

Staff Report



Development Services Department

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REPORT TO: Heritage Kitchener

DATE OF MEETING: November 7, 2023

SUBMITTED BY: Garrett Stevenson, Manager of Development Review, 519-741-2200 ext. 7070

PREPARED BY: Jessica Vieira, Heritage Planner, 519-741-2200 ext. 7291

WARD(S) INVOLVED: Ward 4

DATE OF REPORT: October 18, 2023

REPORT NO.: DSD-2023-482

SUBJECT: Notice of Intention to Designate 628 New Dundee Road under Part IV of the Ontario Heritage Act

RECOMMENDATION:

That pursuant to Section 29 of the *Ontario Heritage Act*, the Clerk be directed to publish a Notice of Intention to Designate the property municipally addressed as 628 New Dundee Road as being of cultural heritage value or interest.

REPORT HIGHLIGHTS:

- The purpose of this report is to request that Council direct the Clerk to publish a Notice of Intention to Designate the property municipally addressed as 628 New Dundee Road under Part IV of the *Ontario Heritage Act*.
- The key finding of this report is that the property municipally addressed as 628 New Dundee Road meets the criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22) and has been confirmed to be a significant cultural heritage resource. The property is recognized for its design/physical, historical/associative, and contextual value.
- There are no financial implications.
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener meeting, consulting, and collaborating with the owner regarding the recommendations of the Heritage Impact Assessment (HIA), and consultation with Heritage Kitchener. In addition, should Council choose to give notice of its intention to designate, such notice will be served to the Owner and Ontario
- This report supports the delivery of core services.

BACKGROUND:

The subject property is located on the north side of New Dundee Road, between the Robert Ferrie Drive intersection to the east and the Dodge Drive intersection to the west. The property currently contains three structures; a farmhouse constructed c.1848, an original barn constructed c. 1848, and an outbuilding. The farmhouse and barn both have multiple additions that were added at various dates. The structures are situated on a parcel of land approximately 3.69 acres in size located within the Doon South Planning Community of the City of Kitchener, Region of Waterloo.

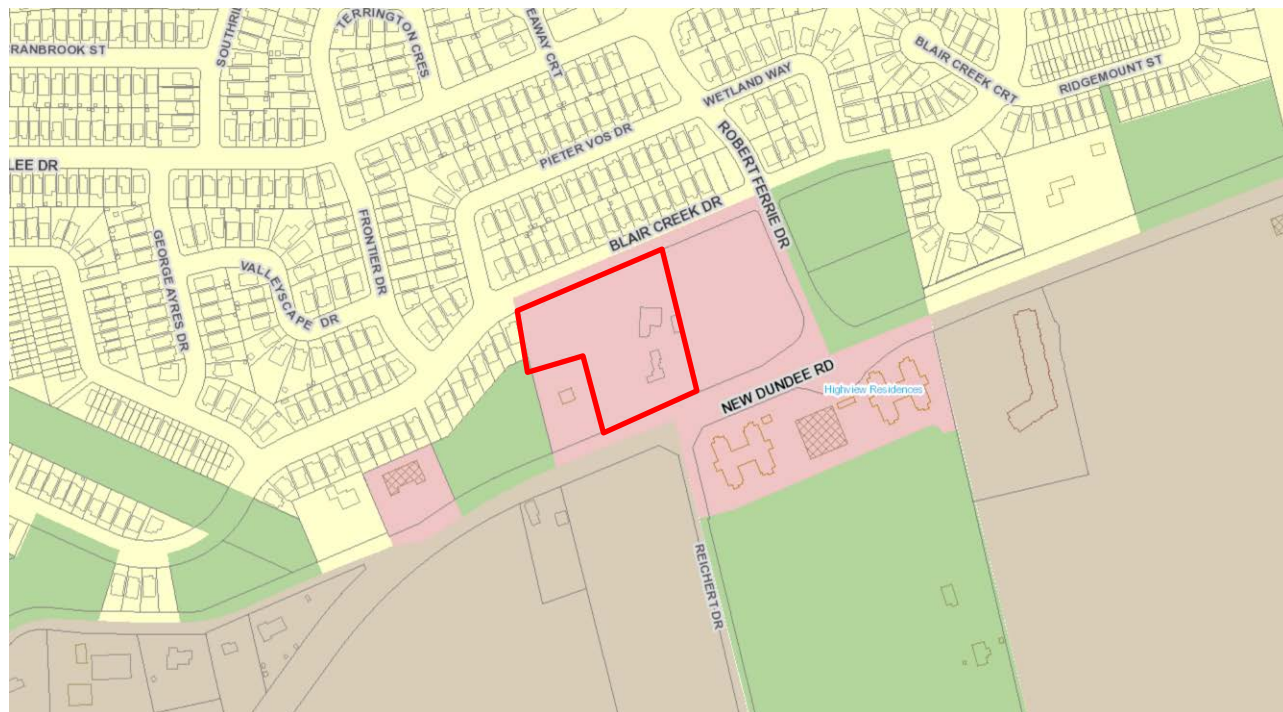


Figure 1: Location Map of 628 New Dundee Road

628 New Dundee Road is currently part of an active Site Plan Application (SP23/053/N/ES) that proposes eleven blocks of stacked townhomes as well as the retention and relocation of the existing farmhouse on site, for a total of 210 dwelling units. The submission and approval of a Heritage Impact Assessment (HIA) was made a requirement of this site plan. The study was required as 628 New Dundee Road is listed as non-designated property of cultural heritage value or interest on the Kitchener Municipal Heritage Register.

The resulting HIA was prepared by MHBC Planning Ltd. on behalf of Fusion Homes and is dated July 2023. The HIA was brought forward to the Heritage Kitchener Committee for review and comment on September 5th, 2023. The assessment confirmed that the existing buildings meet criteria for designation under *Ontario Regulation 9/06* (amended through *Ontario Regulation 569/22*). A summary of the evaluation, as determined by the retained consultants and included in the HIA, is provided below.

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.

The HIA is still in its draft form and has not yet received approval from the Director of Planning. Heritage Planning Staff are in general agreement with the conclusions of the HIA regarding the impacts of the proposed relocation and subsequent reconstruction. They are of the opinion that the recommended mitigation measures of the HIA, in conjunction with other appropriate actions to be undertaken as part of the site plan process, would be sufficient in addressing the identified effects. Heritage Planning Staff are also in agreement with some of the conclusions drawn through the cultural heritage evaluation of the property. However, it is the opinion of Heritage Planning Staff that the property municipally addressed as 628 New Dundee Road also meets two additional criteria not identified within the HIA.

REPORT:

Identifying and protecting cultural heritage resources within the City of Kitchener is an important part of planning for the future, and helping to guide change while conserving the buildings, structures, and landscapes that give the City of Kitchener its unique identity. The City plays a critical role in the conservation of cultural heritage resources. The designation of property under the *Ontario Heritage Act* is the main tool to provide long-term protection of cultural heritage resources for future generations. Designation recognizes the

importance of a property to the local community; protects the property's cultural heritage value; encourages good stewardship and conservation; and promotes knowledge and understanding about the property. Designation not only publicly recognizes and promotes awareness, but it also provides a process for ensuring that changes to a property are appropriately managed and that these changes respect the property's cultural heritage value and interest.

628 New Dundee Road is recognized for its design/physical, historical/associative, and contextual values. It satisfies four of the nine criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22). A summary of the criteria that is met or not met is provided in the table below.

Criteria	Criteria Met (Yes/No)
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, material, or construction method.	Yes
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.	No
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Yes
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes
9. The property has contextual value because it is a landmark.	No

Design / Physical Value

628 New Dundee Road has design and physical value, as the farmhouse is a representative and early example of a dwelling constructed in the Gothic Revival Cottage architectural style. Common features characteristic of this specific style includes the symmetrical design of the front façade, the steeply pitched roof and gable, and the window over the entrance. The building is considered an early example given that it was constructed prior to Confederation in 1867.



Figure 2: South (Front) Façade of Farmhouse (photo provided by MHBC)

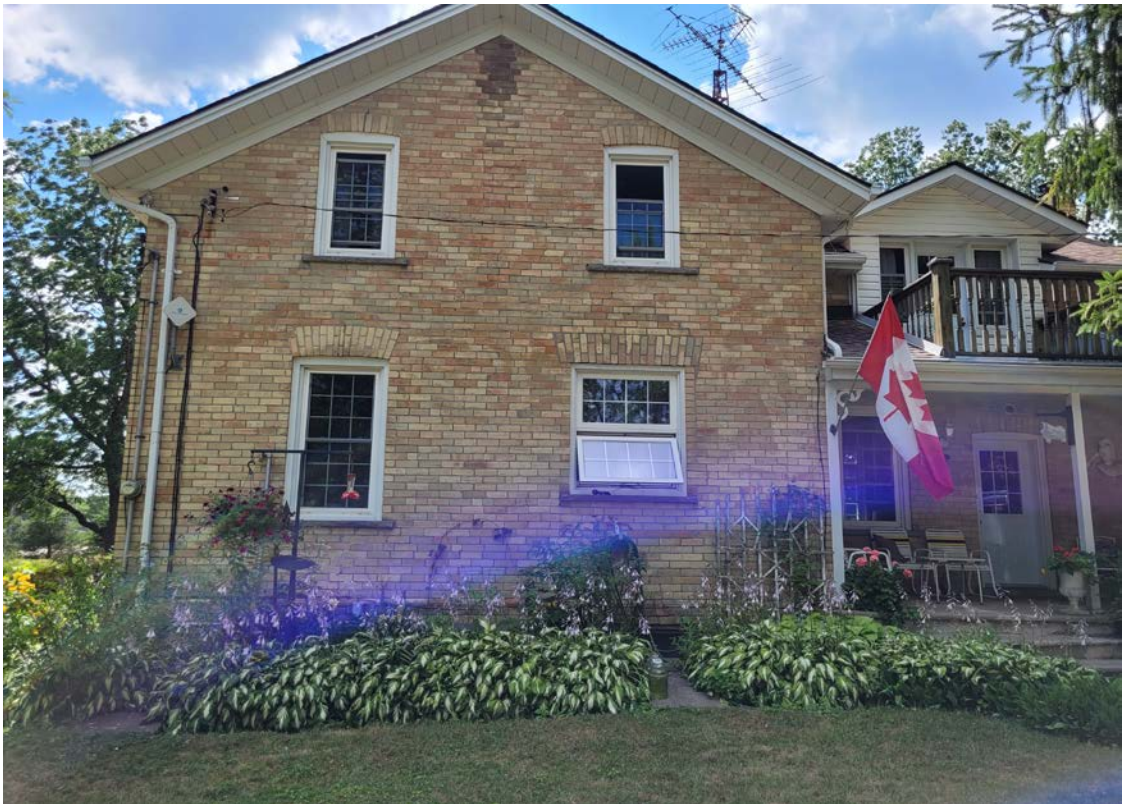


Figure 3: East Façade of Farmhouse (photo provided by MHBC)



Figure 4: West Façade of Farmhouse (photo provided by MHBC)



Figure 5: View of Barn (photo provided by MHBC)

The barn demonstrates design and physical value as well, being an early, representative, and rare example of a bank barn constructed in the mid-19th century. The barn can be considered rare for the City of Kitchener as continued patterns of urbanization in the 20th and 21st century have resulted in few remaining.

Historical / Associative Value

The farmhouse and barn at 628 New Dundee Road demonstrate historical and associative value as it has direct association with themes important to the community.

Historical used as a farm, the property is associated with the theme of agriculture and mid-19th century agricultural practices. For a period of over 100 years, from the mid-18th century to 1966, the property functioned as an agricultural lot. It was farmed by multiple families, including John and Wesley Moore, Alfred Hannusch, and Emmerson and Helen Herlich. The property is also associated with the theme of early settlement in the Beasley's Old Survey area of Waterloo Township. Although much of the township was settled by Mennonite farmers or immigrants of German descent, pockets of the township, and in particular the area surrounding the subject property, were settled by families from England, Scotland, or Ireland. John Moore, the farmer noted on the Tremaine Map of Waterloo Township (1861) as being the original owner of the property, is of Irish descent.

The farmhouse and barn also yield information which can contribute to an understanding of a community. The structures demonstrate the local material's that were available to settlers, in addition to common construction methods utilized during the late nineteenth century. Further, when compared to other examples of Gothic Revival Cottage dwellings located within the City of Kitchener – many of which can be found within the downtown area – an greater understanding of the architectural trend related to this style can be obtained. The Gothic Revival Cottage was a prominent style for rural residencies, popularized by The Canada Farmer in 1864 after a periodical titled "A Cheap FarmHouse" was published with plans and elevations. The purpose of this publication was so that comfortable and attractive homes could be constructed with local materials even in remote places beyond the reach of trained architects. Though labeled as a farmhouse, the pastoral design of the Gothic Revival Cottage morphed to embrace smaller dwelling sizes and was also successfully transplanted into urban settings.

Contextual Value

The farmhouse and the barn are currently in their original location. Though the setting of the property has changed, with a portion of the lands to the north being severed and redeveloped into contemporary residential subdivisions, the residence remains oriented to New Dundee Road. New Dundee Road is the original settlement road which once bisected the approximately 100-acre lot. The lands to the south of the subject property also largely retain their rural character. As such, the subject land has a physical connection to its surroundings. Further, the farmhouse and the barn have a contextual relationship to each other, with the placement and orientation of the barn presumably being determined to best support the original agricultural functions of the property.



Figure 6: 1945 Aerial Photo of Subject Property and Surrounding Area (excerpt from HIA)

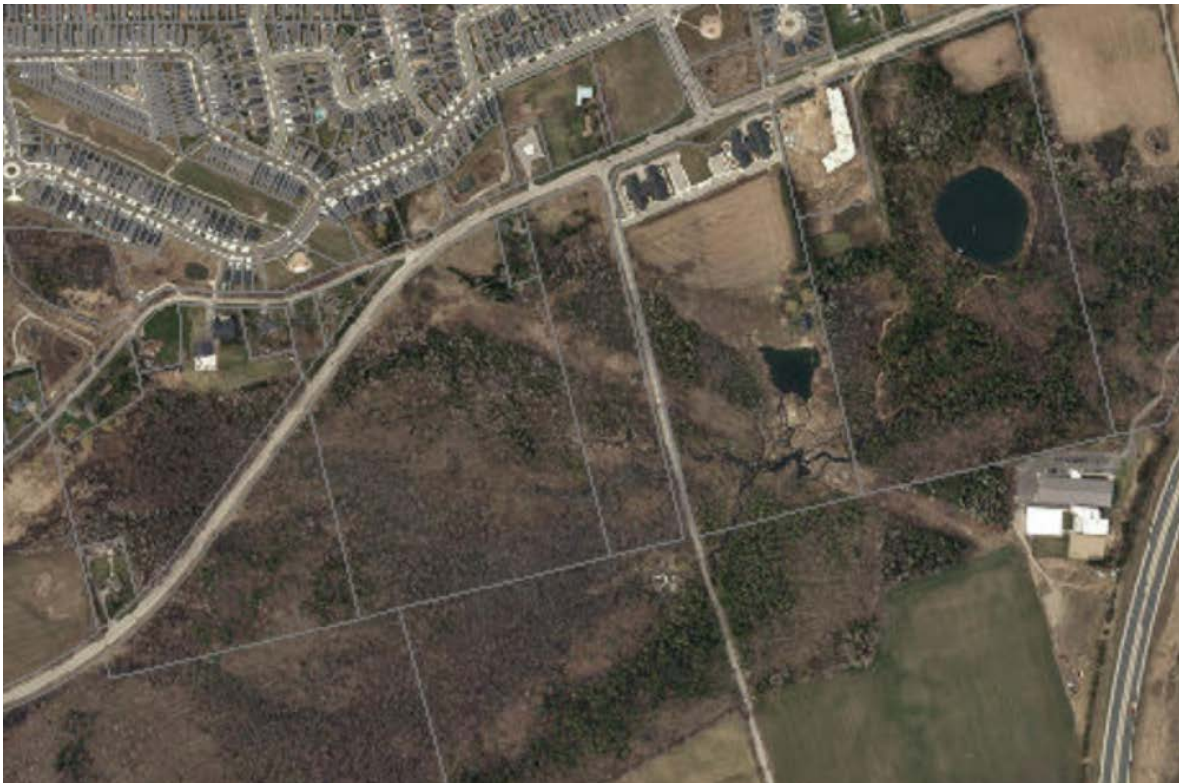


Figure 7: 2022 Aerial Photo of Subject Property and Surrounding Area

Heritage Attributes

The heritage value of 628 New Dundee Road resides in the following attributes identified below.

- Elements related to the barn, including:
 - Wood frame bank barn with forebay including foundations, construction methods and materials, with bow sawn and hand hewn-timbers, wood pegs, mortise, and tenon joint construction.
- Elements related to the original 1884 farmhouse structure, including:
 - 1.5 storey yellow brick construction in the Gothic Revival Cottage architectural styles
 - Roofline
 - Bullnose stretcher bricks around the base of the dwelling above the foundation
 - South (front) elevation of dwelling facing New Dundee Road
 - 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
 - West (side) elevation of dwelling
 - Yellow brick construction
 - Window openings
 - East (side) elevation of dwelling
 - Yellow brick construction with front-end gable
 - Existing window and door openings
 - Brick voussoirs above openings and stone sills
 - Visibility of the primary (front) elevation of the dwelling along New Dundee Road

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

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

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

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the council / committee meeting.

CONSULT and COLLABORATE – Heritage Planning staff have consulted and collaborated with the applicant and owner regarding designation under the *Ontario Heritage Act*. Designation was made a condition of site plan approval, subject to consideration by the Municipal Heritage Committee and Council.

Section 29(2) of the *Ontario Heritage Act* requires Council to consult with the Municipal Heritage Committee (Heritage Kitchener) before giving notice of its intention to designate a property. Heritage Kitchener will be consulted via circulation and consideration of this report (see INFORM above). Members of the community will be informed via circulation of this report to Heritage Kitchener and via formal consideration by Council. In addition, should Council choose to give notice of its intention to designate, such notice will be served on the property owner and the Ontario Heritage Trust, and published in the local newspaper (The Record). Once notice has been served, the owner has the right of appeal to the Ontario Land Tribunal. It should be noted that should Council decide not to proceed with a Notice of Intention to Designate, that the building will remain on the City's Municipal Heritage Register until January 1, 2025, after which it will be removed according to the changes enacted by Bill 23. Once removed, it cannot re-listed on the Register again for five (5) years, i.e. January 1, 2030.

PREVIOUS REPORTS/AUTHORITIES:

- Ontario Heritage Act, R.S.O 1990
- Draft Heritage Impact Assessment (HIA) 628 New Dundee Road (DSD-2023-356)

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

ATTACHMENTS

Attachment A – Proposed Statement of Significance for 628 New Dundee Road