

REPORT TO: Heritage Kitchener

DATE OF MEETING: May 6, 2025

SUBMITTED BY: Garrett Stevenson, Director of Development and Housing Approvals,
519-783-8922

PREPARED BY: Michelle Drake, Senior Heritage Planner, 519-783-8909

WARD(S) INVOLVED: Ward 4

DATE OF REPORT: April 11, 2025

REPORT NO.: DSD-2025-189

SUBJECT: Heritage Permit Application HPA-2025-V-009
1404 Doon Village Road
Minor Demolition and Rear Yard Addition

RECOMMENDATION:

That pursuant to Section 42 of the Ontario Heritage Act, Heritage Permit Application HPA-2025-V-009 be approved to permit demolition of the existing sitting room and covered deck and the construction of a rear yard addition and deck on the property municipally addressed as 1404 Doon Village Road, in accordance with the supplementary information submitted with the application, subject to the following conditions:

1. That samples of the building materials and colours be submitted for review and approval by Heritage Planning staff prior to issuance of a building permit; and further,
2. That the final building permit drawings be reviewed and approved by Heritage Planning staff prior to issuance of a building permit.

REPORT HIGHLIGHTS:

- The purpose of this report is to present Heritage Planning staff's recommendation for the proposed demolition of the existing sitting room and covered deck and construction of the proposed rear yard addition and deck at the subject property municipally addressed as 1404 Doon Village Road.
- The key finding of this report is that demolition of the existing sitting room and covered deck and the construction of a rear yard addition and deck will not negatively impact the Doon Village Road streetscape, or the Upper Doon Heritage Conservation District.
- There are no financial implications associated with this report.
- Community engagement included consultation with the City's Heritage Kitchener committee.
- This report supports the delivery of core services.

BACKGROUND:

The Development Services Department is in receipt of Heritage Permit Application HPA-2025-V-009 seeking permission to demolish the existing sitting room and covered deck in order to construct a rear yard addition and deck at the subject property municipally addressed as 1404 Doon Village Road in the Upper Doon Heritage Conservation District.

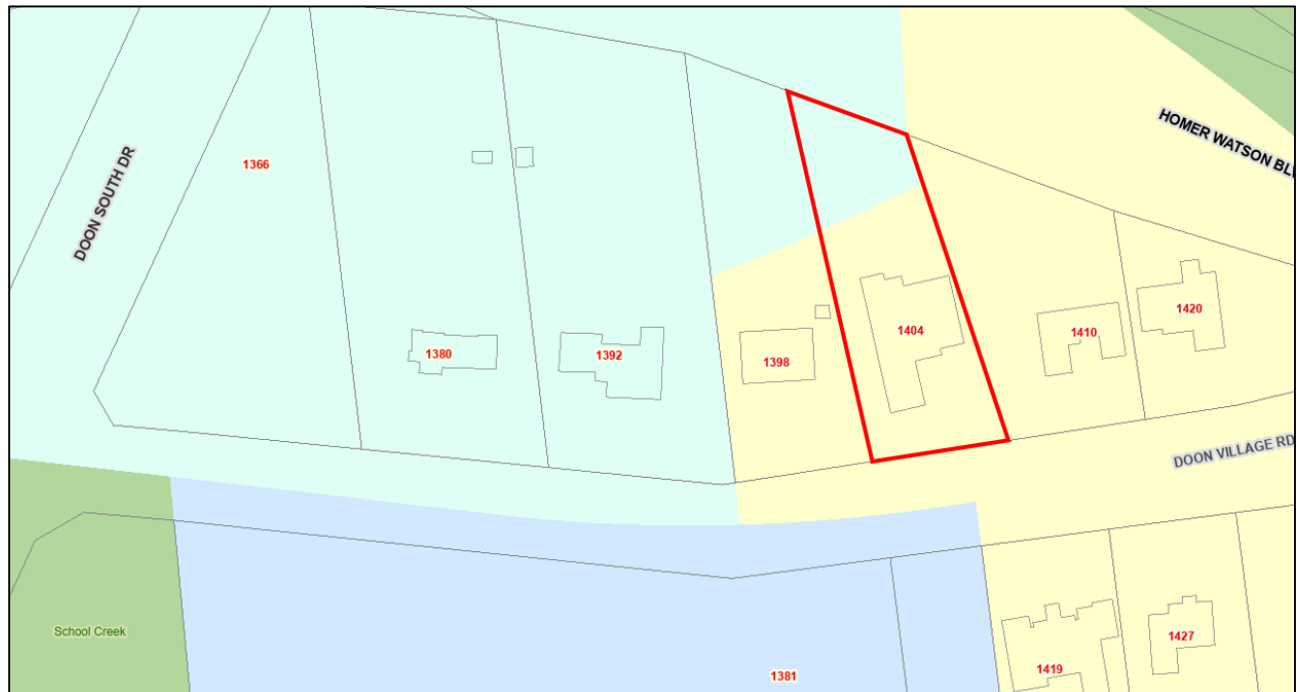


Figure 1.0 Location Map

REPORT:

The subject property is located on the north side of Doon Village Road between Doon South Drive and the eastern terminus of Doon Village Road. The property is designated under Part V of the *Ontario Heritage Act* due to its location within the Upper Doon Heritage Conservation District (UDHCD). The property is identified as a non-historic property in the UDHCD Plan.

Proposed Minor Demolition

The existing single detached dwelling was constructed in 1995 and is identified as a non-historic building in the UDHCD Plan. The policy regarding demolition of non-historic buildings in the UDHCD Plan indicates that *“Where there are few or no complementary architectural or historical features there will not be a presumption against demolition or building facelift.”* The existing sitting room is one storey in height, with a shallow gable roof and an approximate footprint of 180 square feet. This portion of the building is clad with wood board and batten. The shallow gable roof of this section of the building is connected to the existing covered deck located off the rear elevation of the building. The applicant is proposing to demolish the existing sitting room and covered deck. The existing sitting room has limited visibility from the public realm and has no complementary architectural or

historical features. The existing covered deck is not visible from the public realm and has no complementary architectural or historical features.



Figure 2.0 Front and West Elevation of Existing Single Detached Dwelling

Proposed Rear Yard Addition and Deck

The UDHCD Plan provides policies for non-historic properties, which relate to height, proportion, roof style, windows, colours, materials and demolition. There are no policies for the construction of decks. It is important to note that the subject property is not located adjacent to any properties identified as 'historic buildings' in the UDHCD Plan. Further, the section of Doon Village Road between Doon South Drive and the eastern terminus of Doon Village Road, where the subject property is located, contains no properties identified as 'historic buildings' in the UDHCD Plan. Lastly, the proposed addition will have limited visibility, if any, from the public realm.



Figure 3.0 Proposed West Elevation



Figure 4.0 Perspective Drawing of Proposed West Elevation



Figure 5.0 Proposed East Elevation



Figure 6.0 Perspective Drawing of Proposed East Elevation

As noted earlier, the UDHCD Plan provides policies for non-historic properties, which relate to height, proportion, roof style, windows, colours, materials and demolition. Table 1.0 below lists each policy, provides a policy summary, and outlines Heritage Planning comments.

	Policy Summary	Heritage Planning Comments
Height	Height of building shall be similar to surrounding historic buildings.	The flat roof portion of the addition will align with the eave of the existing building. The gable roof portion of the addition (7.5 metres) is lower than the ridge of the existing building (8 metres). The subject property is not adjacent to historic buildings.
Proportions	Proportions of alterations shall complement the surrounding historic buildings.	The addition is located off the rear elevation. The flat roof portion of the addition is stepped in from both the east and west elevations of the existing building. The gable roof portion of the addition is further stepped in from both the east and the west elevations of the proposed flat roof addition. The subject property is not adjacent to historic buildings.
Roof	The roof pattern shall be similar/complementary to the established roof pattern of the historic street.	The addition features a section with a flat roof and a section with a gable roof. Both roof patterns are similar/complementary to the roof patterns of historic and non-historic buildings.
Windows	The placement and proportion of height to width shall complement surrounding historic buildings.	The subject property is not adjacent to or surrounded by historic buildings.
Colours	Colours used through paint and materials shall be historically sympathetic colours being of quiet, subtle, natural shades.	The materials will feature natural shades such as dark grey and black.
Materials	Materials appropriate and typical of the HCD shall be used with an emphasis on natural fabric such as brick, stone and wood as opposed to metals and plastics.	The proposed materials include: vertical metal siding, vertical standing seam metal siding, vinyl sliding door, aluminum entry door system with steel door, extruded aluminum window wall, bent metal flashing, vertical metal roof, metal ridge cap, concrete foundation wall, tempered glass guardrail with extruded aluminum posts and top and bottom rails, and fibre-cement panel.

Table 1.0 UDHCD Policy Summary & Heritage Planning Comments

The Federal “*Standards and Guidelines for the Conservation of Historic Places in Canada*” provides standards for new additions:

- Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.
- Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

The Provincial “*Eight guiding principles in the conservation of built heritage properties*” provides the following recommended principles:

- Legibility: New work should be distinguished from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

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

- The subject property is designated under Part V of the *Ontario Heritage Act*;
- The subject property is a non-historic building in the UDHCD Plan;
- The subject property is not adjacent to or surrounded by historic buildings in the UDHCD Plan;
- The height of the proposed rear yard addition is lower than the existing non-historic building;
- The mass of the proposed rear yard addition is located to the rear of the existing non-historic building and stepped in from the side elevations;
- The flat roof of the proposed rear yard addition will not be visible from Doon Village Road;
- The gable roof of the proposed rear yard addition is consistent with roof types in the UDHCD and will have limited visibility from Doon Village Road;
- The proposed colours are natural shades of dark grey and black;
- The windows, colours and materials of the proposed rear yard addition are distinguishable from the existing non-historic building and demonstrate that they are products of their own time, which is consistent with best practices in heritage conservation;
- The proposed deck is located behind the existing building and adjacent to the west elevation of the proposed rear yard addition;
- The proposed rear yard addition is consistent with standards for new additions outlined in the Federal Standards and Guidelines;
- The proposed rear yard addition and deck are consistent with principle of legibility outlined in the Provincial Guiding Principles; and,
- The proposed addition will not adversely affect Doon Village Road or the UDHCD.

In accordance with the Heritage Permit Application form, the approval of any application under the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the City of Kitchener or legislation, including, but not limited to, the requirements of the Ontario Building Code and Zoning By-law. In this regard, Heritage Planning staff advise that a building permit is required to demolish the existing sitting room and covered deck and to construct the rear yard addition and deck.

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 Heritage Kitchener committee meeting.

CONSULT – The Heritage Kitchener committee has been consulted regarding the Heritage Permit Application.

PREVIOUS REPORTS/AUTHORITIES:

- *Ontario Heritage Act*

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

ATTACHMENTS:

Attachment A – Heritage Permit Application HPA-2025-V-009