

**REPORT TO:** Heritage Kitchener

**DATE OF MEETING:** August 5, 2025

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

**PREPARED BY:** Deeksha Choudhry, Heritage Planner, 519-783-8906

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

**DATE OF REPORT:** July 4, 2025

**REPORT NO.:** DSD-2025-302

**SUBJECT:** Notice of Intention to Designate 35 Roos Street under Part IV of the Ontario Heritage Act

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## 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 35 Roos Street 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 35 Roos Street under Part IV of the Ontario Heritage Act.
- As part of the City's response to changes enacted to the *Ontario Heritage Act* by Bill 23, an updated Statement of Significance on the property's cultural heritage value was taken to the Heritage Kitchener Committee on November 5, 2024. On this meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of 35 Roos Street be recognized and designation pursued.
- The key finding of this report is that the property municipally addressed as 35 Roos Street, also known as the Doon Presbyterian Church, 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 values.
- There are no financial implications associated with this recommendation
- Community engagement included informing residents by posting this report with the agenda in advance of the Heritage Kitchener committee meeting, providing written correspondence to the property owner, and consulting 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 the Ontario Heritage Trust.

- This report supports the delivery of core services.

## BACKGROUND:

35 Roos Street, also known as the Doon Presbyterian Church, is a one-storey mid 19<sup>th</sup> century building with a central projecting tower constructed in the Gothic architectural style. The building is situated on a 0.50 acre parcel of land located on the north side of Chalmers Street at the end of Roos Street in the Lower Doon Planning Community of the City of Kitchener within the Region of Waterloo (Fig 1). The principal resource that contributes to the heritage value is the church.



Figure 1. Location Map of Doon Presbyterian Church

A full assessment of the Doon Presbyterian Church has been completed and included a field evaluation and detailed archival research. The findings concluded that the subject property meets the criteria for designation. An updated Statement of Significance on the property's cultural heritage value was taken to the Heritage Kitchener Committee on November 5, 2024. On this meeting date, the Committee recommended that pursuant to Section 29 of the *Ontario Heritage Act*, the cultural heritage value or interest of the Church be recognized and designation pursued. This work was undertaken as part of the City of Kitchener Municipal Heritage Register (MHR) Review, initiated in February of 2023. The MHR Review is the City's response to amendments of the *Ontario Heritage Act* introduced in January of 2023 through Bill 23, *the More Homes Built Faster Act*. The City contacted owners of the listed properties through an initial letter dated May 23, 2023, to inform them of this undertaking. The property owners were contacted via a second letter dated November 6, 2024, and were invited to contact the City's Heritage Planner with any comments, questions, or concerns. Staff met with the owners and members of the community in April 2025 to

discuss the designation process and its implications. After this meeting, staff were informed by the property owners that they are in support of designation.

Per standard procedure, should Council support the Notice of Intention to Designate, Owners will be contacted a third time through a Notice of Intention to Designate (NOID) Letter. An ad for the NOID will also be published in a newspaper. Once the letter is served and the ad posted, there will be a 30-day appeal period in which Owners may object to the designation.

## **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.



Figure 2. Front Façade of the Church.

The Doon Presbyterian Church is recognized for its design/physical, historical/associative, and contextual values (Fig.2) It satisfies five (5) of the nine (9) criteria for designation under Ontario Regulation 9/06 (amended by Ontario Regulation 569/22). A summary of 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.	Yes
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**

The church has design value because it is early representative example of Gothic architectural style. The church is in good condition and retains many of its original elements, including stained glass windows on the front and side facades, masonry construction, stone foundation, a central projecting tower, and many elements of brick detailing including brick buttresses and soldier coursing.

The construction for the original church started in 1853. The church opened in 1854 with it's first service held in December of that year. The original portion of the church is one-storey in height, has a hipped-roof, and a central projecting tower. It is of red brick construction with a stone foundation. There have been three additions to the church; 1 small addition to the front right bay, one addition at the rear of the church, and a big, two-storey addition with a recessed faux gable roof on the front and western side of the church. The construction dates of the two small additions are unknown, but the bigger addition was built in 1992. Despite these additions, the original portion of the church still retains many of its original gothic architectural details, contributing to the design value of the church and to the overall cultural heritage value. Thus, only the original 1853 portion of the church is being recommended for designation (Fig. 3).





Figure 3. Original portion of the church highlighted by red box. The 1992 addition is visible to the left of the original portion of the church.

### **Historical/Associative Value**

The church has significant historical and associative value because it has direct associations with the Presbyterian church, Adam Ferrie, and the Village of Doon. The church is perhaps one of the oldest buildings in the Region. It was built and operational even before Canada was declared an independent country. The first Presbyterian worship service in Doon was conducted on July 7, 1853, by Dr. John Bayne of Galt. Two days later it was decided that a church should be built during an organizational meeting. The Doon Presbyterian Church was constructed the same year 1853 on land donated by Adam Ferrie. Construction was completed in 1854 and the church held its first service in December of that year with Dr. Bayne and Reverend D. McRuer presiding over the services.

The Doon Presbyterian Church holds associative value due to its direct associations with Adam Ferrie, a prominent businessman in the early settlement of Doon. Born in Glasgow, Scotland, on December 11, 1813, Adam Ferrie arrived in the area which would eventually be known as the Village of Doon circa 1830, and acquired a 300-acre property in which, he would build a grist mill, sawmill, and distillery. In 1837, in Preston (present-day Cambridge), Adam Ferrie was appointed as the postmaster. He later became the commonly named founder of Doon as, he established the Doon Mill, from which the village derived its name.

The church also associative value because it has direct associations with the theme of early settlement within the Region of Waterloo. The name 'Doon' was chosen by Adam Ferrie, who was of Scottish descent, after he arrived and settled in the region. The area was initially

settled by German Mennonites from Pennsylvania, and later by English and Scottish settlers. These settlers established an array of businesses along the Preston and Berlin (present day Kitchener) railway that passed through the town. The Ferrie family also established several businesses which included but is not limited to a distillery, a tavern, a general store, and a mill. These industries were crucial to the success and growth of Doon. Doon is also the lifetime home of Homer Watson, one of the most prominent and successful landscape painters of the country, and a Person of National Historic Significance.

### **Contextual Value**

The church has contextual value because it is physically, functionally and historically linked to its surroundings. The church is in its original location and has always been used as a church. The location of the church is significant due to its strategic position atop a hill within the Village of Doon. Additionally, it was situated within proximity to the former Adam Ferrie's Mill, which was an important business in Doon during its early years of establishment. At the time of its construction, there would not been a lot of development in that area, and with the church's strategic location on the elevated topography, it would have been easily visible.

### **Other Values**

#### **Social Values**

Doon Presbyterian Church has a significant social value as a place of worship that has been in the Region for over 170 years. This building has been supporting these services for all these years within the community and has become a prominent place of importance within the Doon neighborhood serving as a notable institutional building. Places of worship often provide intangible community value as a place where people gather and are often a central piece of a community.

### **Heritage Attributes**

The heritage value of the Doon Presbyterian Church resides in the following heritage attributes:

All elements related to the design/physical value of the original portion of the 1854 church in the Gothic architectural style include:

- The location, orientation, and massing of the original 1854 portion of the church;
- All four (4) exterior facades of the original 1854 church;
- Red brick construction, including brick banding, and all decorative details;
- Style of hipped roof;
- Rectangular plan of the original portion of the church;
- Projecting tall central tower with quatrefoil window;
- Pointed arch window openings with stained glass windows, brick detailing and stone sills, and all other pointed arch window openings;
- Segmentally arched double door opening with soldier coursing;
- Square window openings on the lower level with soldier coursing on top of these windows at the foundation and,
- Stone foundation.

All elements related to the contextual value of the property, including:

- Original strategic location of the Church atop elevated topography ;
- Proximity of the Church near the banks of the Grand River

**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.

**PREVIOUS REPORTS/AUTHORITIES:**

- Municipal Heritage Register Review – November 2024 Update – DSD-2024-444
- *Ontario Heritage Act, 2022*

**REVIEWED BY:** Sandro Bassanese, Manager of Site Plan

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

**ATTACHMENTS:** Attachment A – Statement of Significance – 35 Roos Street