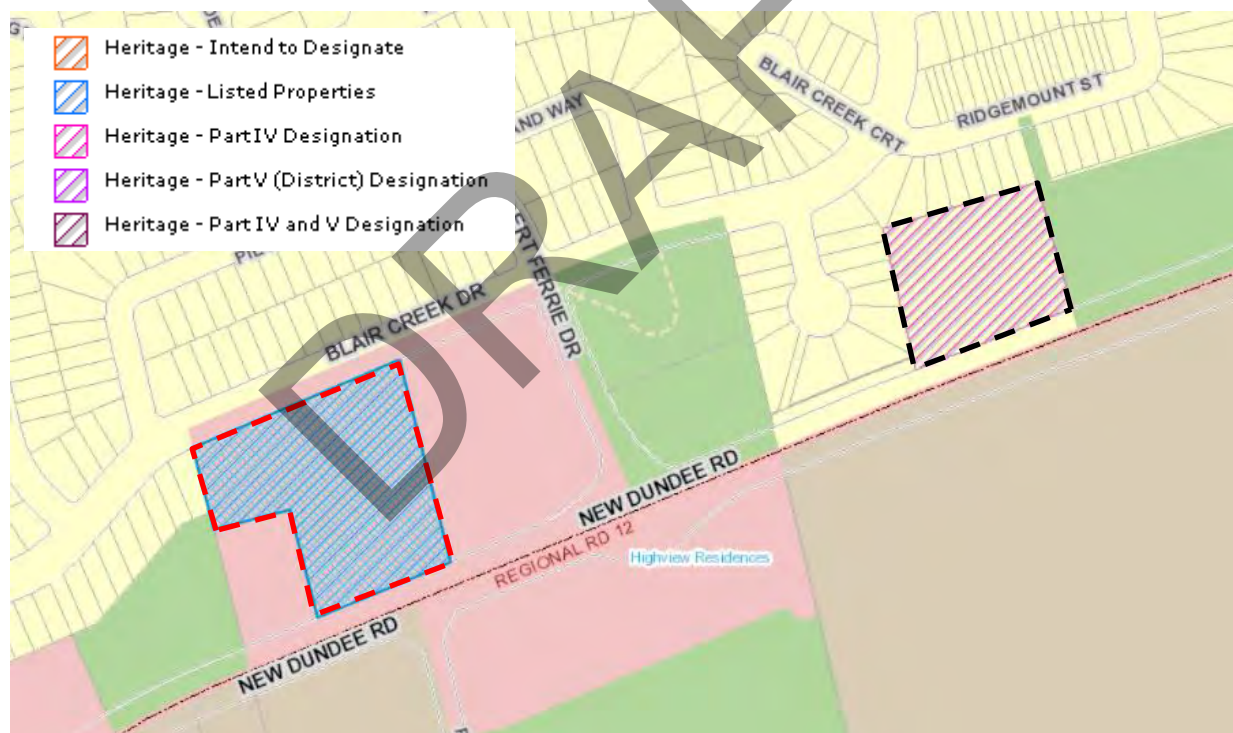


Figure 5: Excerpt of the City of Kitchener Interactive Map (Heritage Layer) noting the property at 628 New Dundee Road as “listed”. Approximate boundary of the subject property outlined in red. Location of 508 New Dundee Road outlined in black (designated Part IV) (Source: City of Kitchener Interactive Map, accessed 2022).

2.0 Policy Context

2.1 The Planning Act and PPS 2020

The *Planning Act* makes a number of provisions regarding cultural heritage, either directly in Section 2 of the Act or Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). The PPS is “intended to be read in its entirety and the relevant policy areas are to be applied in each situation”. This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Significant: *e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

Built Heritage Resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a Temporary Protection Plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

2.2 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This Heritage Impact Assessment has been guided by the criteria provided with *Regulation 9/06* of the *Ontario Heritage Act*, as Amended in 2022 as per Bill 23 (Schedule 6). *Ontario Regulation 9/06* outlines the mechanism for determining cultural heritage value or interest. Here, a property must meet at least 2 of 9 criteria to be considered for designation under Part IV of the *Ontario Heritage Act*.

2.3 Region of Waterloo Official Plan

Chapter 3, Section 3.G of the Regional Official Plan provides policies regarding the conservation of cultural heritage resources which are related to the scope of this Heritage Impact Assessment. This includes the acknowledgement of cultural heritage resources as contributing to a unique sense of place, providing a means of defining and confirming a regional identity. The Regional Official Plan includes policies regarding the requirement of Heritage Impact Assessments and outlines their general requirements.

2.4 City of Kitchener Official Plan

Section 12 of the Kitchener Official Plan (2014) provides the following policies regarding the conservation of cultural heritage resources as it relates to the scope of this Heritage Impact Assessment as follows:

Objectives

12.1.1. To conserve the city's cultural heritage resources through their identification, protection, use and/or management in such a way that their heritage values, attributes and integrity are retained. 12.1.2. To ensure that all development or redevelopment and site alteration is sensitive to and respects cultural heritage resources and that cultural heritage resources are conserved. 12.1.3. To increase public awareness and appreciation for cultural heritage resources through educational, promotional and incentive programs. 12.1.4. To lead the community by example with the identification, protection, use and/or management of cultural heritage resources owned and/or leased by the City.

Policies

12.C.1.4. The City acknowledges that not all of the city's cultural heritage resources have been identified as a cultural heritage resource as in Policy 12.C.1.3. Accordingly, a property does not have to be listed or designated to be considered as having cultural heritage value or interest. 12.C.1.5. Through the processing of applications submitted under the Planning Act, resources of potential cultural heritage value or interest will be identified, evaluated and considered for listing as a non-designated property of cultural heritage value or interest on the Municipal Heritage Register and/or designation under the Ontario Heritage Act.

12.C.1.21. All development, redevelopment and site alteration permitted by the land use designations and other policies of this Plan will conserve Kitchener's significant cultural heritage resources. The conservation of significant cultural heritage resources will be a requirement and/or condition in the processing and approval of applications submitted under the Planning Act.

Heritage Impact Assessments and Heritage Conservation Plans

12.C.1.23. The City will require the submission of a Heritage Impact Assessment and/or a Heritage Conservation Plan for development, redevelopment and site alteration that has the potential to impact a cultural heritage resource and is proposed:

- a) on or adjacent to a protected heritage property;
- b) on or adjacent to a heritage corridor in accordance with Policies 13.C.4.6 through 13.C.4.18 inclusive;
- c) on properties listed as non-designated properties of cultural heritage value or interest on the Municipal Heritage Register;
- d) on properties listed on the Heritage Kitchener Inventory of Historic Buildings; and/or,
- e) on or adjacent to an identified cultural heritage landscape.

12.C.1.25. A Heritage Impact Assessment and Heritage Conservation Plan required by the City must be prepared by a qualified person in accordance with the minimum requirements as outlined in the City of Kitchener's Terms of Reference for Heritage Impact Assessments and Heritage Conservation Plans.

12.C.1.26. The contents of a Heritage Impact Assessment will be outlined in a Terms of Reference. In general, the contents of a Heritage Impact Assessment will include, but not be limited to, the following:

- a) historical research, site analysis and evaluation;
- b) identification of the significance and heritage attributes of the cultural heritage resource;
- c) description of the proposed development or site alteration;
- d) assessment of development or site alteration impact or potential adverse impacts;
- e) consideration of alternatives, mitigation and conservation methods;
- f) implementation and monitoring; and,
- g) summary statement and conservation recommendations.

Demolition/Damage of Cultural Heritage Resources

12.C.1.32. Where a cultural heritage resource is proposed to be demolished, the City may require all or any part of the demolished cultural heritage resource to be given to the City for re-use, archival, display or commemorative purposes, at no cost to the City.

12.C.1.33. In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a significant cultural heritage resource is proposed and permitted, the owner/applicant will be required to prepare and submit a thorough archival documentation, to the satisfaction of the City, prior to the issuance of an approval and/or permit.

12.C.1.34. Where archival documentation is required to support the demolition, salvage, dismantling, relocation or irrevocable damage to a significant cultural heritage resource, such documentation must be prepared by a qualified person and must include the following:

- a) architectural measured drawings;
- b) a land use history; and,
- c) photographs, maps and other available material about the cultural heritage resource in its surrounding context. Archival documentation may be scoped or waived by the City, as deemed appropriate.

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3.0 Historical Overview

3.1 Indigenous Communities History

First Nations history in Southwestern Ontario can be described as having three distinct periods. These being the Paleo-Indian, Archaic, and Woodland periods. The Paleo-Indian period in Waterloo Region was marked by big game hunters following glacial spill-ways as early as 13,000 B.C. By 8,600 B.P., glacial ice had receded to the extent that access to all of Southwestern Ontario was possible. Paleo-Indian groups were scattered at this time, as was their nomadic nature. The Archaic Period saw an increase in the number and variety of settlements which were located near waterways and hunting land. The Woodland Period saw the introduction of horticulture and an increasingly sedentary way of life (Region of Waterloo, 1989). The following provides a chronology of First Nations in Southwestern Ontario (See Figure 6).

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Period	Group	Time Range	Comment
PALEO-INDIAN	Fluted	9500 - 8500 B.C.	Big Game hunters; small, nomadic groups
	Hi-Lo	8500 - 8000 B.C.	
ARCHAIC	Side-Notched Corner-Notched Bifurcate	8000 - 7700 B.C. 7700 - 6900 B.C. 6900 - 6000 B.C.	Nomadic hunters and gatherers
	Stemmed Points Notched Points	6000 - 3500 B.C. 3500 - 2500 B.C.	Transition to territorial settlements
	Narrow Points Broad Points Small Points Glacial Kame	2500 - 1800 B.C. 2500 - 1500 B.C. 1500 - 700 B.C. 1000 - 800 B.C.	Burial ceremonialism
WOODLAND	Meadowood	900 - 400 B.C.	Introduction of pottery
	Adena	400 B.C. - A.D. 1	
	Saugeen/ Point Peninsula Princess Point	300 B.C. - A.D. 500 A.D. 500 - 900	Incipient horticulture
Late	Glen Mayer	A.D. 900 - 1300	Transition to village life and agriculture Establishment of large palisaded villages Tribal differentiation and warfare
	Middleport	A.D. 1300 - 1400	
	Neutral	A.D. 1400 - 1650	
HISTORIC	Mississauga	A.D. 1700 - 1875	Tribal displacements
	Euro-Canadian	A.D. 1800 - present	European settlement

Figure 6: Cultural Chronology for Southwestern Ontario First Nations (Source: Region of Waterloo, 1989)

According to the Region of Waterloo Archaeological Master Plan, little is known of native historic settlements and activity in Waterloo Region. Early maps identify that the area was part of the hunting grounds of the Mississauga or Ojibway. As noted in the Acknowledgements section of this report, the subject property is situated on part of the Haldimand Tract, which was promised to the peoples of the Six Nations on the Grand River and is located within the recognized territory of the Anishinaabe peoples (Attiwonderonk (Neutral), Haudenosaunee, and Anishinaabe).

According to the teachings of the Anishinabek Nation the Anishinaabe peoples included the Ojibway (Chippewa), Odawa, Potawatomi Nations and formed the Confederacy of the Three Fires. The Ojibway were the providers, the Odawa were the warriors and the Potawatomi were the fire-keepers. The Confederacy controlled the hub of the Great Lakes and maintained relationships with the Iroquois Confederacy as well as the British and French.

3.2 County of Waterloo, Waterloo Township

The subject lands are located in the former Waterloo Township where Euro-Canadian settlement commenced in the late eighteenth century. In 1784, General Haldimand, then Governor of Quebec, acquired six miles of land on each side of the Grand River from the Six Nations (Bloomfield; 19: 2006). This tract of land was granted to the Six Nations by the British in recognition of their support during the American Revolution. The land was later divided into four blocks; Block 2 later became Waterloo Township.

Brant and the Six Nations drew up a deed for sale of Block 2 in November 1796. The deed was recorded at Newark (Niagara on the Lake) and in February 1798 the title was registered and a Crown Grant was drawn for this block (McLaughlin, 21: 2007). The buyer was Colonel Richard Beasley, a Loyalist from New York, who had arrived in Canada in 1777. Beasley bought the 93160 acres of land along with his business partners, James Wilson and Jean-Baptiste Rousseaux (Bloomfield, 20: 2006). The land was then surveyed by Richard Cockrell who divided the township into upper and lower blocks (Hayes 3, 1997). At this time, German Mennonite farmers from Pennsylvania were scouting out farmland in the area. Several of them went back to Pennsylvania and returned with their families the following year to buy and settle the land (Hayes, 5: 1997).

In order to raise the £10,000 needed to purchase their prospective land holdings, the Pennsylvanian farmers, led by Sam Bricker and Daniel Erb, established an association to acquire the approximately 60,000 acres, later known as the German Company Tract (GCT). The deed for the land was finally granted to the German Company and its shareholders on 24 July 1805 (Eby, N-3: 1978).

After the arrival of the GCT shareholders, settlement in the GCT slowed. Many immigrants were unable to leave Europe during the Napoleonic War, and the War of 1812 in North America also prevented many settlers from relocating to join their relatives. By 1815 both conflicts had ended, and settlement to the GCT began to increase, with additional Pennsylvania Mennonite settlers, German-based settlers, and later English, Irish and Scottish settlers (Bloomfield, 55: 2006). In 1816 the GCT lands and Beasley's lower block were incorporated into Waterloo Township, and in 1853 became part of Waterloo County.

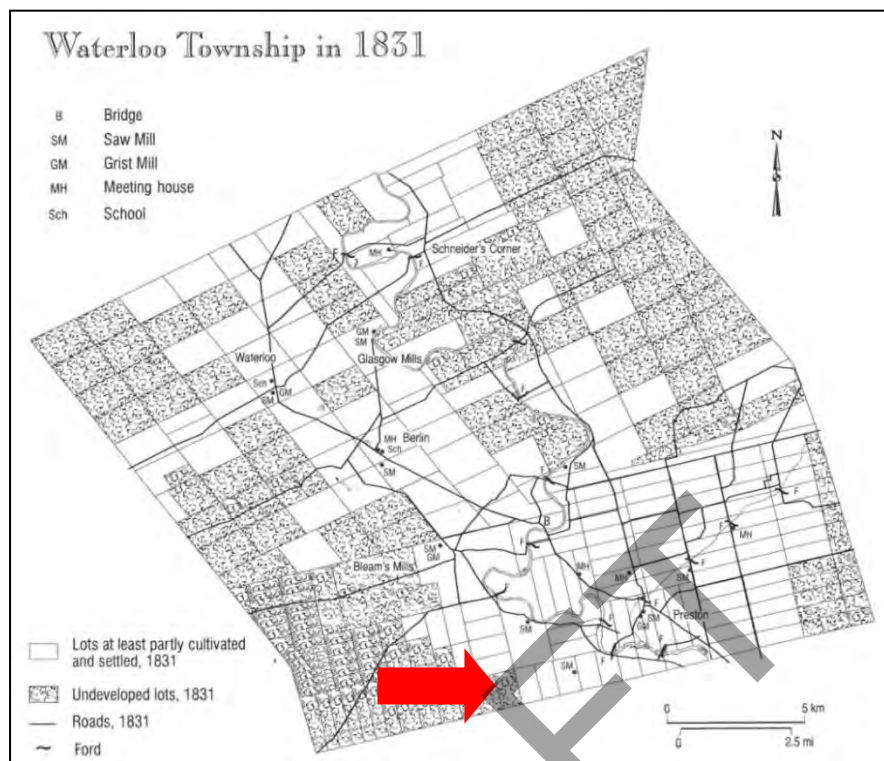


Figure 7: Map of Waterloo Township in 1831 showing settled and cultivated land. Approximate location of subject property denoted by arrow. (Source: Bloomfield, 2006)

3.3 628 New Dundee Road

The subject property is located on part of Lot 1, Beasley's New Survey. The subject property is located within close proximity of the historic communities of Blair and Doon.

A review of land registry records identifies that all of Lot 1 (Beasley's New Survey) was patented by the Crown to Richard James Beasley (and others) in 1798. A portion of Block 2 was sold to Richard Beasley in 1804. In 1837, all 100 acres of Lot 1 was sold by Richard Beasley to Robert Jeffrey. In 1848, all 100 acres were sold to John Moore. John Moore (b. 1817, d. 1891) was a farmer of Irish descent, and married Sarah Jane McBride. Together, they had 13 children.

The earliest available tax assessment roll records for Waterloo Township are dated 1853. James Moore is noted in the 1853 tax records as a farmer residing on Beasley's New Survey, Lot 1 (100 acres). The total value of the property is noted as \$399.00 which includes all taxable property (i.e. property plus livestock, horses, and carriage). There is a slight increase in property values in 1857, where the total value of property is \$400.00. The 1858 tax assessment rolls also note John Moore as a farmer on Beasley's New Survey, having a total property value of \$1,539.00 for all taxable

property. Given the significant increase in property values between 1857 and 1858, it is likely that the existing dwelling and barn were constructed c. 1858.

The Tremaine map of Waterloo Township (1861) identifies John Moore as the owner of the east half of Lot 1 (**See Figure 8**). The lands are intersected by a road, which is now known as New Dundee Road. The map does not depict any features of the farm, such as a dwelling, barn, or orchards.



Figure 8: Tremaine Map of Waterloo Township, 1861. Approximate location of subject property outlined in red circle. Location of 100 acres formerly owned by John Moore outlined in red. (Source: Kitchener Public Library, Grace Schmidt Room of Local History)

The 1864 Waterloo County Gazeteer confirms John Moore as the farmer of Lot 1, Beasley's New Survey (**See Figure 9**).

Monhuke Wm.	bec t f	Re
Monhuke, Ernst	h t h	Re
Moore, John	bea t 1 f	Re
Moser, Charles	u b 35 f	Re
Moyer, David	h t 106 f	Re

Figure 9: Excerpt of the County of Waterloo Gazeteer and General Business Directory, 1864. (Source: National Archives Canada)

According to the 1891 census of Waterloo South, John Moore is noted as a farmer of Irish descent. He is noted as residing with his wife Sarah and children Wesley and Mary in a 1.5 storey brick dwelling (**See Figure 10**).

Bowler Margret	7	15	-	Dom	"	"	"	"	"
Moore John	m	73	m	Ireland	Ireland	Ireland	Meth	Farmer	
" Sarah	f	67	m	"	"	"	"	"	
" Wesley	m	28	-	S	out	"	"	"	Farmer
" Mary	f	22	-	D	"	"	"	"	
David R...	m	11	-	Dom	"	out	out	"	

Figure 10: Excerpt of the 1891 census of Waterloo South, noting John and Sarah More as farmers of Irish descent residing in a Brick 1.5 storey dwelling (Source: Ancestry.ca)

After the death of James Moore, the farm was managed by Wesley Moore (b. 1861, d. 1935), who is noted as the head of household in the 1911 census.

153 70	Moore Wesley	M	49	F	Irish	5	1861	3	0
	" Catherine	F	47	"	"	11	1864	26	0
	" Sarah J.	F	47	"	"	11	1864	26	0
	" Wesley	M	49	"	"	11	1861	3	0
	" Mary	F	22	"	"	11	1869	17	0
	" James	M	11	"	"	11	1871	17	0

Figure 11: Excerpt of the 1911 census of Waterloo South, noting Wesley Moore as a farmer of Irish descent with his wife, Catherine and mother Sarah J. (Source: Ancestry.ca)

According to land registry records, the property was mortgaged by Sarah J. Moore in 1872 under Alexander Buchanan. In 1888, the executors of the Alexander Buchanan estate discharged the mortgage. In 1917, all 100 acres of Lot 1 were sold by James Moore (son of John Moore) to Alfred Hannusch. Waterloo Township census records identifies Alfred Hannusch (also Hannasch), (b. 1881, d. ?) as a Roman Catholic farmer of German descent. Vernon's 1918 Farmers' and Business Directory confirms Alfred Hannusch as residing on Lot 1 of Beasley's Block (**See Figure 12**).

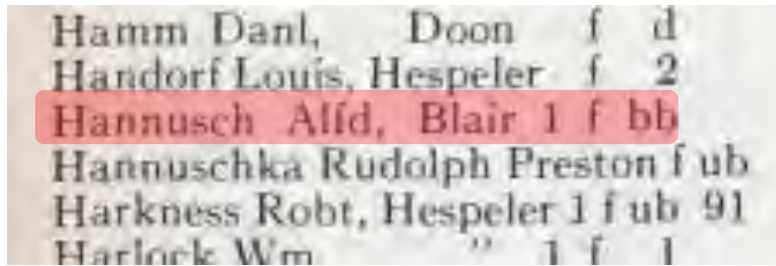


Figure 12: Excerpt of the 1918 Vernon's Farmers' and Business Directory for the Counties of Perth, Waterloo and Wellington. (Source: Kitchener Public Library)

The property was sold by Mary (also Marie) Hannusch to Emmerson and Helen Herlich in 1937. E. and H. Herlich owned the property until 1949 when it was sold to Peter and Elizabeth Garzi.

The aerial photo of the subject property and surrounding context demonstrates that the character of the area at this time was agricultural. The area had not yet been developed with residential subdivisions (See Figure 13).



Figure 13: Excerpt of the 1945 aerial photograph of Galt and surrounding area. Approximate location of the subject property noted in red. (Source: University of Waterloo Digital Map Library)

The features of the property are shown on the detail of the 1945 aerial photo (**See Figure 14**). The image below depicts the existing dwelling and barn as well as an orchard, mature trees and vegetation towards the front property line. The property is surrounded by fields and pasture to support farm operations. The individual features of the dwelling and barn are not clearly visible.

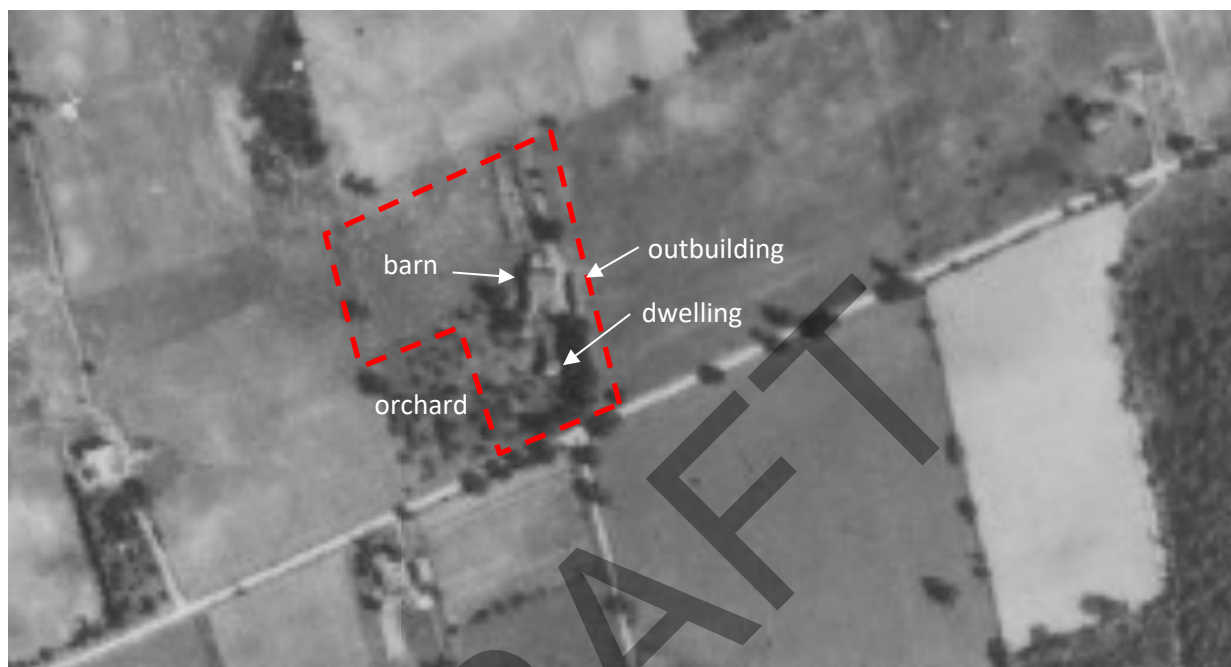


Figure 14: Detail of the 1945 aerial photograph of Galt and surrounding area. Approximate location of the subject property noted in red. (Source: University of Waterloo Digital Map Library)

The context of the area remained agricultural into the 1960s, as per a review of the 1963 aerial photograph (See Figure 15). No residential subdivisions had yet been constructed, however Highway 401 is now visible in the photograph.



Figure 15: 1963 aerial photograph of the subject property and surrounding area. Approximate location of subject property noted in red. (Source: University of Waterloo Digital Map Library)

In the 1963 aerial photograph, the features of the property are shown more clearly than the 1945 aerial photograph (**See Figure 16**). The dwelling, barn and outbuilding are visible. The orchard is also visible and is located adjacent to New Dundee Road. According to title search records, the property included 100 acres until it was sold in 1966 to the Director of the Veterans Land Act. It is likely that it was at this time that the lot was severed from surrounding agricultural fields and pastures and functioned as a residential lot.



Figure 16: Detail of the 1963 aerial photograph of the subject property. Approximate location of the subject property noted in red. (Source: University of Waterloo Digital Map Library)

According to the 1997 aerial photo, the character of the immediate area remained agricultural (See Figure 17).

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Figure 17: Excerpt of the 1997 aerial photograph of the subject property and context. Approximate location of the subject property noted in red. (Source: City of Kitchener Interactive Map)

By 1997, the orchard formerly located near the south-east corner of the property had been removed. The barn, dwelling, and outbuilding remain (**See Figure 18**).

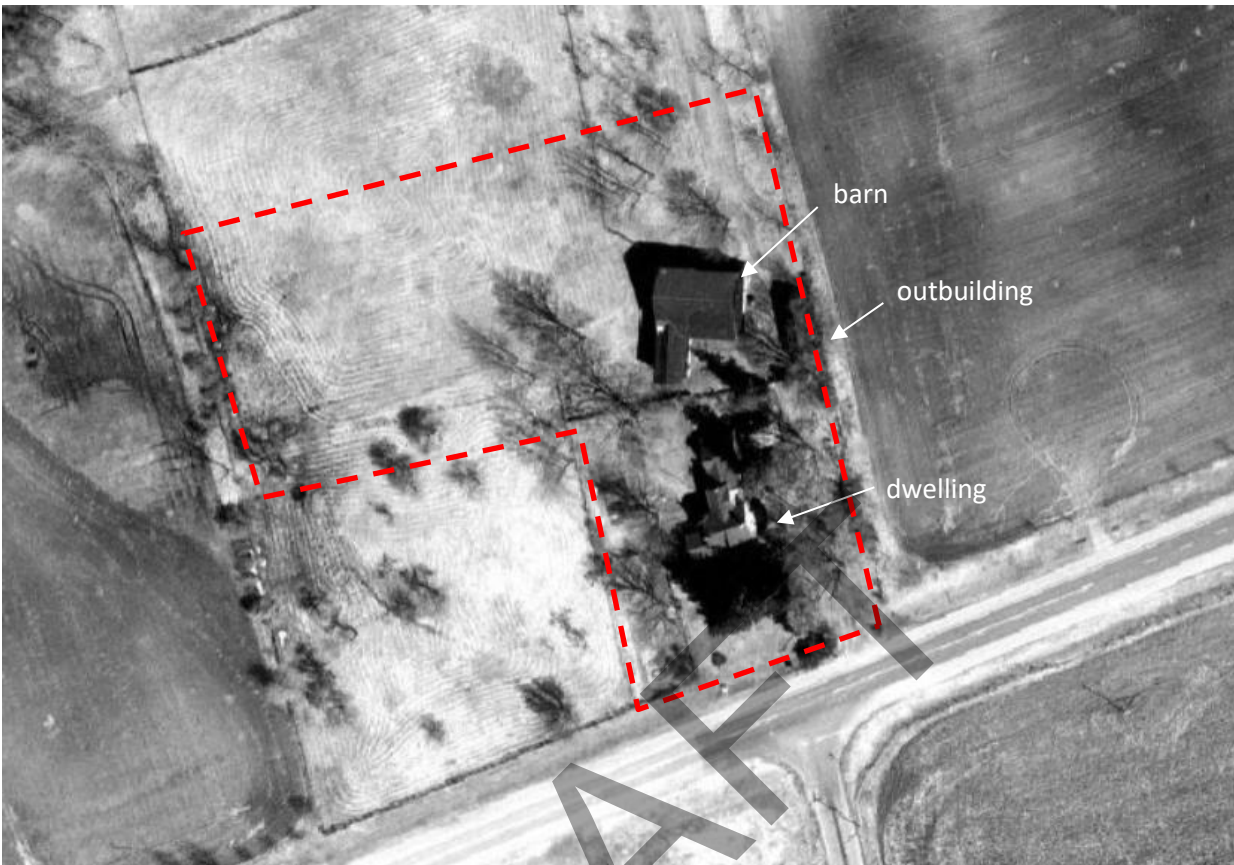


Figure 18: Detail of the 1997 aerial photograph of the subject property. Approximate location of dwelling located on the subject property noted in red. (Source: City of Kitchener Interactive Map)

By 2007, residential subdivisions were being constructed on lands which were previously agricultural north of New Dundee Road (**See Figure 19**). Therefore, the character of the area surrounding the subject lands along New Dundee Road began to change from agricultural to urban residential.



Figure 19: Detail of the 2007 aerial photograph of the subject property and context. Approximate location of the subject property noted in red. (Source: City of Kitchener Interactive Map)

The 2021 aerial photograph demonstrates the increased urbanization of the area north of New Dundee Road (See Figure 20).

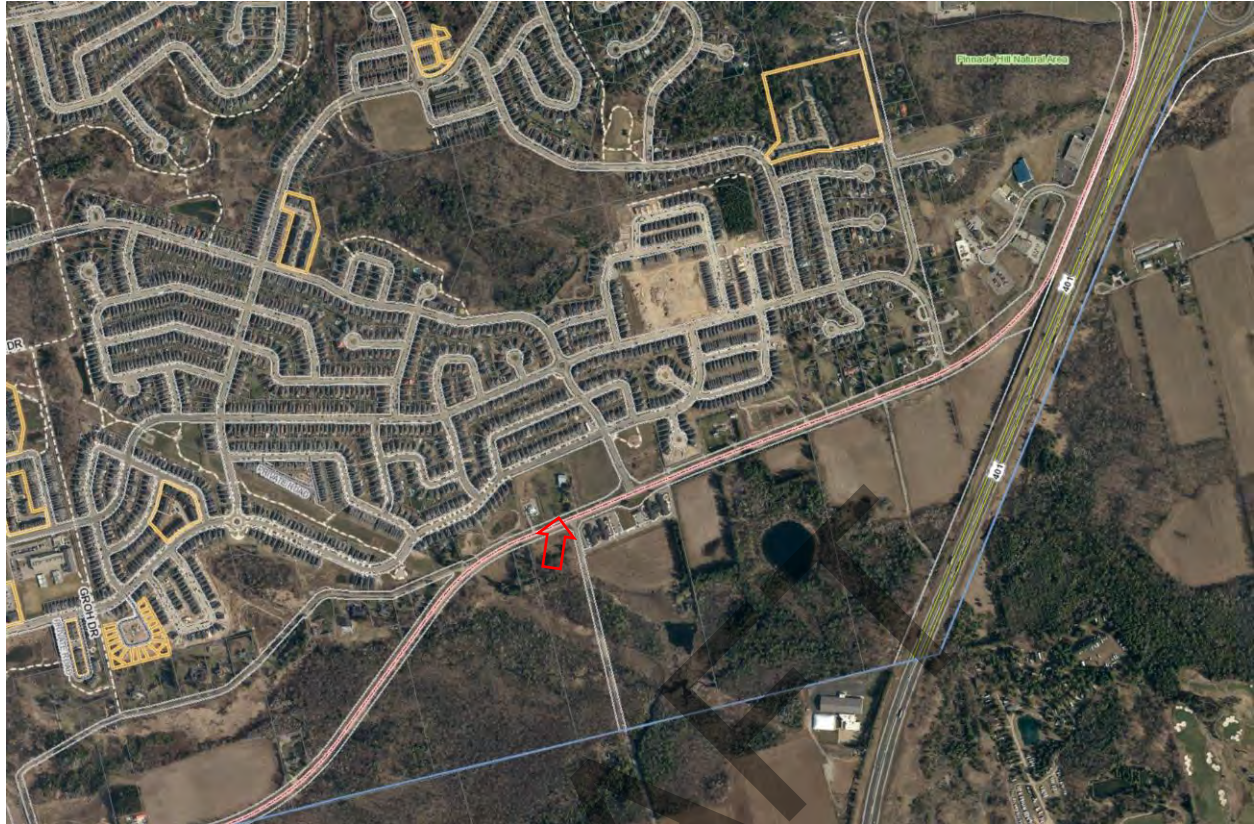


Figure 20: Detail of the 2021 aerial photograph of the subject property and context. Approximate location of the subject property noted with red arrow. (Source: City of Kitchener Interactive Map)

4.0 Description of Subject Property

4.1 Description of 628 New Dundee Road

The property located at 628 New Dundee Road is located within an area which includes a mix of low density residential and agricultural uses. The property is located adjacent to a municipal pumping station to the west, and agricultural land to the east (**See Figures 20 & 21**).



Figures 20 & 21: (left) View of New Dundee Road looking west, (right) View of New Dundee Road looking east towards Robert Ferrie Drive. (Source: MHBC, 2022)

The lands located north of Blair Creek Drive have been developed to include contemporary single detached residences (**See Figures 22 & 23**).



Figures 22 & 23: (left) View of Blair Creek Drive looking east towards Robert Ferrie Drive *note barn to the south (right) View of 628 New Dundee Road (barn) looking south-east from Blair Creek Drive (Source: MHBC, 2022)

The subject property can be described as a flag-shaped lot with access at New Dundee Road. The property includes a dwelling, wood shed, and a barn. The property also includes landscaped open space, mature trees and gardens. The grade of the property changes dramatically along the rear lot line.

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Figure 24: Aerial photo of the subject property. Approximate boundary outlined in red. (Source: Google Earth Pro, accessed 2022)

4.2 Description of Built Heritage Resources

4.2.1 Description of Dwelling

The dwelling was constructed in several stages, described in this report as Sections A, B, C, D, E, and F. Sections A and B were constructed in the 19th century, and sections C, D, and E were constructed later. Section F is an extension of the roof over the east elevation of Section B, and was likely added to the structure in the 20th century (**See Figure 25**).



Figure 25: Detail aerial of existing dwelling and component parts (see chart below). (Source: Google Earth Pro, accessed 2022)

<i>Legend</i>		
Identifier	Description	Construction Date
A	Gothic Revival dwelling	Bet. 1848 and 1858
B	Summer Kitchen or Original Dwelling	Bet. 1848 and 1858
C	Rear Addition	1966
D	Garage	1966
E	Addition	1966
F	Gable and balcony	20 th century

Section A & B & F:

Section “A” of the building can be described as a 1.5 storey yellow brick Gothic Revival cottage. The front elevation of Section A faces south towards New Dundee Road. The front elevation includes a central door opening, two rectangular windows at the first storey, and an arched window opening with brick drip mould at the second storey (**See Figures 26 - 27**).



Figures 26 & 27: (left) View of east elevation of Section A, looking west, (right) View of front elevation of Section A, looking north, (Source: MHBC, 2022)

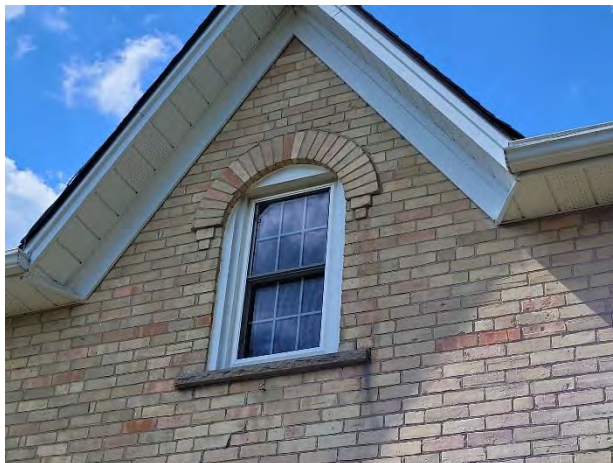
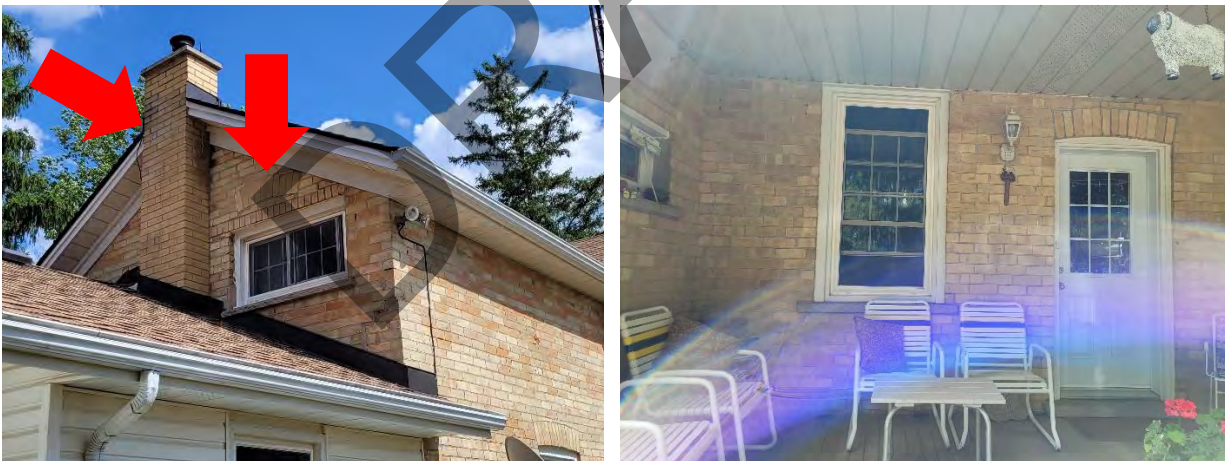


Figure 28: (left) Detail of arched window opening in central gable (Source: MHBC, 2022)

Section "B" can be described as a 1.5 storey addition to the rear of Section A. The north elevation of Section B includes an external chimney which was a later addition to the building. The chimney is constructed of brick which is distinctly different than that of the rest of the building and is cut into the existing soffits and fascia. The rectangular window at the second storey of the north elevation has been altered. The original window included a brick voussoir and is clearly distinguishable from the existing contemporary window (See Figure 24). The east elevation of Section B is currently used as the main entrance to the dwelling.



Figures 29 & 30: (left) View of north elevation (note exterior chimney and altered window opening), (right) Detail view of east elevation (ground floor), (Source: MHBC, 2022)

The second storey of the building has been altered to include a new gable which provides access to a second storey verandah (Section F).



Figure 31: (left) View of east elevation of dwelling (Sections A, B, C, D, and F) (Source: MHBC, 2022)

An inspection of the interior of the building from within the basement provides evidence of sawn structural beams approximately 9" wide and sawn timbers providing floor joists which are 2 ¼" wide (**See Figures 32 & 33**). The only portion of the building having a basement is Section A.



Figures 32 & 33: (left) Detail view of internal sawn beam, approximately 9" wide, (right) Detail view of interior basement floor joist, approximately 2 ¼" wide, (Source: MHBC, 2022)

Sections C, D & E:

Sections C, D, and E are mid. 20th century additions to the building which were constructed in 1966. These portions of the building include concrete block foundations, vinyl siding, and contemporary vinyl windows (**See Figures 34 & 35**).



Figures 34 & 35: (left) View of north and west elevation of wood shed, looking south-east, (right) View of interior roof framing, (Source: MHBC, 2022)

4.2.2 Description of Barn

The barn was constructed in two main component parts. The original portion of the barn is described in this report as Section A. The south portion of the barn includes an enclosure which is likely part of a forebay of the original barn given its current form and appearance.

Section C is an addition to the original barn. Section D is a contemporary lean-to roof which provides an enclosure at the east side of the barn.

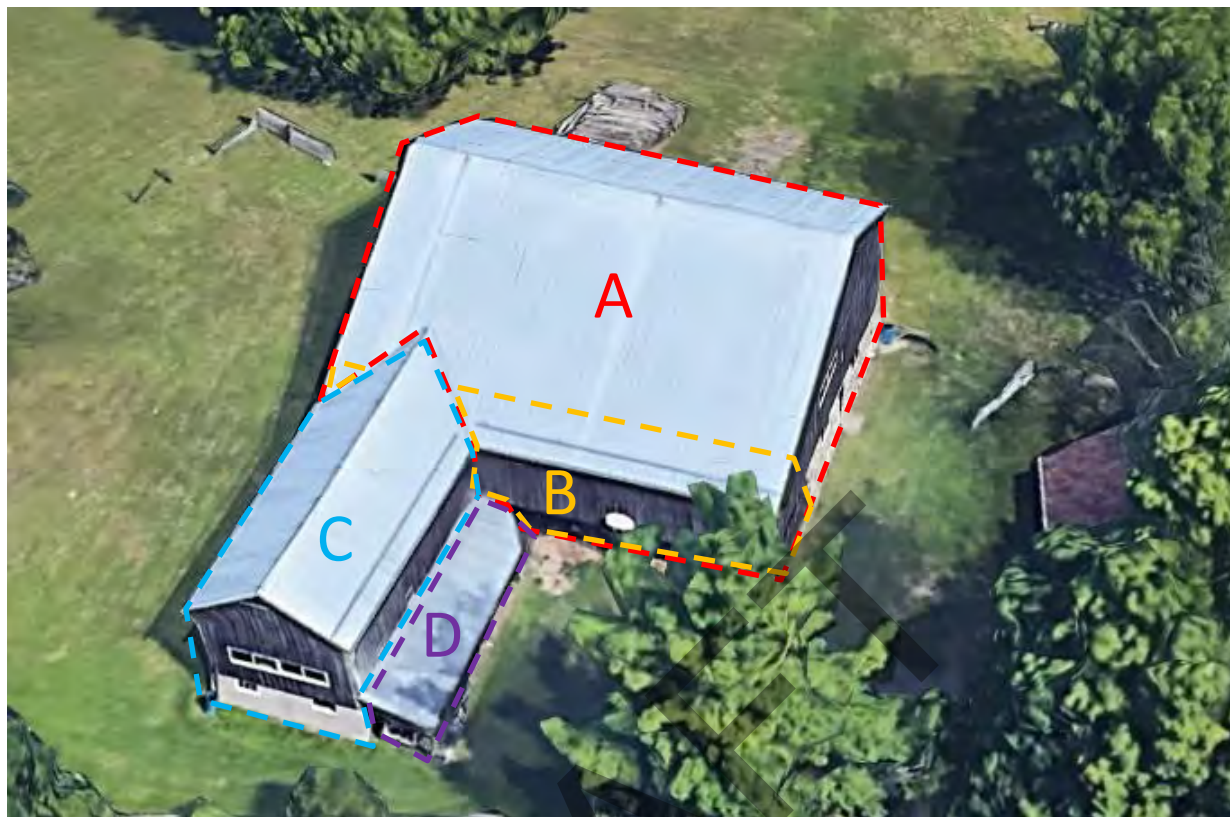


Figure 36: Detail aerial of barn and component parts (see chart below). (Source: Google Earth Pro, accessed 2022)

<i>Legend</i>		
Identifier	Description	Construction Date
A	Original barn	Bet. 1848 and 1858
B	Enclosure/forebay	Bet. 1848 and 1858
C	Barn Addition	20 th century
D	Enclosure	20 th century

Sections A & B:

Section A of the barn can be described as a bank barn having a rubble stone foundation and side-gabled roof. Section A of the barn includes two main floors. The ground floor was used for livestock and the upper level was used for hay and grain storage.



Figures 37 & 38: (left) View of east elevation of barn, looking north-west, (right) View of west elevation of barn, looking south-east, (Source: MHBC, 2022)

Section B of the barn has a lean-to roof and was previously open. This portion of the barn suggests that the barn may have been constructed in a typical Pennsylvania style rather than the English style (See Figures below). A view of the interior within Section B at ground-level confirms that the barn included an open forebay which has been enclosed. The forebay was constructed with large hand-hewn and rough-cut beams and mortise and tenon joints (See Figures below).



Figures 39 & 40: (left) View barn interior (within Section B), looking west within forebay, (right) View of barn interior (within Section B), looking east within forebay (Source: MHBC, 2022)

Views of the interior of the building (all sections) confirm that the barn was constructed using 19th century building techniques, including hand hewn timbers, wood pegs and mortise and tenon joints.



Figures 41 & 42: (left) View of interior of barn (Section A), looking north-west, (right) Detail view of structural beam within barn, Section A, (Source: MHBC, 2022)



Figures 43 & 44: (left) View of interior of barn, ground floor of Section B looking north-west, (right) View of entrance to second floor of barn within Section B, looking north (Source: MHBC, 2022)

Sections C & D:

Section C of the barn is a later addition. The barn was likely constructed with a rubble stone foundation which has been replaced with concrete.



Figures 45 & 46: (left) View of south and west elevation of barn, Sections A, B, and C, (right) View of Section C of the barn, looking north-west towards the south and east elevations, (Source: MHBC, 2022)

Sections C & D of the barn are constructed with a combination of hand-hewn beams as well as sawn lumber, suggesting that the barn is a later addition to Section A.



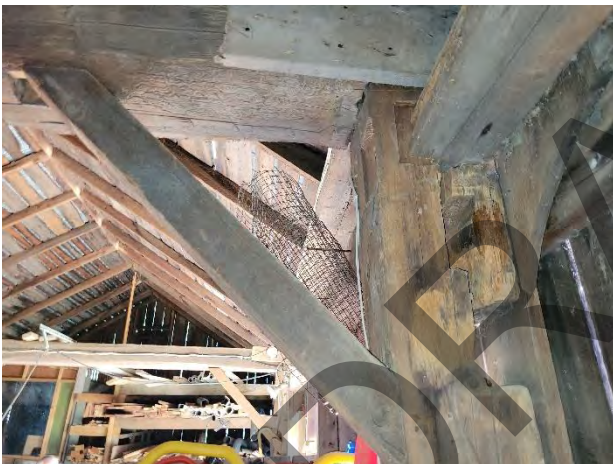
Figures 47 & 48: (left) View of the interior of the ground level of Section C, looking south, (right) View of interior of Section C, second storey looking south, (Source: MHBC, 2022)

4.2.3 Description of Outbuilding

The subject property includes a gabled building of wood frame construction. The building was constructed with the use of both hand-hewn beams, mortise and tenon joints as well as sawn lumber (See Figures 44 – 47). The building is currently used for storage. The original purpose of the building is unknown, but was likely used to store agricultural implements.



Figures 49 & 50: (left) View of north and west elevation of outbuilding, looking south-east, (right) View of interior roof framing of the outbuilding, (Source: MHBC, 2022)



Figures 51 & 52: (left) Detail view of interior structural framing using mortise and tenon joints, (right) Detail view of hand hewn beam in wood shed, approx. 11 inches wide (Source: MHBC, 2022)

5.0 Evaluation of Cultural Heritage Resources

The following sub-sections of this report provide an evaluation of the subject lands as per Regulation 9/06 of the *Ontario Heritage Act*. These criteria have been adopted as standard practice in determining significant cultural heritage value or interest.

5.1 Evaluation Criteria

Ontario Regulation 9/06 prescribes that that:

A property may be designated under section 29 of the Act if it meets two or more of the following criteria for determining whether it is of cultural heritage value or interest:

The property has design value or physical value because it,

- 1. is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
- 2. displays a high degree of craftsmanship or artistic merit, or*
- 3. demonstrates a high degree of technical or scientific achievement.*

The property has historical value or associative value because it,

- 4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
- 5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
- 6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*

The property has contextual value because it,

- 7. is important in defining, maintaining or supporting the character of an area,*
- 8. is physically, functionally, visually or historically linked to its surroundings, or*
- 9. is a landmark.*

The Ministry of Citizenship and Multiculturalism (formerly the Ministry of Heritage, Sport, Tourism and Culture Industries) has not published a guiding document on the interpretation and appropriate application of the above-noted criteria. The Ontario Heritage Toolkit (which is currently under revision) does not provide an in-depth analysis of the above-noted criteria and how/where they should be applied. However, the Ministry published the Heritage Identification & Evaluation Process document in 2014, which provides an in-depth analysis of the criteria under

Ontario Regulation 9/06 and how they are intended to be interpreted and applied. While this document is for the evaluation of properties in Ontario with the potential to be considered Provincial heritage properties, it uses the same criteria as *Ontario Regulation 9/06* and offers information as to their intended application. Section 4.0 of the document identifies that “The relevant information documented through the research should be evaluated against each of the criteria as described in both O.Reg 9/06 and O. Reg 10/06 to determine the property’s CHVI and level of significance.” The document then goes on to provide an in-depth analysis of the criteria under O-Reg 9/06 beginning in Section 4.6 of the document. The document then proceeds to provide an analysis of each criteria. Given that the document considers the criteria under *Ontario Regulation 9/06* as well as *10/06*, aspects of the document can reasonably be applied to the evaluation of potential cultural heritage resources.

5.2 Evaluation of Cultural Heritage Resources

The following provides an evaluation of the property as per *Ontario Regulation 9/06*.

5.2.1 Design/Physical Value

Dwelling:

The property located at 628 New Dundee Road has design/physical value as it includes a representative and early example of a dwelling constructed in the Gothic Revival Cottage style. The building was constructed c. 1858 for John Moore. The barn may have been constructed earlier, between 1848 when John Moore purchased the property, and 1858 when tax assessment rolls show a significant increase in property value. The building is considered early given that it was constructed prior to Confederation in 1867.

The dwelling is not considered rare or unique. According to Blumenson (1990), this style is prominent throughout the Province of Ontario, and is often referred to as an “Ontario Cottage”. For example, the dwelling at 1249 New Dundee Road includes features which are similar to that of 628 New Dundee Road, including overall size, dimensions, 3-bay façade of buff-yellow brick construction, and an arched gable window at the front elevation (**See Figure 53**). This property is located approximately 2 kilometers west of the subject property.

Other examples of buff/yellow brick buildings constructed in the Gothic Revival cottage style are located at 1736 Trussler Road (**See Figure 54**) and 5 Tilt Drive (**See Figure 55**).



Figures 53 & 54: (left) View of Gothic Revival cottage at 1249 New Dundee Road, Ayr., (right) View of 1736 Trussler Road (Source: Google Streetview, 2021)



Figure 55: (left) View of Gothic Revival cottage at 5 Tilt Drive, Kitchener (Source: Google Streetview, 2021)

Other examples of buildings constructed in the Gothic Revival Cottage style are available within the City of Kitchener. This includes the buildings located at 24 Cameron Avenue and 36 Cameron Avenue, both of which are constructed with yellow/buff brick (See Figures below).



Figures 56 & 57: (left) View of 24 Cameron Avenue, (right) View of 36 Cameron Avenue (Source: Google Streetview, accessed 2022)

The following provides a list of additional examples of Gothic Revival cottage dwellings located within the City of Kitchener:

- 145 Church Street;
- 139 Church Street;
- 133 Church Street;
- 130 Church Street;
- 33 Eby Street;
- 116 Cedar Street;
- 68 Breithaupt Street;
- 36 Waterloo Street;
- 392 Duke Street West;
- 430 Duke Street West;
- 452 Duke Street West;
- 92-94 Victoria Street South;
- 50-52 Weber Street;
- 595 Lancaster Street West; and
- 537 Lancaster Street West.

The dwelling located on the subject property does not demonstrate a high degree of craftsmanship, artistic merit, or technical/scientific achievement. The dwelling constructed using materials and methods which are characteristic of its time and does not go beyond a level of craftsmanship that was commonplace at the time.

Barn & Outbuilding:

The barn demonstrates design/physical value as an early (pre-1867) and representative example of a bank barn constructed in the mid. 19th century. The barn is not considered unique for the area. Examples of similar barns in either Kitchener or elsewhere in Waterloo Region are located at:

- 1855 Snyder's Road, Petersburg;
- Bricker Barn, Doon Heritage Village; and
- 1739 Snyder's Road East, Petersburg.

However, there are few barns left within the City of Kitchener due to continued urbanization in the 20th and 21st centuries. Because of this, the barn is considered rare for the City of Kitchener.

The existing outbuilding is part of the former agricultural use of the lands. However, the outbuilding is not representative of any architectural style and does not demonstrate significant design/physical value.

Neither the barn nor the outbuilding demonstrate a high degree of craftsmanship, artistic merit, or technical/scientific achievement. Both structures were constructed using materials and methods which are characteristic of the time of which they were constructed, and do not go beyond a level of craftsmanship that was commonplace at the time.

5.2.2 Historical/Associative Value

The historic record does not provide any information which would suggest that either the property, or any of the former owners are related to an event, belief, person, activity, organization or institution which is significant to the community. The Ministry provides guidance on the interpretation of this criterion. Here, it states that an event, belief, person, activity, organization or institution may be considered significant if it/they "... has made a strong, noticeable or influential contribution to the evolution or pattern of development and development in the community." This could be accomplished in a number of ways, including involvement with local politics, organizations, significant land transactions and/or surveying, the creation of subdivisions, etc. There is sufficient evidence to show that the former owners of the property were individuals operated a farm on part of the subject property. Available records identify that the original farm owners were of Irish descent and owned the property until approximately 1917. The property was subsequently sold to another farming family, under the name Alfred Hannusch, who was of German descent. There is no evidence to suggest that members of these families made a significant contribution to the evolution or pattern of development in the community.

Guidance from the Ministry regarding the identification of any events, themes, beliefs, activities, or organizations states that the relationship to a theme must be a) direct, and b) is significant to the community because it has made a strong, noticeable, or influential contribution to the evolution

or pattern of settlement and development in the community. The former use of the property has not made a specifically strong, noticeable, or influential contribution to the development of the community. However, the overall pattern of agricultural settlement has made an impact on the development of the City of Kitchener over time.

The subject property now residential, but was historically used as a farm, and is associated with former mid. 19th century agricultural practices. Section 6 of the City of Kitchener Cultural Heritage Landscapes Study document identifies historical themes which are important to the Region of Waterloo and Kitchener. The document identifies the theme of “agriculture”, and states that it is considered a “general” theme of the overall Region of Waterloo. Given that the Study recognizes that a) the theme of agriculture is important to the community and b) the theme of agriculture as an indicator of historical value throughout the CHL study, the subject property meets this criteria under *Ontario Regulation 9/06*.

The property’s heritage attributes are not likely to yield further information which would contribute to the community or culture.¹ The property has evolved over time and now functions as a residential lot with a dwelling and barn. Many of the features that are representative of an intact 19th century farmstead have been removed. Therefore, the site does not provide the opportunity to yield further information which would contribute to the understanding of the community. The City’s Cultural Heritage Landscapes Study document (2014) provided a comprehensive review of potential agricultural farmsteads which have the ability to yield further information. The subject property was not identified as one of these landscapes. The designer or builder of the dwelling/barn is not known, but could be added to the historic record should the information become available in the future.

5.2.3 Contextual Value

The subject property does not demonstrate significant contextual value.

The subject property has changed over time, and no longer functions as a working agricultural farmstead. The property was severed from the surrounding farmland by 1966 and since this time, has functioned as a large residential lot within a context that is becoming increasingly urbanized. The subject is located within an area that is defined in the City’s Official Plan as including a mix of agricultural, low density residential, and open space. The lands north of New Dundee Road are primarily low density residential, while the lands south of New Dundee Road are primarily agricultural. The subject property is currently zoned C-2 492R, 387U (Neighbourhood Shopping Centre). The site specific exemption includes residential uses. The property is no longer used, or intended to be used for continued agricultural purposes. Given that the property has functioned as a large residential lot since it was discontinued as a farm in 1966 when it was severed from its

¹ Note that Ministry guidance advises that this criteria is often associated with archaeological potential.

fields, woodlots and pastures, it is more in-keeping with the residential rather than the agricultural character of the area. As a result, the subject lands are not important in defining, supporting, or maintaining the agricultural character of the area. The context of the area has changed over time, and is now dominated by contemporary low density residential subdivisions. Additional development is planned along the southern limit of the City, which will further urbanize the context.

The subject property does not have an important historical, physical, functional, or visual link to its surroundings. The property was severed from the surrounding fields and pasture lands by 1966 and the lands have been developed with contemporary residential subdivisions. Therefore, these contemporary residential subdivisions do not have an important historical link to the subject property. Further, no features of the former farm complex remain on adjacent lands. The property does not have an important physical link to its surroundings. The Ministry (2014) provides guidance on this criterion, whereby physical means something that is tangible, i.e. a "...material connection between the property and its surroundings." This could exist in the form of a bridge, infrastructure, path, or road, for example. No physical features exist which connect the subject property to its context or adjacent lands. The subject property does not have a functional link to its surroundings. This functional relationship was removed in the 1960s when the surrounding pastures, fields, and woodlots which supported the operations of the farm were severed. The subject property does not demonstrate evidence of having an important "visual" link to its surroundings. The Ministry (2014) identifies that this criterion can be interpreted as "... when there is a visual connection between it and at least one feature in the context. It is not visually linked merely because adjacent properties can be seen from it." While features of the property (i.e. the dwelling and barn) can be viewed from the public realm along New Dundee Road and Blair Creek Drive, these views are not important as they do not contribute to the property's CHVI. The property and its existing features are not considered a landmark in the local community.

The subject property is located along New Dundee Road. Section 7 of the City of Kitchener Cultural Heritage Landscapes document identifies important historic transportation corridors. This includes "pioneer rural roads" as well as "urban streets". New Dundee Road is not identified as a significant rural road in the CHL Study document. It is also not listed amongst the identified transportation routes of cultural heritage value or interest on the Cultural Heritage Landscapes Map (i.e. L-RD 1 through 17). New Dundee Road is also not identified by the City of Kitchener as a "heritage corridor" or part of a Cultural Heritage Landscape in the City of Kitchener Official Plan (See Map 9 – Cultural Heritage Resources). Therefore, New Dundee Road is not considered a heritage resource and the relationship between the road and the subject property is not significant.

This evaluation has also considered whether or not views, setbacks, and natural features (including mature trees) are of significant CHVI or not. Views of the building are available along

New Dundee Road, and are partially obstructed by the presence of mature trees and vegetation. While these views are available, they are not significant as they do not contribute to the cultural heritage value of the property.

As per a review of available aerial photographs, the mature trees and vegetation on the property have changed over time. The original layout of the farm and orchards is not provided in historic maps. However, it is likely that the property included an orchard closer to the property line. These trees have been removed. The linear plantings of spruce/conifers along the driveway are not original to the farm complex, and are likely dated closer to the early 20th century when these types of spruces were added for ornamentation and wind breakers.

5.2.4 Cultural Heritage Landscape Evaluation

The following provides an analysis of whether or not the subject property is considered a potentially significant Cultural Heritage Landscape as per the definition under PPS (2020). Whether or not a property is considered a significant CHL is determined under the *Ontario Heritage Act* (i.e. *Ontario Regulation 9/06*).

The subject property is not considered a significant Cultural Heritage Landscape. This report has demonstrated that the property can be described as part of a former farm, which has been severed from its original context. The surrounding conduct has not been urbanized, but formerly included the agricultural fields and pastures to support farm operations. Since this time, the property has functioned as a residential lot within an urban context. The surrounding lands which formerly included agricultural fields, pastures, and other agricultural uses have been developed and urbanized. The context of the area is now primarily low density residential and has been developed with residential subdivisions. The subject property includes the existing barn, dwelling, and outbuilding. These buildings are in their original locations and retain their original relationships to each other. Other farm structures and elements which would have been necessary for supporting a 19th century farm have been removed over time. Given the alterations to the property over time, it is no longer a representative and/or intact example of a mid. to late 19th century farmstead. The features which remain on the subject lands (including their relationships to each other) does not offer an opportunity to provide further information to contribute to the understanding of the community.

Guidance for identifying significant Cultural Heritage Landscapes is provided in the City's Cultural Heritage Landscapes Study document (2014). The document identifies that the purpose of the study is to "...provide an inventory of the cultural heritage resources in the City of Kitchener in the form of cultural heritage landscapes (CHLs). The document identifies a Cultural Heritage Landscape as, "A geographical area that may have been modified by human activity and is

identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.”

The document identifies various types of CHLS, including (but not limited to) agricultural landscapes. These landscapes demonstrate the authentic farming practices and includes both built and natural features which contribute to these landscapes. These agricultural landscapes were considered and evaluated as per Ontario Regulation 9/06 as well as other criteria, such as the criteria provided from the Region of Waterloo for determining Regional significance, for example. Potential CHLs were also identified where they were found to be associated with significant themes, such as pioneer settlement and agricultural practices. Through this study, four individual agricultural Cultural Heritage Landscapes were identified. The subject property was not identified as one of these significant Cultural Heritage Landscapes. Given that the subject property was not identified as a Cultural Heritage Landscape through the City's comprehensive Cultural Heritage Landscape study, this provides further evidence that the property is not considered a significant CHL worthy of long-term conservation.

Summary of Attributes

a) Barn

- Wood frame bank barn with forebay (Sections A, B, and C) including foundations, construction methods and materials, with both sawn and hand hewn-timbers, wood pegs, mortise and tenon joint construction.

b) Dwelling

- 1.5 storey yellow brick construction in the Gothic Revival Cottage architectural style (Section “A”);
- South (front) elevation facing New Dundee Road including:
 - 3-bay façade with central door and rectangular window openings;
 - Arched window opening within the front gable with decorative brickwork/drip mold;
 - All brick voussoirs above window openings and stone sills;
- Bullnose stretcher bricks around the base of the dwelling above the foundation;
- West elevation of dwelling, including all original window openings;
- Section “B”:
 - Yellow brick construction with front-end gable, including existing window and door openings;
- Visibility of the primary (front) elevation of the dwelling along New Dundee Road.

5.3 Summary of Evaluation

The following chart provides a summary in chart format of the evaluation of the subject property as per *Ontario Regulation 9/06* which is provided in Section 6.2 of this report:

Ontario Regulation 9/06	628 New Dundee Road
1. Design/Physical Value	
Rare, unique, representative or early example of a style, type, expression, material or construction method	Yes. The property includes a dwelling and barn which are both considered representative (i.e. Gothic Revival Cottage and bank barn). The barn is considered rare for the City of Kitchener. Both structures are considered early.
Displays high degree of craftsmanship or artistic merit	No. The buildings were constructed using materials, methods, and techniques which were commonplace at their time of construction.
Demonstrates high degree of technical or scientific achievement	No. There is no evidence of features, methods, or otherwise which demonstrate a high degree of technical/scientific achievement.
2. Historical/associative value	
Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	Yes. The property is associated with the general theme of "agriculture", which has been identified as a theme in the City of Kitchener's Cultural Heritage Landscape Study document.
Yields, or has potential to yield information that contributes to an understanding of a community or culture	No.
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	Unknown. The architect and builder is unknown, but should be added to the historic record should this information become available.
3. Contextual value	
Important in defining, maintaining or supporting the character of an area	No. The context of the area has changed over time, and is now dominated by contemporary low density residential subdivisions. The property is not important in defining the character of the area.
Physically, functionally, visually, or historically linked to its surroundings	No. There is no functional, visual, or historical link to its surroundings that would add to the property's CHVI.
Is a landmark	No.

6.0 Description of Proposed Development

The proposed concept includes retaining the existing dwelling and re-locating it approximately 50 metres to the south-west corner of the site and placed on a new foundation. A structural analysis has been completed which determines that the building can feasibly be re-located (see **Appendix F**). The building is proposed for continued residential use on a portion of land which is proposed to be dedicated to the sole use of the owner and resident(s) of the dwelling through the Condo's declaration (see black outline on Figure 58).

The contemporary additions to the building which are not of Cultural Heritage Value or Interest are proposed for removal. This includes the removal of sections "C", "D", and "E".

Other potential alterations *may* include a) updating all existing contemporary windows and doors with new windows and doors and, b) repairs to masonry and localized condition issues prior and subsequent to re-location, c) repairs/replacements to roof, eaves, and downspouts, where necessary.

The development concept includes 11 structures (A through J) with stacked townhouses, having a total of 210 units. The proposal includes a central amenity area and surface parking along the internal laneway. A total of 245 spaces are proposed. Two access connections are provided, one at New Dundee Road and one at Blair Creek Drive. (**See Figure 58**).

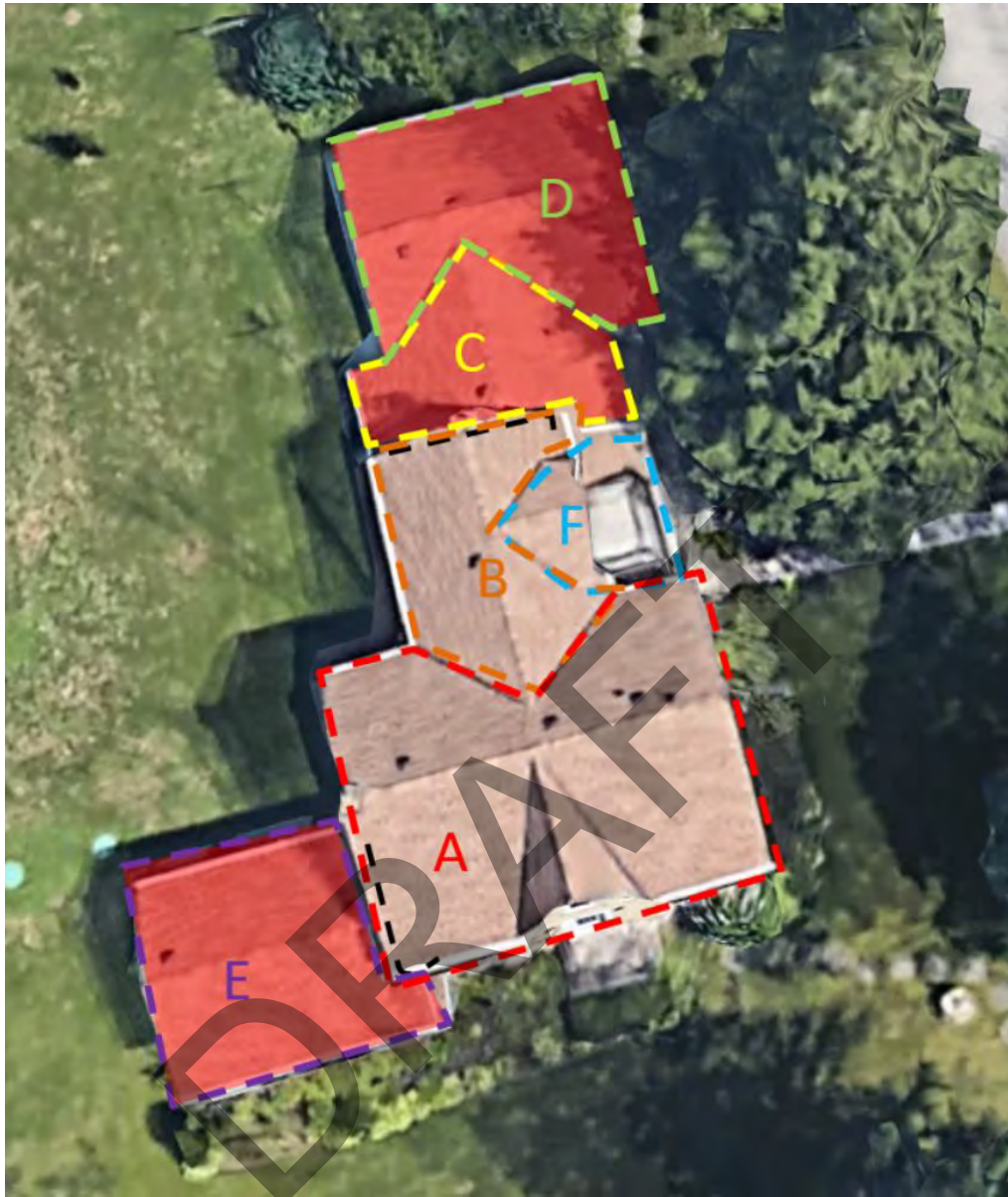


Figure 59: Aerial image of existing dwelling, noting the contemporary additions to the dwelling which are proposed for removal (shaded in red), identified in this report as Sections “C”, “D”, and “E”. Elevations which may require alteration following the removal of contemporary additions noted with dashed black line. (Source: MHBC, 2023)

All other features located on the subject property are proposed for removal. The existing barn is proposed to be de-constructed and materials adaptively re-used at another location on private property by the current property tenants.

7.0 Impact Analysis

7.1 Introduction

This section of the report will review impacts which may occur as a result of the proposed development on the identified cultural heritage resources located on the property at 544-546 Lancaster Street West.

The following analysis of impacts of the proposed development is guided by the Heritage Toolkit of the Ministry of Heritage, Sport, Tourism and Culture Industries as follows:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

7.2 Impact Analysis

The following provides an analysis of impacts as a result of the removal of the features of the property which are of Cultural Heritage Value or Interest.

7.2.1 Re-location On-site

Retaining the dwelling is considered a beneficial impact given that it will allow for its conservation of the long-term. The alterations to the dwelling which are required in order to facilitate its conservation result in a range of impacts. The re-location of the dwelling to its proposed new location on-site is considered an adverse impact given that a) the existing dwelling will be moved from its original location, and b) the fabric of the original foundation would be removed. The building will maintain its relationship to New Dundee Road within the development concept.

The removal of the contemporary additions to the building is considered a neutral impact given that they are not of CHVI. However, the removal of these contemporary additions will require that any exposed openings in the building be enclosed. Provided that the alterations to the north and west elevations of the building are sympathetically altered to facilitate long-term conservation, no adverse impacts are anticipated. Here, a range of options could be considered including (but not limited to), original door and window openings re-instated, or, existing window/door openings could be utilized provided that no new door or window openings are created.

It is likely that other alterations may be required in order to facilitate the continued residential use of the building. This may include the installation of new windows and doors. Given that all existing windows and doors are contemporary, the installation of new windows and doors is considered a neutral impact. All repairs are considered a beneficial impact, provided that they are undertaken appropriately, using like-materials and are completed by those with demonstrated experience in the repair/restoration of historic building materials.

No adverse impacts are anticipated as a result of new shadows created from the proposed new dwellings. The scale/height of the proposed new buildings will result in minimal shadows which will be cast to the north, away from the building in its proposed new location. The existing dwelling and barn will be separated from each other. This will result in minimal adverse impacts given that the relationship (i.e. distance/proximity) between the two buildings does not offer an opportunity to provide further information to contribute to the understanding of the community. Given that the dwelling is proposed to be re-located closer to New Dundee Road, no impacts related to direct or indirect obstruction are anticipated. The land use will continue to support residential use, and as a result no adverse impacts are anticipated. Potential adverse impacts as a result of construction activities may result in adverse impacts and can be addressed through a Conservation Plan.

7.2.2 Removal of Barn

The removal of the barn is considered an adverse impact given that it includes the permanent removal of heritage fabric. However, the impact of removal is partially mitigated given that the proposal includes salvaging fabric from the barn and re-locating them so that the existing tenants can construct a new structure at new location.

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8.0 Consideration of Development Alternatives, Mitigation Measures and Conservation Recommendations

8.1 Alternative Development Approaches

The following have been identified as a range of development alternatives that may be considered as part of the planning process. They have been listed in order from least to greatest impact on cultural heritage resources.

8.1.1 Do nothing

This option would likely result in the continued use of the dwelling and barn at 628 New Dundee Road for residential use. This option would result in retaining all existing features and therefore would result in less adverse impacts. The 'do nothing' option would prevent the re-development of the site.

8.1.2 Develop the site while retaining buildings in-situ and integrating them into the development concept

This option would result in retaining the buildings in their existing location in-situ while developing the remainder of the site. This option will result in significant challenges developing the remainder of the lot given that a) the dwelling and barn are located in the centre of the site, and b) there would be difficulties in designing new contemporary buildings which integrate the barn and/or the dwelling in a way which is both feasible and compatible. Should this option be selected as the preferred option going forward, mitigation recommendations would be required regarding temporary protection during construction activities as well as conservation recommendations and a maintenance plan over the long-term.

8.1.3 Develop the site while retaining buildings at an alternate location within the subject property

This option would result in re-locating the dwelling and/or barn to an alternative location within the subject property. This option is a viable alternative given that this HIA has demonstrated that the property has limited contextual value and is not considered a significant Cultural Heritage Landscape. For example, the existing front yard setback is not considered a significant heritage attribute and the buildings could be re-located closer to the street edge.

The option to retain the existing barn and/or dwelling at an alternative location on-site would not result in any less adverse impacts than the current proposal. Retaining the barn in addition to the dwelling would result in less adverse impacts. However, the barn is not proposed to be retained as part of the proposal. Mitigation recommendations are proposed as it relates to the removal of the barn.

8.1.4 Develop the site while retaining buildings at an alternate location off-site

This option would result in re-locating the dwelling and/or barn to an alternative location off-site. This option would require securing an appropriate receiving site within the community and an appropriate new use. While re-location on-site would result in less adverse impacts, re-location off-site is a viable alternative provided that they can be re-located safely. Given the size and condition of the barn, it would have to be dis-mantled and re-located. Both buildings would need either a continued residential/agricultural use, or be altered to suit adaptive re-use. Should this option be selected, a Relocation and Conservation Plan would be required to determine how the buildings could be safely re-located and conserved over the long-term.

8.2 Mitigation and Recommendations

The following is recommended in order to mitigate the identified impacts of the proposed development concept:

- That the barn, outbuilding and dwelling be documented as provided in **Appendix C** and **H** of this report;
- The barn is proposed to be dismantled and materials adaptively re-used by the current tenants in a new location. Should the barn not be re-used by the prospective third party, that the barn be made available to other interested parties so that it could be re-used as opposed to being deposited as landfill;
- That select materials (i.e. beams) of the barn be retained as commemoration/interpretive features on-site within the amenity area (i.e. benches, landscaping, etc.);
- That a Conservation Plan for the dwelling be completed as a condition of Site Plan Approval in order to outline the proposed alterations to the building, and provide

recommendations to ensure the work is consistent with best practices for the conservation of cultural heritage resources; and

- That an Interpretation Plan be completed which will provide the draft text/images and layout of an interpretive panel to be installed within the amenity area; and
- That this report be accepted into the City's database to supplement the historic record.

It is also recommended that landscaping be included around the dwelling in its proposed new location in order to provide an appropriate setting.

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9.0 Recommendations and Conclusions

This report has determined that the subject property meets 2 criteria under *Ontario Regulation 9/06* for determining Cultural Heritage Value or Interest. The only heritage attributes of the site include the dwelling and barn. The site is not considered a significant Cultural Heritage Landscape.

The proposed development includes retaining the existing dwelling at an alternative location on-site. The dwelling will retain its orientation towards New Dundee Road. The contemporary additions to the dwelling which are not of cultural heritage value are proposed to be removed. The retention of the dwelling is considered a beneficial impact provided that it is completed safely and that any alterations to the building are appropriate. The removal of the barn is considered an adverse impact which can be partially mitigated through salvage and commemoration.

The following is recommended in order to mitigate the identified impacts of the proposed development concept:

- That the barn, outbuilding and dwelling be documented as provided in **Appendix C** and **H** of this report;
- The barn is proposed to be dismantled and materials adaptively re-used by the current tenants in a new location. Should the barn not be re-used by the prospective third party, that the barn be made available to other interested parties so that it could be re-used as opposed to being deposited as landfill;
- That select materials (i.e. beams) of the barn be retained as commemoration/interpretive features on-site within the amenity area (i.e. benches, landscaping, etc.);
- That a Conservation Plan for the dwelling be completed as a condition of Site Plan Approval in order to outline the proposed alterations to the building, and provide recommendations to ensure the work is consistent with best practices for the conservation of cultural heritage resources; and
- That an Interpretation Plan be completed which will provide the draft text/images and layout of an interpretive panel to be installed within the amenity area; and
- That this report be accepted into the City's database to supplement the historic record.

10.0 Sources

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Appendix **A**


Location Map (next page)

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Location Map

LEGEND

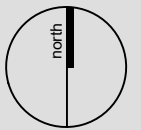
 Subject Lands

DATE: July 2022

SCALE: 1:3,500

FILE: 15202N

DRAWN: LC



K:\15202N - 628 NEW DUNDEE RD. KITCHENER\RP\TLOCATION.DWG

628 New Dundee Road
 City of Kitchener
 Region of Waterloo

MHBC PLANNING
 URBAN DESIGN
 & LANDSCAPE
 ARCHITECTURE
 200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
 P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Appendix **B**

Site Plan (next page)

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This drawing is an instrument of service, it is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the approved information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

BLAIR CREEK DR



SITE STATISTICS

Lot Area = 28,255.1 m²
Roundabout new PPL easement area = 219.7 m²
New Lot Area with roundabout PPL = 28,035.4 m²
Building Coverage : 6,674.1 m² (23.9%)
Landscape Area (includes patios and walkways) : 13,834.1 m² (49.3%)
Asphalt / Hard Surface Area (roads and curbs) : 7,527.2 m² (26.8%)

MULTI-RESIDENTIAL

Number of Units : 210
Parking Required : 210 units @ 1.5 space/unit = 315 sp
Parking Provided : 210 units @ 1.17 space/unit = 245 sp
Minimum Parking Dimensions : 2.6m x 5.5m
Barrier Free parking Required = 2+(2%x245) = 7 sp
Barrier Free parking Provided = 8 sp
(4 Type A & 4 Type B with minimum 1.5m access aisle)
EV Parking Provided @ 0.2 space/total parking spaces = 50 sp
Class A Bike Storage Required : 210 units @ 0.5 space/unit = 105 sp
Class A Bike Storage Provided = 105 sp
- 26 interior bike spaces in stacked units
- 66 interior bike spaces in garden suites
- 13 exterior bike spaces in amenity area (7 double lockers to be integrated in landscape design)
Class B Bike Storage Required = 6 sp
Class B Bike Storage Provided = 6 sp to be integrated in landscape design
Minimum Bike Parking Dimensions : 1.8m x 0.6m
Required Amenity = 2m² x #units + 2.5m² x (#bedrooms - #units) = 1085.0 m²
Provided Amenity = 1,085.4 m²

REGION LANDS

AMENITY
396.9 m²
4272 ft²

AMENITY
377.9 m²
4067 ft²

AMENITY
310.7 m²
3344 ft²

SWM EASEMENT

LEGEND

- PRIMARY ENTRANCE
- DRIVEWAY VISIBILITY TRIANGLE
- 1.8m VISUAL BARRIER
- TRAVEL DISTANCE TO EMERGENCY ACCESS ROUTE
- FIRE HYDRANT
- PROPOSED FINISHED GRADE
- FIRE ROUTE SIGNAGE
- STOP SIGN

NOTES:

SNOW REMOVAL TO OCCUR OFF SITE

#	DATE	DESCRIPTION	BY
---	------	-------------	----



PROJECT
628 New Dundee Road, Kitchener, Ontario

DRAWING
SITE PLAN

PROJECT NO.
22.147P02
PROJECT DATE
2023-07-11
DRAWN BY
HMO
CHECKED BY
AYU
SCALE
1 : 350

DRAWING NO.
SP-01
REV.

Appendix C

Photo Map (next page)

DRAFT

Photo Map: 628 New Dundee Road



Figure X: Aerial photograph of subject property at 628 New Dundee Road noting approximate location of photos taken. (Source: GoogleEarthPro, accessed 2022)



Figures 1 & 2: (left) View of front elevation of dwelling, looking north, (right) View of front elevation of dwelling and contemporary addition, looking north, (Source: MHBC 2022)



Figures 3 & 4: (left) View of west elevation looking east towards dwelling and contemporary additions, (right) View of west elevations of dwelling, looking south-east (Source: MHBC 2022)



Figures 5 & 6: (left) View of north and west elevations, looking south-east, (right) View of north elevation of garage, looking east, (Source: MHBC 2022)



Figures 7 & 8: (left) View of south and west elevations of barn, looking north-east, (right) View of west elevation of barn, looking east, (Source: MHBC 2022)



Figures 9 & 10: (left) View of north elevation of barn, looking south, (right) View of west elevation of barn, (Source: MHBC 2022)



Figures 11 & 12: (left) View of north elevation of wood shed, looking south, (right) View of south elevation of barn, looking north, (Source: MHBC 2022)



Figures 13 & 14: (left) View of south elevation of wood shed, (right) View of east elevation of dwelling, looking west (Source: MHBC 2022)



Figures 15 & 16: (left) View of east elevation of dwelling and contemporary additions, looking south-west, (right) View of driveway, looking south towards New Dundee Road, (Source: MHBC 2022)

Appendix **D**

Title Search (next page)

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CHAIN OF TITLE

628 New Dundee Road

Pt Lt 1 Beasley's New Survey Being Pts 2 & 3 On 58r-17216 Subject To An Easement In Gross Over Pt 1 On 58r-17126 As In Wr659527 City Of Kitchener

Instrument No.	Inst. Type	Registration Date	Grantor	Grantee	Quantity	Remarks
Waterloo (58), Waterloo, Track 6; Lower Block; Beasleys New Survey						
	Patent	July 1952 (instrument dated 1798)	Crown	Richard James Beasley, Hilson & St. John B. Rousseau	94,012 acres, £8,887.00	Block No. 2 on the Grand River
100	B&S	March 1804	John B. Rousseau & wife	Richard Beasley	26,860 acres	Part of Block 2
130	B&S	(?) 1837	Richard Beasley	Robert Jeffrey	100 acres	Lot 1
1042	B&S	March 1848	Robert Jeffrey (?) etux. (?) Paul Kribs, Daniel Kribs	John Moore	100 acres	Lot 1
3210	Mtg.	December 1864	John Moore etux.	James Anderson	100 acres	Lot 1
5104	B&S	February 1872	John Moore	George Stevens	100 acres	East ½ of 1 Beasleys Block
5359	B&S	November 1872	George H.S. Stevens etux.	Sarah Jane Moore	100 acres	Ne ½ of 1 (?) W of Doon (?)
5361	Mtg.	Dec. 1872	Sarah J. Moore	Alex Buchanan	100 acres	-
5500	Dism. Of Bill	March 1873	Moore vs.	Stevens		E ½ of 1 Beasleys Block
11050	Dis. Mort.	November 1888	Exr. Of Alexander Buchanan	Sarah J. Moore et (?)	-	See B12 No. 5361
14549	B&S	March 1899	Sarah J. Moore, widow	James W. (?) Moore	100 acres	-
22053	B&S	(?) 1917	James W. Moore etux.	Alfred Hannusch(?)	100 acres	\$3,000.00
22639	B&S	July 1918	Alfred Hannusch	Mary Hannusch	100 acres	\$3,000.00, NE ½ of lot

31636	Grant (?)	February 1937	Mary Hannusch, widow	Emmerson (?) Helen Herlich (?)	100 acres	NE ½ lot
41885	Grant	October 1949	Emmerson & Helen Herlich (?)	Peter and Elizabeth Garrzi (?) joint tenants	100 acres	NE ½ of lot, (?)
260215	Grant	July 1965	Peter & Elizabeth G (?)	Timothy. H. Toffer (?)	100 acres, 49.4 acres	Pt w ½ lot etc. NW ½ lot, except parts
320474	Grant	March 1966	Timothy H. Toffer (?) etux	The Director, The Veterans Land Act		Pt Lot. \$25,000.00
1333440	Transfer	1997	Margaret Irene Helwig, estate	Pieter and Catherine Alice Cos (joint tenants)	-	Pt lot. Re: 320474 \$300,000.00

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Appendix **E**

Statement of Significance (City of Kitchener)

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Statement of Significance 628 NEW DUNDEE ROAD

Municipal Address:

628 New Dundee Road, Kitchener

Legal Description: Beasley's New Survey,
Part Lot 1

Year Built: c. 1879

Architectural Style: Ontario Gothic Revival

Original Owner: Unknown

Original Use: Farmhouse



Description of Historic Place

628 New Dundee Road is a one-and-a-half storey late 19th century brick building built in the Ontario Gothic Revival architectural style. The property also features a barn and a drive shed. The buildings are situated on a 10 acre parcel of land located on the north side of New Dundee Road between Dodge Drive and Reichert Drive in the Doon South planning community of the City of Kitchener within the Region of Waterloo. The principal resources that contribute to the heritage value are the farmhouse, barn and driveshed.

Heritage Value or Interest

628 New Dundee Road is recognized for its design, physical, historical, and contextual values.

The farmhouse is a rare and unique example of the Ontario Gothic Revival architectural style within a rural setting. The building is in good condition with many intact original elements. The building features double brick construction; buff brick facades; side gable roof with a front gable dormer; semi-circular window opening in front gable dormer with voussoir and dripstones; 6/6 double hung windows with segmentally arched brick voussoirs; moulded frame around front door; corbel-capped interior chimney in the east gable end; and fieldstone foundation.

A gable roof barn is located north of the farmhouse. The barn features hand-hewn beams, stained wide boards and a field stone foundation. Directly east of the barn sits a four-bay drive shed.

The complex of buildings, including the farmhouse, barn and drive shed, contribute to the historic and contextual value of the property through their association with farming and Scottish ancestry found within the New Dundee area.

Heritage Attributes

The heritage value of 628 New Dundee Road resides in the following heritage attributes:

APPENDIX 'A': STATEMENTS OF SIGNIFICANCE

- All elements related to the construction and Ontario Gothic Revival architectural style, including:
 - Double brick construction;
 - Buff brick facades;
 - Roof and roofline;
 - Front gable dormer with semi-circular window opening with voussoir and dripstones;
 - 6/6 double hung arched windows with segmentally arched brick voussoirs with dripstones;
 - moulded frame around front door;
 - corbel-capped interior chimney in the east gable end; and
 - fieldstone foundation.

- All elements related to the construction and style of the barn and drive shed, including:
 - Roof and roofline;
 - Hand hewn beams;
 - Wide boards; and
 - Fieldstone foundation.

Photos



South (New Dundee Road) Elevation

APPENDIX 'A': STATEMENTS OF SIGNIFICANCE



South (New Dundee Road) Elevation



Laneway

APPENDIX 'A': STATEMENTS OF SIGNIFICANCE



South (New Dundee Road) Elevation



South West

APPENDIX 'A': STATEMENTS OF SIGNIFICANCE

**City of Kitchener
Cultural Heritage Resource Evaluation Form**

Address: **628 New Dundee Road**
Description: **Ontario Gothic Revival**
Photographs: Front Façade Left Façade Right Façade Rear Façade Details Setting Date: **2005**

Period: **c. 1879**

Recorder Name: **EG / SB**

Design or Physical Value

		RECORDER	EVALUATION SUBCOMMITTEE
Style	Is this a notable, rare or unique example of a particular architectural style or type?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Construction	Is this a notable, rare, unique or early example of a particular material or method of construction?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
Design	Is this a particularly attractive or unique structure because of the merits of its design, composition, craftsmanship or details?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
	Does this structure demonstrate a high degree of technical or scientific achievement?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>
Interior	Is the interior arrangement, finish, craftsmanship and/or detail noteworthy?	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/>

Notes –
Field Team: common gothic revival farmhouse built of buff brick
Sub Committee: double buff brick; Ontario Gothic Revival

Contextual Value

		RECORDER	EVALUATION SUBCOMMITTEE
Continuity	Does this structure contribute to the continuity or character of the street, neighbourhood or area?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Setting	Is the setting or orientation of the structure or landscaping noteworthy?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
	Does it provide a physical, historical, functional or visual link to its surroundings?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Landmark	Is this a particularly important visual landmark within the region, city or neighbourhood? (indicate degree of importance)	<input type="checkbox"/> R N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <input type="checkbox"/> C <input checked="" type="checkbox"/> N	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
Completeness	Does this structure have other original outbuildings, notable landscaping or external features that complete the site?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>

Notes –
Field Team: sheep are still kept on this farm (as per previous owner); impressive landscaping, original outbuildings, and fields make this a valuable intact farmstead
Sub Committee: complex of buildings: further research on barn and outbuildings

Integrity

		RECORDER	EVALUATION SUBCOMMITTEE
Site	Does the structure occupy its original site? <i>Note: if relocated, i.e. relocated on its original site, moved from another site, etc.</i>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Alterations	Does this building retain most of its original materials and design features?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
	Is this a notable structure due to sympathetic alterations that have taken place over time?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>
Condition	Is this building in good condition?	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> Unknown <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/>

Notes
Field Team: farmhouse retains rooflines, gables, window openings, front entrance surround, chimneys at each gable end

APPENDIX 'A': STATEMENTS OF SIGNIFICANCE

Historical or Associative Value & Significance

Does this property or structure have strong associations with and/or contribute to the understanding of a belief, person, activity, organization or institution that is significant or unique within the City?

RECORDER
Unknown No Yes

EVALUATION SUBCOMMITTEE
Unknown No Yes

Is the original, previous or existing use significant?

N/A Unknown No Yes

Unknown No Yes

Does this property meet the definition of a significant built heritage resource or cultural heritage landscape, as identified in the Provincial Policy Statement under the Ontario Planning Act?

Unknown No Yes

Unknown No Yes

A property or structure valued for the important contribution it makes to our understanding of the history of a place, an event, or a people?

Notes –

Field Team: sheep farm

Sub Committee: rare and unique building in terms of location; important contribution to rural setting; complex of buildings; Scottish heritage in New Dundee area

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Appendix **F**

Structural Engineering Report

DRAFT

Date: July 12, 2023

No. of Pages: 1 + Encl.

Project: Heritage House Relocation

Project No.: TW-927-23

Address: 628 New Dundee Road, Kitchener

Permit No.: n/a

Client: Fusion Homes

Tacoma Engineers has been retained to complete a structural review of the existing heritage residence at 628 new Dundee Road, Kitchener and provide: a structural engineering assessment regarding the feasibility of relocating the structure; and if feasible, to provide a foundation design to support the existing structure in its new location.

Based on our review of the structure on June 30, 2023, we are of the opinion that the existing house is a good candidate for relocation. The existing structure is best described as a conventional wood framed house (wood load bearing walls supporting a wood floor and roof structure) with mass masonry exterior brick walls. This opinion is based on our visual review of the house without benefit of any destructive testing. The majority of the interior framing is covered with finishes and the brick masonry visible from the exterior.

The existing house includes the original heritage structure and a more modern addition, which are planned to be demolished. The property also includes modern brick chimneys that have been added to the exterior of the home. The chimneys are structurally independent and will need to be demolished to permit relocation, which can easily be done without adversely affecting the original structure.

Note the house relocation work must be completed by an experienced structural house moving contractor and include full design engineering for the temporary bracing, shoring and lift beams. This work is outside of Tacoma Engineers scope of work. The contractor is to contact Tacoma Engineers to coordinate the structural move requirements with the design of the new foundation system.

Per



Nick Lawler, MASC, PE, P.Eng, CAHP
Structural Engineer, Senior Associate
Tacoma Engineers Inc.



Encl. none

Appendix **G**

Staff Bios.

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Dan Currie, B.A., B.E.S, M.A., M.C.I.P, R.P.P, C.A.H.P

Dan Currie, a Partner with MHBC, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of policy and development work. Dan has experience in a number of areas including strategic planning, growth plan policy, secondary plans, watershed plans, housing studies and downtown revitalization plans. Dan specializes in long range planning and has experience in growth plans, settlement area expansions and urban growth studies. He has provided expert planning evidence to the Local Planning Appeals Tribunal and heritage planning evidence to the Conservation Review Board.

Vanessa Hicks, M.A, C.A.H.P

Vanessa Hicks is an Associate and Senior Heritage Planner with MHBC. Vanessa and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects. Vanessa is a full member of the Canadian Association of Heritage Professionals (CAHP) and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation.

Appendix **H**

Photo Documentation (USB)

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