

Upper Doon

a heritage conservation district plan

prepared by Nicholas Hill · architect planner · London



M 880010

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF Section 41(1) of the Ontario Heritage Act, (R.S.O. 1980, c. 337)

AND IN THE MATTER OF an application by The Corporation of the City of Kitchener to approve By-law 88-77, being a by-law to designate the area of the municipality known as Upper Doon as a Heritage Conservation District

B E F O R E :

E. F. CROSSLAND
Member

)
)
)

Thursday, the 24th day
of November, 1988

THIS MATTER having come on for public hearing and it appearing that proper notice having been given;

THE BOARD ORDERS that this application is hereby granted and By-law 88-17, being a by-law to designate the area of the municipality known as Upper Doon as a Heritage Conservation District, is hereby approved.

SECRETARY

ENTERED
O.B. No. <u>M88-1</u>
File No. <u>34</u>
JAN 27 1989
SECRETARY, 1917 MUNICIPAL BOARD

OF THE

CORPORATION OF THE CITY OF KITCHENER

(Being a by-law to designate a Heritage Conservation District, and to adopt a Heritage Conservation District Plan for the area of the municipality known as Upper Doon)

WHEREAS the City has, by by-law, defined an area of the municipality known as Upper Doon to be examined for future designation as a heritage conservation district;

AND WHEREAS pursuant to this examination a Heritage Conservation District Plan for Upper Doon has been formulated;

AND WHEREAS the City's Official Plan contains provisions relating to the establishment of heritage conservation districts;

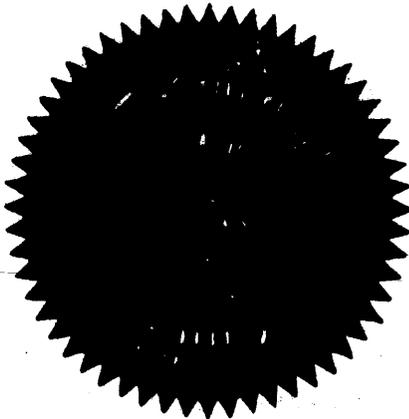
NOW THEREFORE the Council of The Corporation of the City of Kitchener enacts as follows:

1. The area of the municipality located within the broken line as shown on Schedule "A" attached hereto and forming part of this by-law, save and except the area shown thereon to be excluded from designation, and more particularly described in Schedule "B" attached hereto and forming part of this by-law, is hereby designated as the Upper Doon Heritage Conservation District.
2. The document and natural environment management plan attached hereto and forming part of this by-law as Schedule "C" is hereby adopted as the Upper Doon Heritage Conservation District Plan.

3. The Clerk is hereby authorized to make application to the Ontario Municipal Board for approval of this by-law and to take all steps with respect to notice of same as may be directed by the Board or required by law.
4. This by-law shall come into force and take effect on the date of approval hereof by the Ontario Municipal Board.

PASSED at the Council Chambers in the City of Kitchener

this 25th day of January, A.D. 1968.



D. V. Lardillo Mayor
[Signature] Clerk

SCHEDULE "B"

Upper Doon Heritage Conservation District

Area Description:

That area which is bounded:

Commencing at a point on the north side of Doon Village Road, such point being 3.125 metres southeast of the northeast corner of the intersection of Doon Village Road and St. Emilion Place,

Then north 56°, 13 minutes 40 seconds east a distance of 179.20 metres to a point, such point being the northeasterly corner of Registered Plan 1044,

Then south 55°, 01 minute east a distance of 121.97 metres to a point, such point being on the north limit of Block B, Registered Plan 1373,

Then north 77°, 22 minutes 50 seconds east a distance of 126.49 metres to a point, such point also being on the north limit of Block B, Registered Plan 1373,

Then south 73°, 58 minutes 30 seconds east a distance of 58.24 metres to a point, such point also being the southwest corner of Lot 10, Registered Plan 1424,

Then south 61°, 39 minutes 30 seconds east a distance of 39.18 metres to a point, such point being on the south limit of Lot 8, Registered Plan 1424,

Then south 69°, 55 minutes 10 seconds east a distance of 88.82 metres to a point, such point being on the south limit of Lot 5, Registered Plan 1424,

Then north 76°, 31 minutes 30 seconds east a distance of 227.43 metres to a point, such point being the southwest limit of Block E, Registered Plan 1424,

Then north 13°, 40 minutes 30 seconds west approximately 60.96 metres to a point, such point being on the south limit of Homer Watson Boulevard, then south along the south limit of the right-of-way for Homer Watson Boulevard, then the south limit of the proposed realignment of Homer Watson Boulevard, a distance of approximately 772.5 metres to a point, such point being on the south limit of the right-of-way for Homer Watson Boulevard,

Then south 14°, 27 minutes east a distance of approximately 134.17 metres to a point, such point being the southeast limit of the property known municipally as 1437 Doon Village Road,

Then south 82°, 58 minutes west a distance of 32.38 metres to a point, such point being the southwest limit of the property known municipally as 143' Doon Village Road,

Then, continuing south 81° , 22 minutes west a distance of 129.28 metres to a point, such point being the southwest limit of the property known municipally as 1427 Doon Village Road,

Then, north 11° , 22 minutes west a distance of 46.97 metres to a point, such point being also the southwest limit of the property known municipally as 1419 Doon Village Road,

Then, south 81° , 22 minutes west a distance of 157.79 metres to a point, such point being also the southwest limit of the property known municipally as 1381 Doon Village Road,

Then, north 05° , 15 minutes 30 seconds west a distance of 5.82 metres to a point, such point also being on the west limit of the property known municipally as 1381 Doon Village Road,

Then, north 82° , 43 minutes 27 seconds west a distance of 173.45 metres to a point, such point being also the southwest limit of the property known municipally as 1299 Doon Village Road,

Then, north 85° , 05 minutes 59 seconds west a distance of 129.80 metres to a point, such point also being the southwest limit of the property known municipally as 1299 Doon Village Road,

Then, south 13° , 25 minutes 25 seconds east a distance of 169.12 metres to a point, such point being the southeast limit of the property known municipally as 40 Mitierra Drive,

Then, north 86° , 13 minutes 26 seconds west a distance of 200.12 metres to a point, such point being the southwest limit of the property known municipally as 40 Mitierra Drive,

Then, north 86° , 09 minutes 13 seconds west a distance of 97.05 metres to a point, such point being the southwest limit of the property known municipally as 35 Wilfong Drive,

Then, north 04° , 57 minutes 49 seconds east a distance of 88.0 metres to a point, such point being on the west limit of the property known municipally as 35 Wilfong Drive,

Then, north 84° , 44 minutes 23 seconds west a distance of approximately 76 metres, such point also being on the south limit of the property known municipally as 37 Oregon Drive,

Then, south approximately 20° , 0 minutes west a distance of approximately 152 metres to a point,

Then, north approximately 57° , 45 minutes west a distance of approximately 316.9 metres to a point, such point being also the southeast limit of the property known municipally as 1047 Doon Village Road,

Then, north 82° , 47 minutes 52 seconds west, approximately 275.18 metres to a point, such point being on the south limit of Tilt Drive,

Then, southwesterly and south along the east limit of Tilt Drive to a point, such point being at the southeast limit of the intersection of Tilt Drive and Stauffer Drive,

Then, westerly along the south limit of Stauffer Drive approximately 12.19 metres to a point, such point being at the southwest limit of the intersection of Tilt Drive and Stauffer Drive,

Then, northly and northeasterly along the west limit of Tilt Drive to a point, such point being approximately 201.3 metres southwest of the southwest corner of the intersection of Doon Village Road and Tilt Drive,

Then, north approximately 11° , 13 minutes west a distance of approximately 159.9 metres to a point,

Then, north 28° , 58 minutes east approximately 85.34 metres to a point, such point being on the north limit of Doon Village Road,

Then, north 53° , 50 minutes west along the north limit of Doon Village Road, approximately 22.86 metres to a point, such point being the point of commencement.

A
HERITAGE CONSERVATION DISTRICT PLAN
for the
VILLAGE OF UPPER DOON

prepared by

NICHOLAS HILL, ARCHITECT-PLANNER
131 Mill Street
London, Ontario

in association with
HILTON-FOSTER LTD., LANDSCAPE ARCHITECT

January 1986

TO THE RESIDENTS OF THE UPPER DOON HERITAGE CONSERVATION DISTRICT,

I welcome and appreciate your participation in the Heritage Conservation District Plan for the Village of Upper Doon.

The Village is a special place in our City. It retains much rural charm and historic character, which I believe should be conserved as part of the City's natural and man-made heritage. This plan provides a guideline to protect that heritage.

I take pride, as your Mayor, in joining with you to accomplish the worthwhile task ahead.

Sincerely,

Mayor of Kitchener

ACKNOWLEDGEMENTS

The Heritage Conservation District Plan for the Village of Upper Doon was prepared with the assistance of the following:

STEERING COMMITTEE

Christina Weylie	Alderman and Chairperson of the Local Architectural Conservation Advisory Committee for the City of Kitchener
Jean Haalboom	Village Resident
Brock Stanley	Director of Planning for the City of Kitchener
Terry Boutilier	Principal Planner for the City of Kitchener

RESIDENTS OF THE VILLAGE OF UPPER DOON

Margaret Goodbody - History Research

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SECTION 1 - INTRODUCTION AND HISTORICAL CONTEXT

The purpose of this plan is to secure the long-term conservation of the rural and historic character of the Village of Upper Doon in the City of Kitchener. The plan is prepared under Part 5 of the Ontario Heritage Act, which enables municipalities to select and protect districts of significant architectural and historic value.

The preparation of the plan arose firstly to conserve the intrinsic rural and historic character of the Village and secondly, to ensure that new development, both within and outside the Village, did not destroy this character. The surrounding areas of Upper Doon are rapidly being developed as new residential subdivisions and shopping plazas, with new roads and increased traffic. Upper Doon is experiencing significant traffic flows because Homer Watson Boulevard is not fulfilling its function as the area's major arterial.

The plan that follows addresses all aspects of the Village that make up this distinctive rural heritage district, including the natural environment, the building stock, the industrial heritage, municipal services and development standards. The plan also sets out criteria to be considered in the development of Doon South as it might affect the village character, and new development within the Village.

A coherent overall plan is deemed vital to the future wellbeing of the Village. The historic and rural character of Upper Doon must now be carefully protected. Within this planning framework the natural quality of the Village must be preserved. Preparation of the plan is particularly timely both to conserve the charming ambience that prevails and to ensure that new development is complementary and supportive of that ambience.

Some understanding of the historical development of Upper Doon is required to fully appreciate the character of this community.

The Doon area was first settled in 1800 by the John Bean (Biehn) family who came from Montgomery County, Pennsylvania. Biehn purchased 3600 acres from Richard Beasley and Co., later it was known as the Biehn's Tract. The Dilman Kinzie family came with the Biehn's in the same wagon train.

Christian Schneider, brother of Joseph Schneider - founder of Kitchener, arrived in 1806 from Lancaster County, Pennsylvania and bought land from John Biehn Sr. He constructed a two storey log house on property between the two bridges on the north side of Doon Village road. This house was demolished in 1934.

In 1808 one sees the beginning of Doon's industrial era. James Watson, grandfather of the internationally acclaimed landscape artist Homer Watson built a saw mill and later developed a woolen mill in Oregon, today part of Upper Doon.

Approximately one mile from present day Upper Doon one finds two important sites which promoted industrial growth. One is a portion of the 1828 Huron Road, the main highway taking settlers from the Canada Company's head office in Guelph to the hinterlands of Huron County. The other is the founding of the original Village of Doon by a Scot, Adam Ferrie Jr. in 1834. Its name derived from Ferrie's beloved birthplace, Logh Done, near Ayrshire, Scotland. Here Ferrie developed a saw mill, oatmeal and barley mills, grist mill (Doon Mills), cooperage, worker's homes, farmsteads, and hotels.

In 1853 Doon Twine and Cordage Co. was founded by the Perine Bros. from New York State. They encouraged area farmers to increase the production of flax. Adam and Oregon Pond were developed. The area became known as Tow Town because of the tow used in manufacturing twine, Today Oregon Pond is a mere floodplain; one identifies it by the grassy low lying area surrounded by trees and traversed by Schneider's Creek. The flax mill was located on the north side of Doon Village Road. It was the first successful one in Upper Canada. Twine mills were across the road. In addition to twine, the mill manufactured blankets, woollen socks, picture and curtain cordage. In 1880 the mill employed 200 people; it was the life-blood of the village. Evidence of the mill town can be found in the remaining buildings; the 1853 first office and storage unit; the 1856 storage building for twine; the 1861 W.D. Perine House; the 1880 employee boarding house 'The Terrace'; the 1884 Moses Billings Perine house - mill owner. In 1912, Krug's of Kitchener purchased Doon Twines; in 1916 the head office of Doon Twines Ltd. moved to Kitchener. In 1934 the land of Doon Twines Ltd. was sold since it was no longer needed for the manufacture of twine.

In 1861 John Tilt started a brickyard in Oregon (the corner of Doon Village Road and Tilt Drive). It became one of the largest brickyards in Waterloo County. \$50,000.00 worth of red and white brick and drain tile a year were manufactured by ten employees. The Tilt house remains near the corner of Doon Village Road and Tilt Drive.

During the height of Doon's industrial era, one sees the growth of art and education. In 1877 Doon's first school house with polychromatic brickwork was built on the northwest corner of Doon Village Road and Homer Watson Boulevard. This building was destroyed by fire in 1956. In 1880 Homer Watson exhibited his first important canvas, 'The Pioneer Mill' at the Royal Academy, Ottawa. This painting, purchased by the Governor General of Canada, now hangs in Windsor Castle. Many of his paintings can be seen at the National Art Gallery of Canada, Ottawa and at galleries across Canada.

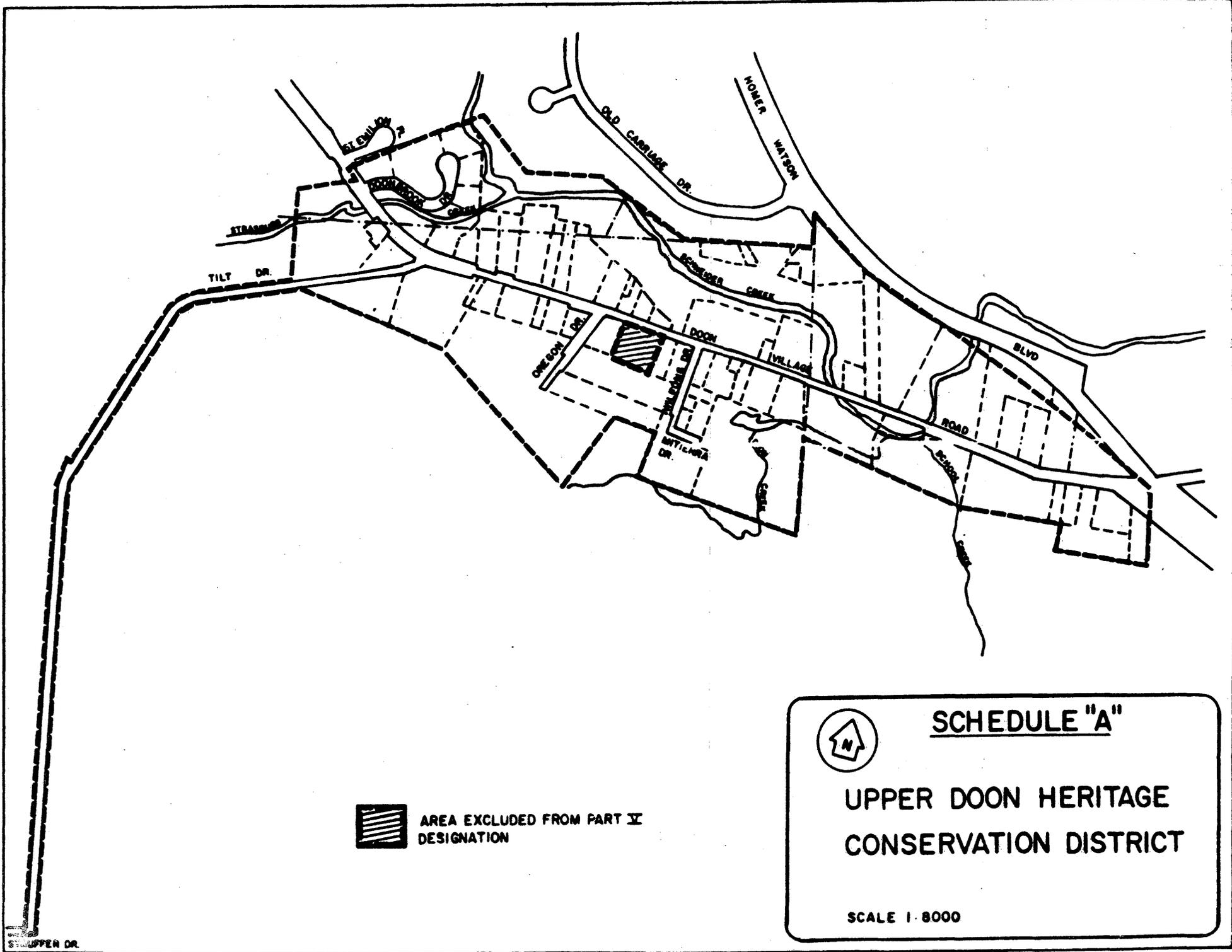
In 1890 Benjamin Baer, builder of the West Montrose covered bridge, developed a carriage works at approximately Wilfong and Mitierra Drive. Baer's original farm house at the corner of Oregon and Doon Village Road still stands. In the same year William Morrison came from United States and started a brickyard. All that remains is a pond. Baer and Morrison constructed the row houses on Mitierra Drive.

In 1912 hydro arrived in Doon. Industries gradually disappeared. Upper Doon became a residential community with a few farms and home occupations.

In the 1950's and 60's Upper Doon captured its natural resources for recreational purposes. At this time Oregon Pond the former mill pond providing power to Perine's Flax Mills, was re-instated by Mr. George Ayres. This pond was great for boating, swimming, fishing and skating. Its scenery of orchids, pines and deciduous trees presented a rare sense of beauty. In 1968 a major flood occurred. It wiped out the pond. Today the area is a grassy floodplain.

In 1966 Homer Watson Boulevard was constructed. This road separated the original Doon area into two distinct parts - Lower and Upper Doon.

In 1968 Doon was annexed to the City of Kitchener.



AREA EXCLUDED FROM PART V DESIGNATION



SCHEDULE "A"

**UPPER DOON HERITAGE
CONSERVATION DISTRICT**

SCALE 1 : 8000

SECTION 2 - PURPOSE OF THE PLAN

The purpose of the Plan is to analyze the physical, social and economic fabric of the Village of Upper Doon in order to provide a set of policies to conserve its natural and man-made heritage.

This purpose will be created by:

- i) Creating a process whereby the future development of the district can be related to the plan's goals and policies.
- ii) Guiding future development within and adjoining the Village to ensure that the intrinsic heritage qualities of the district are preserved and enhanced.
- iii) Instituting a public participation process to ensure that the plan's goals and policies, both now and in the future, reflect the needs and desires of the community.
- iv) Establishing a program for the implementation of the plan's goals and policies through public and private administration.
- v) Providing a liaison between provincial, regional and municipal planning programs and the individual property owners in the district.
- vi) Establishing the base for a revision of the existing zoning by-law.
- vii) Providing the base for completion of a secondary plan for the Village in concert with the objectives of the Heritage Conservation District Plan.
- viii) Appointing a committee of local residents to advise the Local Architectural Conservation Advisory Committee in its administration of the Heritage Conservation District Plan.

SECTION 3 - BASIC ASSUMPTIONS

This plan is based on assumptions and information developed and derived from three main sources. The first source is from planning studies, interviews and public meetings carried out in order to formulate the plan and which are contained in the appendices. The second source is from the Goals and Objectives of a draft Secondary Plan for the Village of Upper Doon prepared by the Planning Department of the City of Kitchener. The third source is from a study prepared by the Local Architectural Conservation Advisory Committee of the historic fabric of the Village.

From these sources a set of basic assumptions for the Heritage Conservation District Plan have been accepted, which are as follows:

- i) The Village, distinguished by its historic buildings and natural setting in a valley, represents a district worthy of conservation and enhancement under Part 5 of the Ontario Heritage Act.
- ii) The rural character and historic built form of the Village is a unique attribute in the City which should be conserved.
- iii) The community desires to conserve the prevailing quiet and rural character of the Village.
- iv) Development of Doon South and adjoining urban areas shall occur in a manner that enhances the character of the Village.
- v) Road development and transportation in the area can be accomplished in a manner that does not adversely affect the conservation of the Village as a heritage district.
- vi) An ongoing program of improvements to the public domain of the district including the natural environment areas, landscaping, street lighting and overhead wires will be instituted.

SECTION 4 - OBJECTIVES OF THE PLAN

The Heritage Conservation District Plan for the Village of Upper Doon is part of a continuum of plans and decisions administered through the public and private sector, for the City of Kitchener. The plan is not an isolated document, but a refinement of one particular feature of the City - its man-made and natural heritage.

The plan for the Village of Upper Doon represents a unique opportunity of conserving a small area of the City, that has managed to retain its original rural character and identity. This is represented by its setting in a valley, an expansive water-associated natural environment, treescape and an informal grouping of historic buildings. The plan, by way of research, public consultation and policy ensures long term conservation and enhancement of this natural and man-made heritage.

The principal objectives of the plan embrace aesthetic, social and economic considerations which are as follows:

4.1 AESTHETIC OBJECTIVES

Upper Doon is a small settlement with a distinctly rural flavour. This flavour is enhanced by the setting of the Village in a valley with a network of creeks and a rich association of natural environment, an expansive treescape and a random cluster of historic as well as new buildings. In a surrounding area that is rapidly developing for residential suburbs and shopping centres, Upper Doon is unique

To conserve the village character is to largely conserve its aesthetic features. The aesthetic objectives of the plan are as follows:

- District - to achieve a cohesive, well designed and identifiable heritage district.
- Character - to preserve the rural and historic character of the Village.
- History - to conserve the visible history.

- Land Use - to develop the Village primarily as a low density residential area.
- Watercourses - to conserve the watercourses in their natural form.
- Treescape - to protect and enhance the treescape.
- Natural Environment - to protect and enhance the natural environment in its indigenous form.
- Floodplain - to limit man-made intrusion into the floodplain.
- Topography - to protect and enhance the varied and visible land form within and framing the Village.
- Historic Building - to encourage retention and restoration of the historic building stock.
- New Building - to guide the design of new building to be compatible with the historic character of the Village.
- Industrial Heritage - to illuminate the importance of the industrial heritage in the development of the Village.
- Open Space - to retain the spacious physical character of the Village
- Parks - to make provision of public open space.
- Roads - to conserve Doon Village Road as a local village road.
- to encourage road design in Doon South to enhance the quiet rural character of the Village.
- Trails - to extend walking trails into the district.
- Property Sizes - to ensure comparatively large lot sizes.
- Doon South - to achieve a compatible co-existence between the historic Village of Upper Doon and the new community of Doon South.
- to ensure Doon South enhances the rural and historic character of Upper Doon.

4.2 SOCIAL OBJECTIVES

A distinct characteristic of Upper Doon is its social sense of place. This is derived partly by its small size and its age. As one resident in a public meeting to review the plan said, "Doon is a small place and you get to know your neighbours. It's a friendly place. Let's keep it that way."

The Village is one of the earliest pioneer settlements in Waterloo Township dating back to the early 1800's. A number of the founding families continue to reside in the Village. A sense of community is also derived from its physical setting of being spatially self contained in a valley. This enhances a feeling of being together.

The value of a sense of place and community was clearly articulated in interviews and public meetings. The residents desired to retain a village scale and identity that has fostered a particular social milieu. The social objectives of the plan are as follows:

- to maintain a small village atmosphere.
- to enhance a sense of community and place.
- to protect the local character of the Village.
- to strengthen a neighbourly quality.
- to foster a sense of human scale and personal contact.
- to enable the resident community to participate in the future development of their Village.
- to encourage a community recognition of the value and historical significance of the community and its origins.

4.3 ECONOMIC OBJECTIVES

While a primary objective of the plan is to conserve the natural and man-made heritage of Upper Doon, it is not the intention to create a museum-like character. On the contrary, it is vital that the Village remain a living and vibrant part of the City. The Village has experienced significant changes during its history from commencing as a scattering of early log houses in the 1820's, to becoming a thriving industrial centre of factories in the 1850's to the quiet residential community of today. Each phase has dictated a different economy and set of development values. The thrust of the draft secondary plan and this plan is to maintain the Village as primarily a residential community. Shopping and civic activities are to be provided in neighbouring centres and the City Centre. The economic objectives of the plan are as follows:

- to develop the Village as a residential community.
- to limit non-residential uses in the Village.
- to allow for a mix of permissible lot sizes and services.
- to encourage a mixed community in terms of income and family structure.
- to develop for a diversity of property values to accommodate a mixed social stratum.
- to encourage owners of historic buildings to seek financial assistance for building renovations.
- to provide incentives for the individual property owner to utilize conservation procedures in his/her building improvement plans.
- to provide incentives for the individual property owner to landscape their gardens.

SECTION 5 - CONSERVATION

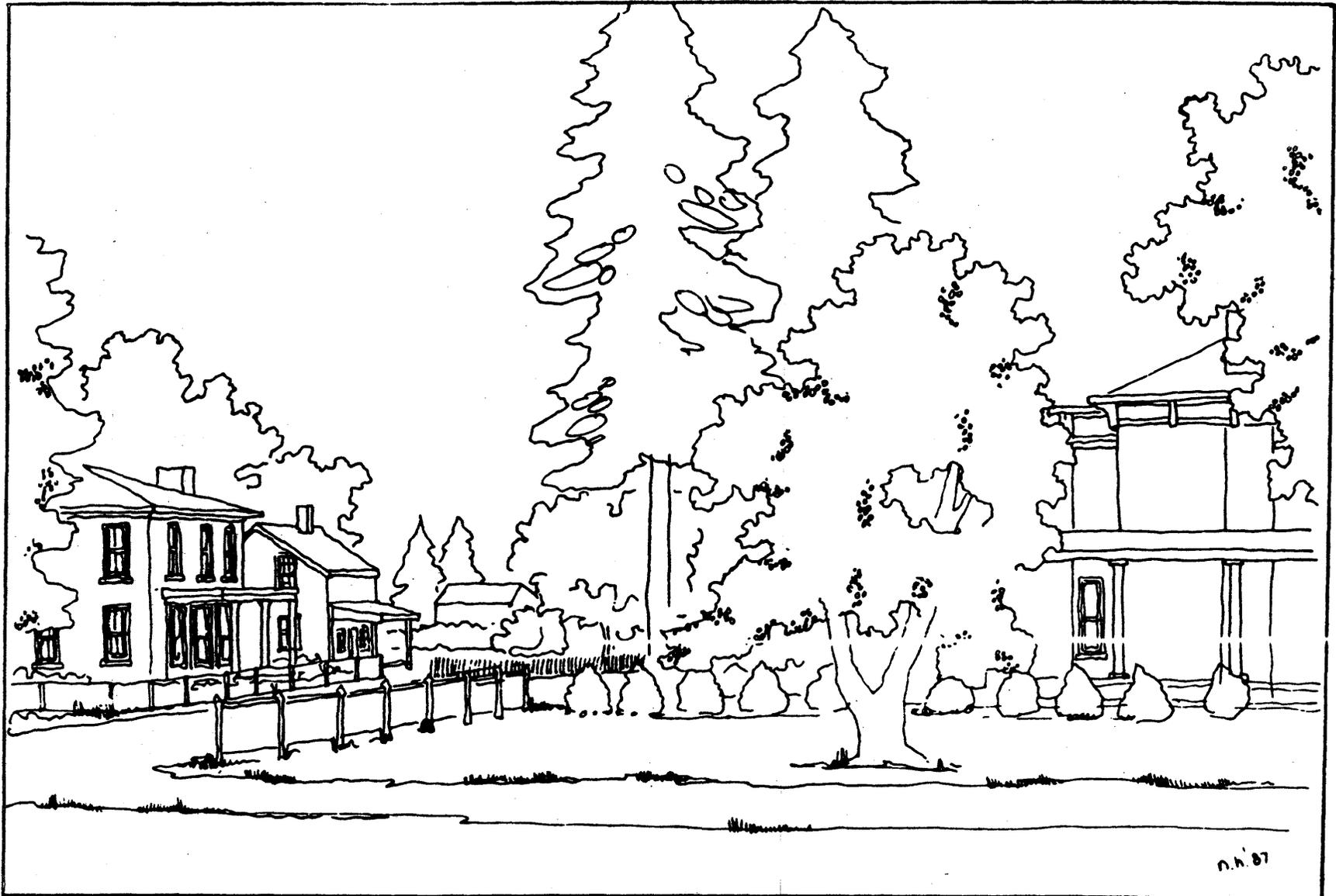
5.1 INTRODUCTION

Unlike most heritage conservation districts in the Province of Ontario that are composed predominantly of buildings, the conservation of Upper Doon embraces many other elements particularly the natural environment. The actual number of historic buildings - 18 - and their significance is quite modest. The value of Upper Doon as a heritage conservation district is mainly in its quiet, rural and natural character. The setting is superb. Lying in a valley traversed by watercourses with a rich associated natural environment of trees, shrubs, flowers, aquatic and wild life, the Village appears like a nature enclave. The building stock is informally sited, with views of the surrounding countryside. The Village is an intensely rich visual composition in all seasons.

The conservation section of the plan is a most important section. While, for coherence, the section deals separately with the elements that compose the Village, an overall objective of the plan is to maintain a balance between the man-made and natural environment. Considerable emphasis is placed on conserving the scrappy and friendly quality of the wildlife areas. Areas that may still be discovered and enjoyed.

The conservation section also intends to maintain the unplanned natural quality of the Village that makes it so different and pleasing from the highly planned and structured quality of the new residential subdivisions enclosing Upper Doon. This contrast of spatial character is vital to preserve.





DOON VILLAGE ROAD LOOKING EAST

A main intent of the Plan is to conserve and enhance the rural atmosphere of the Village. This typical view shows an informal group of residences, a mature treescape, countrysque gardens and enclosing fences. The composition is relaxed and informal.

SECTION 5.2 - VILLAGE CHARACTER

5.2.1 INTRODUCTION

The Village has a distinct rural character made up of a natural and man-made heritage. The natural heritage is composed of a setting of the Village in a valley with views out towards the surrounding countryside, hills and forests. Within, the Village is traversed by a network of creeks. Aside the creeks are expansive areas of floodplain lands, with a rich and varied association of trees, shrubs, flora and fauna. The man-made heritage consists of a number of historic buildings and former industrial sites, interspersed with new buildings. The use of land in the Village is primarily for residences. Conservation of the character of the Village is as important as the conservation of its individual parts. At all times the evaluation of changes and development in the Village should be related to the conservation of the character of the Village.

5.2.2 OBJECTIVES

- To maintain and enhance the character as defined by the following:
 - Setting in a valley.
 - Quiet and peaceful atmosphere.
 - Small farmholdings.
 - Views of surrounding countryside.
 - Expansive landscape.
 - Watercourses and an associated vegetation.
 - Comparatively large lots of varied size.
 - Historic building stock.
 - Industrial heritage sites.
 - Neighbourhood quality.
 - Rural road finish.
 - Countryesque streetscapes.

- To ensure that change and development in, and adjacent, to the Village conserves and enhances the village character.

5.2.3 POLICIES

- The character of the Village should be recognized as a significant quality to be conserved and enhanced.

5.2.4 IMPLEMENTATION

- The principal authority to evaluate and guide change and development in the Village will be the Local Architectural Conservation Advisory Committee.



SECTION 5.3 - LAND USE

5.3.1 INTRODUCTION

The two predominant uses of land in the Village are residential and natural environment. The residences are primarily single-family homes on comparatively large lots by city standards. Over 63% of the lots are one half acre and more and 30% are over one acre. Associated with a number of the residences are horse and domestic farms and home occupations. Of interest are two historic row houses in the Village built in the late 19th century for mill workers.

The three non-residential uses in the Village include the school, the Pentecostal Church and a historic warehouse building that was once part of the Perine Flax Mill.

Enclosing and within the Village is an extensive natural environment area consisting of tree cover on private lands and the floodplain lands.

The intent of the plan is to retain the Village as a residential community, and to conserve the natural environment. The residential land use designation will also permit a continuing presence of small farm holdings, hobby and horse farms. Commercial and institutional uses will be provided in the neighbouring shopping malls and in the future Doon South community.

5.3.2 OBJECTIVES

- To retain the Village primarily as a single-family residential community.
- To provide for a variety of lot sizes.
- To allow for domestic scale farming, horse and hobby farms associated with the residential use of land and home occupations in compliance with City Regulations.
- To conserve and enhance the natural environment landscapes in the Village.
- To allow the warehouse at 1265 Doon Village Road to continue as a non-conforming use with proper landscaping to visually buffer outside storage.

5.3.3

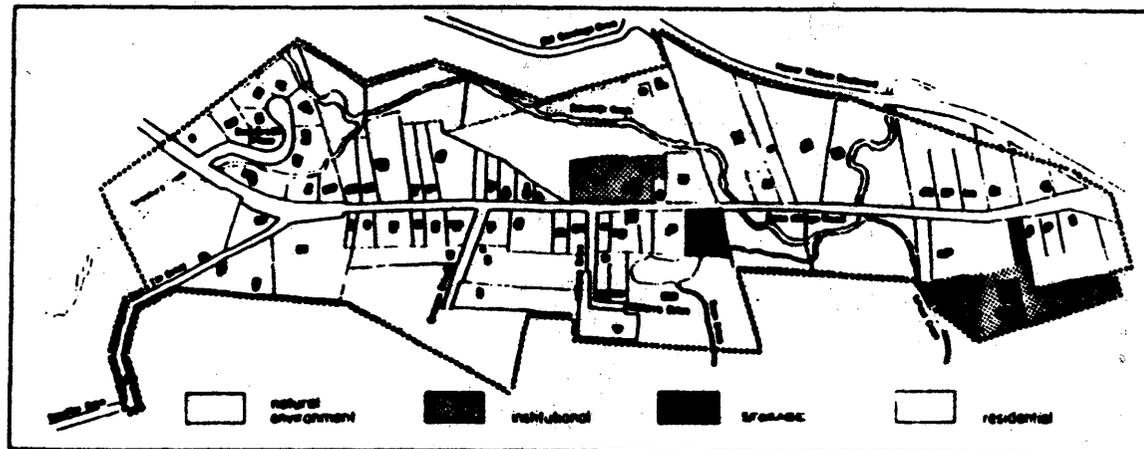
POLICIES

- Land use in the Village will be developed to strengthen and maintain the quiet and rural character.
- The Village shall be developed as a single-family residential community.
- The residential use of land shall allow for a variety of medium to large single family residential size lots.
- Domestic scale farming, horse and hobby farms and home occupations shall be permitted.
- Conservation of the natural environment including treescape, floodplain, flora and fauna shall be encouraged.

5.3.4

IMPLEMENTATION

- The City shall complete the draft secondary plan in concert with the policies of the section, and revise the zoning by-law appropriately.
- Administration shall be in accordance with the Heritage Conservation District Plan and the completed Secondary Plan.



existing

land use

SECTION 5.4 - WATERCOURSES

5.4.1 INTRODUCTION

The Village lies in a low basin of land traversed by a network of waterways, including the Schneider, Strasburg, Doon and School Creeks. The waterways and their association of vegetation, aquatic and wild life provides a richly diverse natural environment. Originally, the waterways provided a source of power for the early industries of the Village and there prevailed in the nineteenth century a number of mill ponds. The largest of these ponds was the Oregon Pond. Over time, these fell into disrepair and became the basis of a profuse natural environment.

The plan intends that the watercourses be conserved, managed and enhanced.

5.4.2 OBJECTIVES

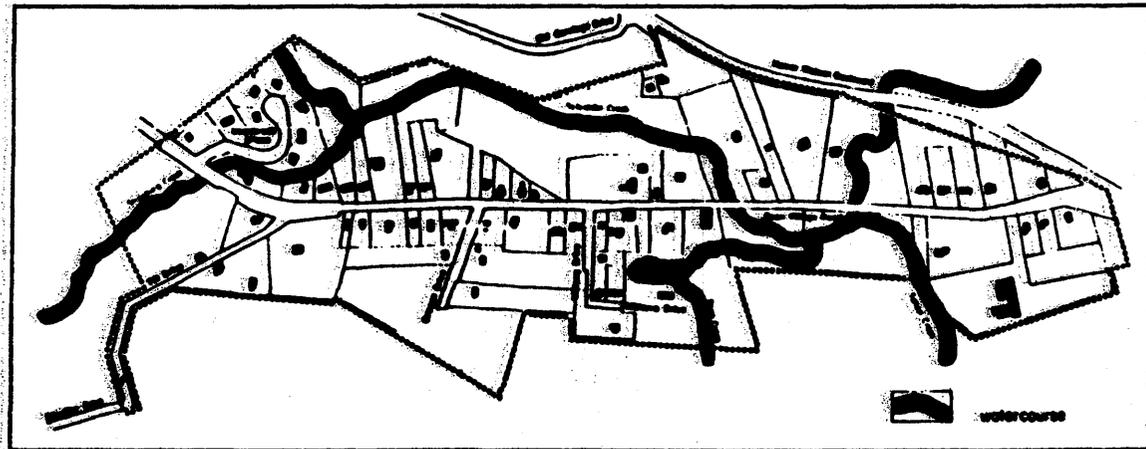
- To conserve, maintain and enhance the watercourses in the Village.
- To limit building within the watercourse floodplain in accordance with the regulations of the Grand River Conservation Authority.

5.4.3 POLICIES

- The Schneider, Strasburg, Doon and School Creeks shall be conserved, managed, enhanced, and maintained in their natural state.
- Building shall be limited within the waterway floodplain in accordance with the regulations of the Grand River Conservation Authority.
- This Plan recognizes the necessity of and permits the installation of trunk sewer lines and associated structures, watermains, and roadways in close proximity to existing watercourses. In all cases, detailed rehabilitation, and landscaping plans will be required, in addition to those requirements that may be imposed by the Grand River Conservation Authority.

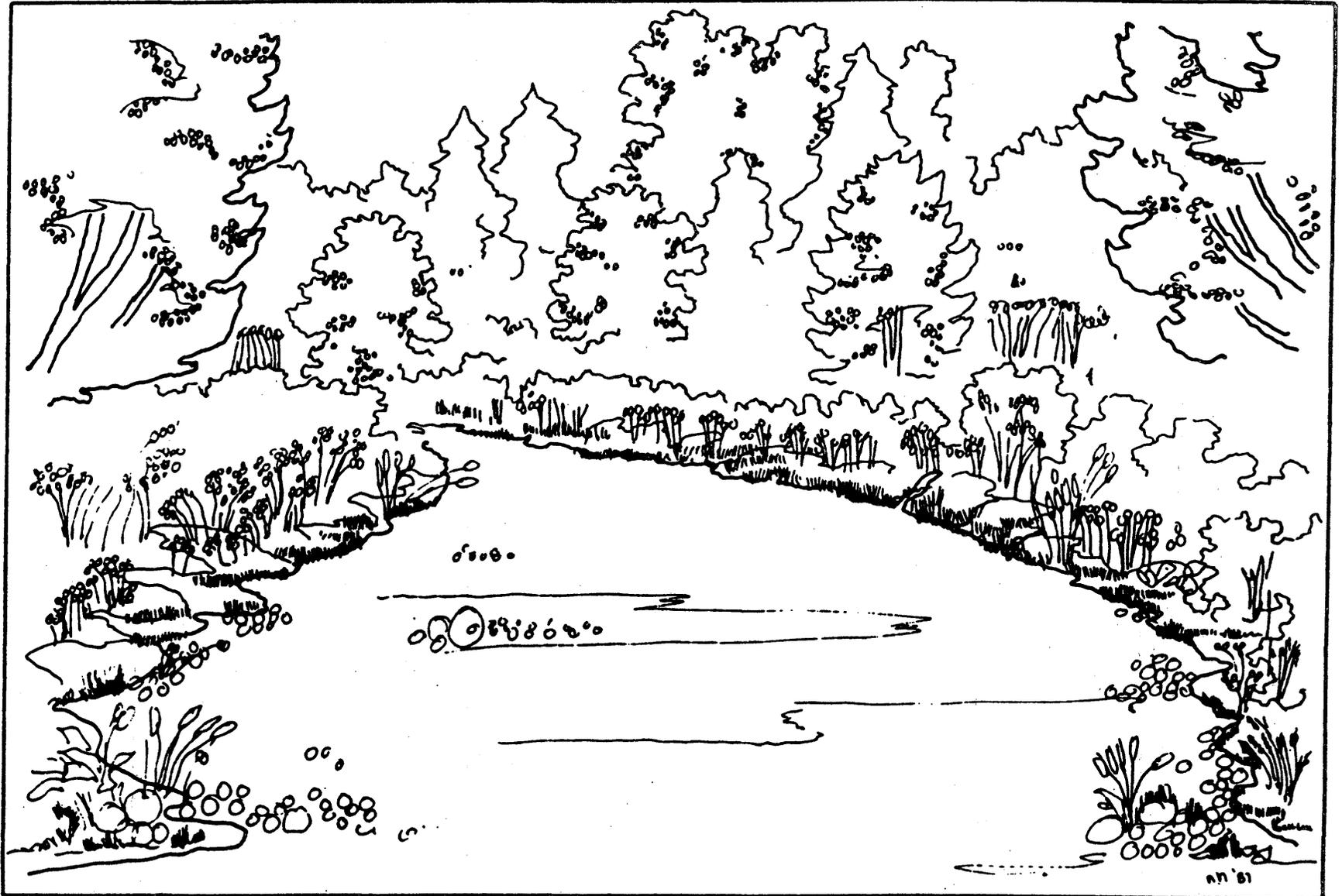
5.4.4 IMPLEMENTATION

- Management of the waterways within the Village shall be by the City of Kitchener, the Ministry of Natural Resources and the Grand River Conservation Authority.
- Changes and enhancement of the waterways shall be reviewed and commented upon by the Local Architectural Conservation Advisory Committee.



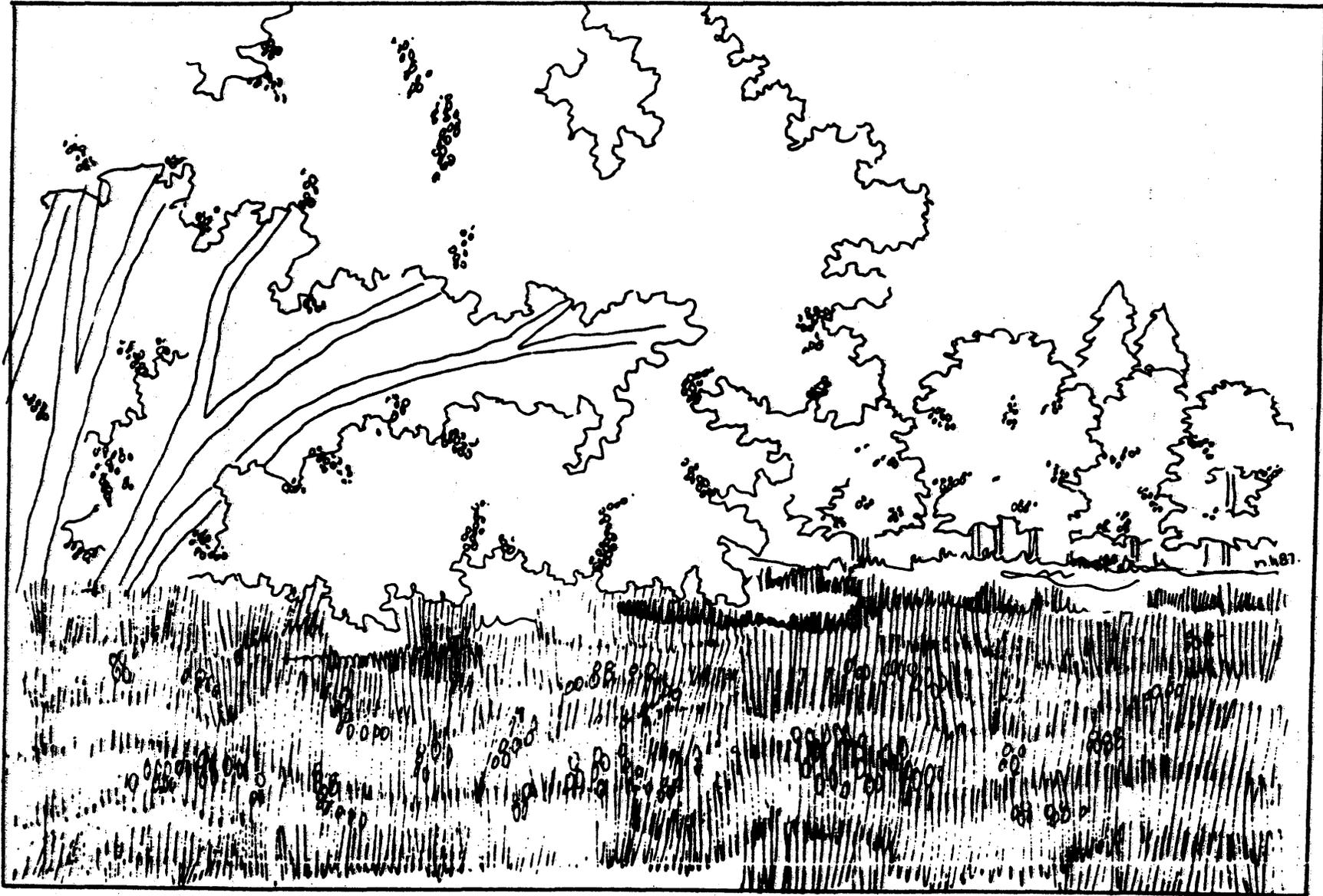
existing

watercourses



SCHNEIDER CREEK

The watercourses and their related natural environment and wildlife habitat are a unique feature in the Village. The Plan emphasizes their conservation and enhancement.



FLOODPLAIN

Much of the Village is floodplain. The associated natural environment is rich with plant and animal life. This provides the Village with much of its country atmosphere. The Plan emphasizes the conservation of the natural environments.

SECTION 5.5 - TREESCAPE

5.5.1 INTRODUCTION

Trees are a major part of the visual composition of the Village. The varied physiography of the Village also provides for rich variety of species. The extensive floodplain harbours mainly cedar, willow, silver maple and aspen. The higher enclosing valley slopes harbour sugar maple, beech, basswood, white ash and some oak. Alongside the roadside are hard maples planted over half a century ago. In the domestic gardens are a variety of fruits, evergreens, hardwood and softwoods. Tilt Drive is resplendant in treescape and hedgerow vegetation.

Two strategies of treescape conservation and enhancement are required. The first is to conserve and enhance the treescape within the Village. The second is to expand the treescape cover around the Village as a means of visual buffer to surrounding urban development. At present, the Village enjoys views of the countryside and woodlots to the south and north. As Doon South develops in the south and Homer Watson Boulevard expands to the north, these views will be diminished. A treeplanting and landscaping plan will assist in maintaining a sense of natural enclosure to the Village and conserve its rural atmosphere.

5.5.2 OBJECTIVES

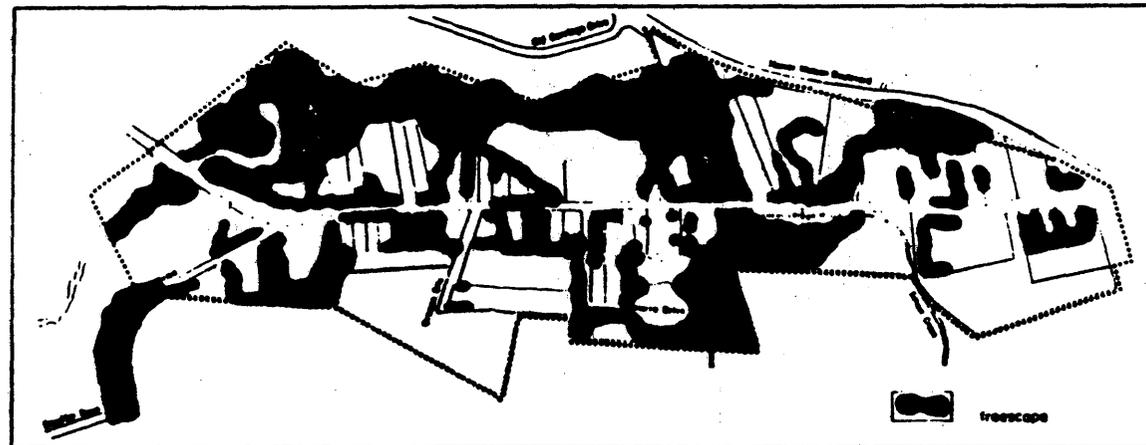
- To maintain and enhance treescape in the Village.
- To provide a variety of treescape in concert with the richly varied physiography of the Village.
- To initiate tree planting to the north and south of the Village to visually buffer present and proposed urban development.
- To conserve the treescape and hedgerow vegetation along Tilt Drive.
- To provide a Natural Environment Management Plan for the village with recommended tree species for floodplains, highlands, roadsides, domestic gardens and Village enclosure.

5.5.3 POLICIES

- Treescape should be recognized as a significant and contributing feature to the rural character of the Village.
- Treescape in the Village should be maintained, enhanced and expanded to complement the objectives of the plan.
- Treescape planting should complement the Natural Environment Management Plan.

5.5.4 IMPLEMENTATION

The Natural Environment Management Plan shall be the guide for implementation of treescape conservation and enhancement.



existing

treescape

SECTION 5.6 - NATURAL ENVIRONMENT

5.6.1 INTRODUCTION

An expansive area of the natural environment prevails in the district mainly as a result of the watercourses and their associated floodplain. The Village is also enclosed by forested hills which further enhances a rural and natural setting. The natural environment is both scenic and habitat to a host of plant and animal life. This life includes the following:

Shrubs	Birds	Ferns, Grasses Wildflowers	Animals
Alder	Chickadee	Stinking Willy	Whitetail Deer
Highbush Cranberry	Eastern Pewee	Oistrich Fern	Frogs (variety)
Poison Ivy	House Wrens	Lady Fern	Big Brown Bat
Dogwood	Red Winged Blackbird	Marsh Horsetail	Cottontail Rabbit
Virginia Creeper	Tree Swallow	Marsh Fern	Meadow Vole
Dawberry	Blue Jay	Bluejoint Grass	Raccoon
Gray Dogwood	Common Yellow Throat	Common Cattail	Red Fox
	Downy Woodpecker	Sedges	Snakes (variety)
	Cardinal	Spikerush	Butterflies
	Hawks	Arrowleaf	Dragonflies (variety)
	Gross Beak	Duckweed	Giant Water Bugs
	Goldfinch	Jack-in-the-Pulpit	Water Boatmen
		Jewelweed	Beaver
		Marsh Marigold	
		Pond Weeds	
		Swamp Buttercup	
		Wild Iris	
		Wild Parsnip	
		Skunk Cabbage	

Of particular interest is the local plant "Stinking Willy", found only in the immediate environs of Upper Doon.

The significance of the natural environment cannot be underestimated. In an urbanizing city, Upper Doon represents a unique natural environment sanctuary. This environment is not only of value in its own right, but is also an intrinsic part of the natural character of the Village.

The intent of this section is to establish a policy approach to conserve the natural environment in its "natural" state including the water associated environment, the upland environment and the hedgerow along Tilt Drive.

5.6.2 OBJECTIVES

- To conserve, manage and enhance the natural environment in the Village.
- To recognize the natural environment landscape as an integral part of the rural identity of the Village.

5.6.3 POLICIES

- The natural environment should be recognized as a significant and contributing feature to the rural character of the Village.
- The natural environment should be conserved, maintained, enhanced and expanded to complement the objectives of the plan.

5.6.4 IMPLEMENTATION

- Conservation and enhancement of the natural environment shall be implemented by the City of Kitchener, the Ministry of Natural Resources and the Grand River Conservation Authority in consultation with the Local Architectural Conservation Advisory Committee and the local residents.
- The Natural Environment Management Plan shall be considered in implementation of conservation of the natural environment in the Village of Upper Doon.
- The Ecological Environmental Advisory Committee shall advise where appropriate.

SECTION 5.7 - FLOODPLAIN

5.7.1 INTRODUCTION

A substantial area of the district is in a watercourse basin formed by the Schneider, Strasburg, and Doon Creeks. This basin is prone to seasonal flooding and comprises approximately half of the land mass within the district boundary. The Secondary Plan for the Upper Doon Community proposes a two-zone approach to the management of land use within floodplain lands consisting of :

Floodway: those lands situated immediately adjacent to the respective watercourse which would flood during a 1:100 year storm.

Flood Fringe: Those lands situated above the 1:100 year storm elevation, but below the Regulatory Floodline.

It is intended that the Heritage Conservation District Plan shall operate in accordance with the policies of the Upper Doon Secondary Plan, the Kitchener Official Plan, and the policies of the Grand River Conservation Authority as they pertain to the floodway and flood fringe.

5.7.2 OBJECTIVES

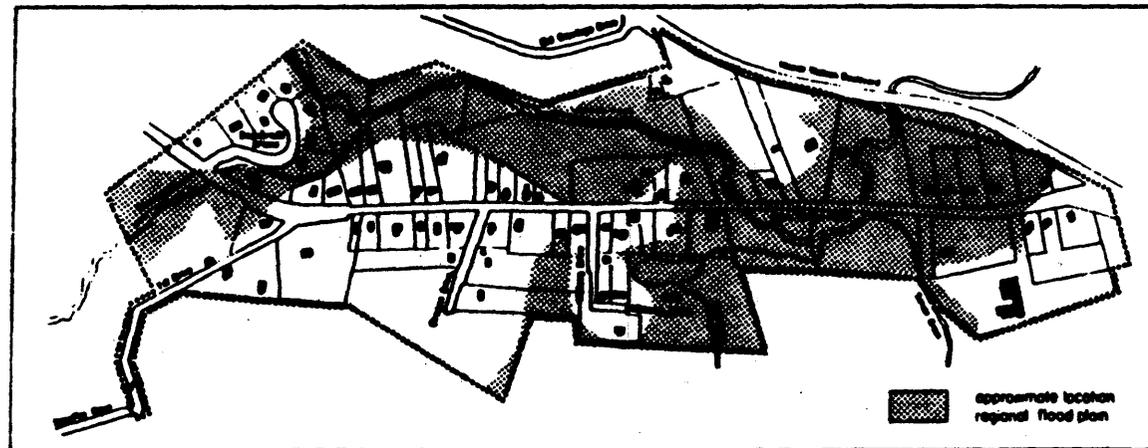
- To regulate land use and development within the floodway and flood fringe of the floodplain in accordance with the policies of the Upper Doon Secondary Plan, the Kitchener Official Plan, and the policies of the Grand River Conservation Authority.

5.7.3 POLICIES

- Development and activity within the floodway and flood fringe of the floodplain shall be in accordance with the policies of the Upper Doon Secondary Plan, the Kitchener Official Plan, and the policies of the Grand River Conservation Authority.

5.7.4 IMPLEMENTATION

- Implementation of regulations within the floodway and floodfringe will be by the Grand River Conservation Authority and the City of Kitchener.
- The municipality in consultation with the Grand River Conservation Authority shall advise the L.A.C.A.C. of the nature and extent of all proposed works in the floodplain.



existing

flood plain

SECTION 5.8 - TOPOGRAPHY

5.8.1 INTRODUCTION

The rolling landform enclosing the Village provides much of its distinctive and rural character. To the north of Homer Watson Boulevard is a forested hillside, while to the south is an expansive area of undulating farmland and woods. To the west the ground rises to either side of Tilt Drive. In the centre of the Village is a low flat plain traversed by a series of creeks.

Accompanying the varied topography is a rich association of tree species and ground cover. Topography is an important feature of the natural quality of the Village and the aesthetic characteristics should be conserved. In particular, conservation should include the maintenance and renewal of indigenous plant material associated with the physiographic characteristics of the topography.

Although the aesthetic impact of the surrounding topography is beyond the boundary of this Plan, the following Objectives and Policies are stated for consideration by neighbouring developments.

5.8.2 OBJECTIVES

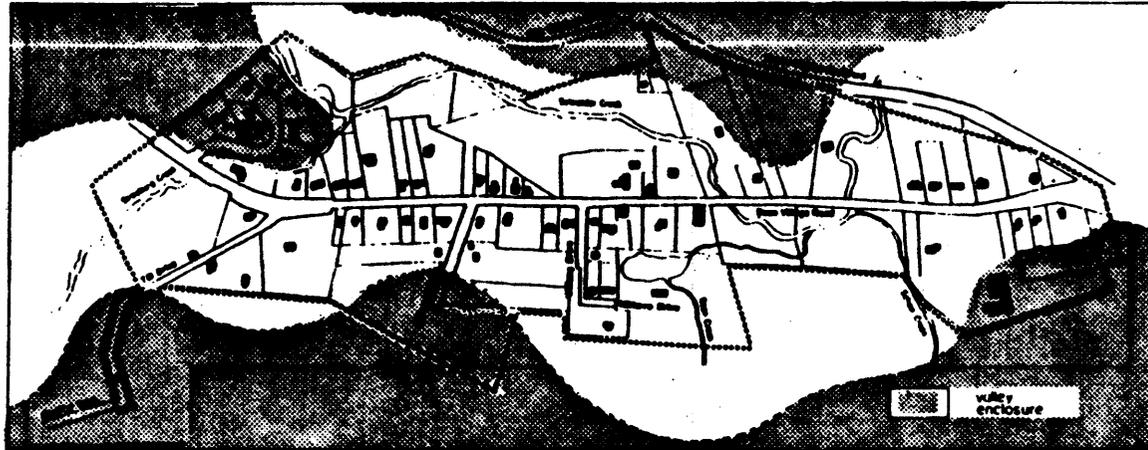
- To recognize the rich topographical composition of the Village.
- To conserve the varied landform and its associated natural environment.
- To enhance the visual rolling landscape composition by landscaping and tree-planting.
- New development of residences and garden design should complement the landform with fluid and natural design.

5.8.3 POLICY

- The rich and natural topographical composition of the Village should be conserved and enhanced.
- The associated natural environment of the topography should be enhanced.
- Landscaping treatment should vary appropriately with the variety of landform.

5.8.4 IMPLEMENTATION

- The Natural Environment Management Plan shall be the guide for conserving and enhancing the rolling landform of the Village.



existing topography

SECTION 5.9 - BUILDING

5.9.1 INTRODUCTION

The majority of historic buildings in the District are situated in the old Village area on Doon Village Road between Tilt Drive to the west and Schneider Creek to the east. Of these, all are residences with the exception of the former flax mill warehouse at 1265 Doon Village Road. The actual number of historic buildings is comparatively small - 18. Their style also is modest. However, a number of features enhance their importance. Most importantly is their natural and unaffected presence. Their varied size, appearance and position on lots of differing size and shape and surrounded by a natural setting of trees, watercourses and vegetation complements the rural character of the Village. There is an harmonious blend of historic buildings in a natural setting.

The architectural style of the building stock is essentially vernacular. These are not grandiose buildings smacking of flamboyant proportions and decoration. Rather they are modest structures of simple pleasing presence. To be sure there can be found some interesting details, but generally the building stock is of a quiet reserved character.

The history of some of the buildings is unique, particularly the row houses built for the tradesmen who worked at the former mills and factories. There are few examples of this type of housing in the Province. They have, therefore, a particular social value, exemplifying the more enlightened attitude of industry in the late nineteenth century.

The former flax mill warehouse and office are the only remaining buildings of what was once a large and active industrial complex of mills, factories and workshops. By itself, the brick building also is of superb design and craftsmanship.

In addition to the historic buildings are a number of new houses, mostly built over the last 25 years. Most new houses have been designed well and fit nicely into the landform. There are also many attractive gardens, with a significant number of newly planted trees.

The policies contained in this section are basically two-fold. Firstly to conserve, maintain and enhance the historic building stock. Secondly, to guide the design of new building so that it complements the historic district. The intent is to maintain an attractive, coherent and historic streetscape.

Conservation of the historic building stock includes a number of activities that will apply depending upon the nature of the problem. These are :

- Prevention of the deterioration of the historic fabric.
- Preservation of the existing state of the building.
- Consolidation of the building fabric.
- Restoration to parts of the building that have been badly altered or lost.
- Rehabilitation of the building for a useful purpose.
- Reproduction of parts of the building that have deteriorated.
- Rehabilitation of parts of the building that have deteriorated beyond repair or are lost.
- Reconstruction of deteriorated parts of the historic fabric.

5.9.2 OBJECTIVES

- To conserve and enhance the historic buildings listed below (termed A Buildings). These buildings are of importance to the district. They have architectural, historical and contextual value. They contribute to the visual integrity of the Village. They support and define the character of the district. They are examples of building types which gauge the streets physical development.

1021 Doon Village Road
1101 Doon Village Road
1121 Doon Village Road

1087 Doon Village Road
1115 Doon Village Road

1151 Doon Village Road

1174 Doon Village Road

1221 Doon Village Road

1246 Doon Village Road

8-16 Mitierra Drive

1158 Doon Village Road

1170 Doon Village Road

1213-1217 Doon Village Road

1222 Doon Village Road

1265 Doon Village Road

31 Tilt Drive

- To conserve and complementarily alter buildings in the Village, other than those listed as A Buildings. These buildings (termed B Buildings) are primarily of contextual value to the district.

While not necessarily of outstanding architectural or historical value, they contribute to the visual integrity of the distinct streetscape. Many are attractive new houses enclosed by gardens. They support and define the character of the district.

- To build new residences that enhance the rural and historic character of the Village.

5.9.3 POLICIES

i) HISTORIC BUILDINGS

The historic and/or architectural qualities of the A Building stock are considered a valuable and integral part of the Heritage Conservation District. This building stock is a major reason for the District Plan, and is of value in its own right and as it contributes to the streetscape composition as a whole. The intent is to conserve the A Building stock in its original form with a minimum of changes other than to restore the fabric back to its original condition.

The following conservation policies shall be applied to the A Building stock and individual building guideline sheets:

Proportion	Original proportions of the buildings should be conserved or rebuilt where missing to original specifications.
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- Roof** Original roof shapes, materials and details should be conserved. Where missing, roofs should be rebuilt to the original or to complement those of the period.
- Windows** Original windows should be conserved. Where missing, windows should be rebuilt to the original or to complement those of the period.
- Colours** Original colours shall be used in the conservation. Where lost, colours used through paint and materials shall be historically accurate colours of quiet, subtle, natural shades.
- Materials** Original building fabric should be conserved. Where renewed, materials appropriate and typical of the Heritage District shall be used with an emphasis on natural fabric such as brick, stone and wood as opposed to metals and plastic.
- Verandahs** Original historic verandahs should be conserved. Where rebuilt, they should complement the historic qualities of the residence and be appropriate in style and detail.
- Doors** Original historic chimneys shall be conserved or rebuilt to match the original where feasible. New chimneys shall be complementary in design.
- Ironwork** Original historic ironwork including cresting, fencing and hardware shall be conserved.
- Fences** Original historic fences shall be conserved where possible. When absent it is encouraged that new fences be built to complement the style of the residence and garden.

Demolition There will be strong presumption against demolition and exceptional measures will be taken to save buildings where necessary. Exceptional measures will include the delay of issuance of a demolition permit by the municipality in accordance with the Ontario Heritage Act, to provide time to explore alternate ways and means to save the building.

ii) **NON HISTORIC BUILDING**

The Village has new buildings as well as old. Most new buildings have been constructed over the past 25 years, to the east and west of the original Village, on Doon Village Road. Many are of attractive design that contribute to the historic district, while others are of poor design. The intent of this policy section is to encourage the retention of the compatibly designed new homes, and to guide building changes in a manner that strengthens the historic and rural character of the Village.

Height Height of building shall be similar to surrounding historic buildings

Proportions Proportions of alternations to buildings shall complement the proportions of the surrounding historic buildings.

Roof The roof pattern shall be similar to or complementary to the established roof pattern of the historic street.

Windows The placement and proportion of height to width of windows shall complement those of surrounding historic buildings.

Colours Colours used through paint and materials shall be historically sympathetic colours being of quiet, subtle, natural shades.

Materials Materials appropriate and typical of the Heritage District shall be used with an emphasis on natural fabric such as brick, stone and wood as opposed to metals and plastics.

Demolition Where there are few or no complementary architectural or historical features there will not be a presumption against demolition or building face lift. Where the building detracts from the overall streetscape composition additional building will be encouraged to reflect better the tone of the historic district.

iii) **NEW BUILDING**

New building is encouraged on existing vacant sites. New buildings should be looked upon as an opportunity to embellish the streetscape composition and the character of Upper Doon. Indeed appropriate and complementary design of new building is as important to conserving the character of the Village as the restoration of the historic building stock. Upper Doon is distinctly different from the enclosing new residential subdivisions and to import new subdivision house design would be to diminish its special and individual charm.

It is not the intent or desire that new building should reproduce past building styles. It is vital that the historic character of the Village remain "honest" and not become a self-conscious historic pastiche. In this regard new building should be of good contemporary design and complementary to the height, proportion, scale and character of the district. The natural environment of Upper Doon is also a feature to which new building design should respond to with an emphasis on natural building form and materials.

In the evaluation of new building by the Local Architectural Conservation Advisory Committee, the following criteria should be considered:

Height The height of new buildings shall be similar to the height of the historic building stock.

Form The visual form of new buildings shall complement the form of the historic vernacular building stock. In this regard, the form shall be varied with consideration given to one and a half and two storey heights, medium to steeply pitched roofs, dormer windows and rear additions and add-ons.

Roof	The roof pattern shall complement the roof patterns of the historic building stock with an emphasis on medium to steep pitches with dormer windows.
Windows	The placement and proportion of windows shall complement the historic building stock with an emphasis on vertical sash and casement windows.
Colours	Colours used through paint and materials shall be historically sympathetic colours being of quiet, subtle, natural shades.
Materials	Materials appropriate and typical of the Heritage District shall be used with an emphasis on natural fabric such as brick, stone and wood as opposed to metals and plastics.
Siting	New houses shall be sited in harmony with the physiography of their site. A natural positioning is preferred to a standard subdivision approach.
Setback	Varied setbacks are encouraged to maintain the natural and organic form of the Village. The setback should be determined by the natural siting of the house in the landform of the site, and in compliance with the zoning by-law.

5.9.3 IMPLEMENTATION

- The Local Architectural Conservation Advisory Committee shall be circulated all applications for building work, severences and developments for their review and comments.
- Building permits will be issued by the Chief Building Official in accordance with the Policies of this section.
- Development will be approved by the Planning Committee and City Council in accordance with the Policies of this section.
- The Local Architectural Conservation Advisory Committee shall advise City Council on achieving the Policies of this section.



2121 DOON VILLAGE ROAD

ANALYSIS

This rambling old house has great historical interest, being of an early date (1844) and the birthplace of one of Canada's foremost landscape painters, Homer Watson. The Watson family business was a woollen mill, later taken over by Peddar and Cole and subsequently destroyed by fire. The building is a long low structure, consisting of sections of varied height. There is a bay window in the angle of two sections facing Tilt Drive, and a trellised porch between wings on the Doon Village Road side. The apple trees, large maples and outbuildings of its prominent corner setting contribute greatly to the rural character of the Village.

CONSERVATION

The rambling visual quality of this historic house is its essential character and charm. Conservation should retain this character and avoid a formal and measured appearance. The basic requirements are to ensure the building is kept structurally sound and weatherproofed.



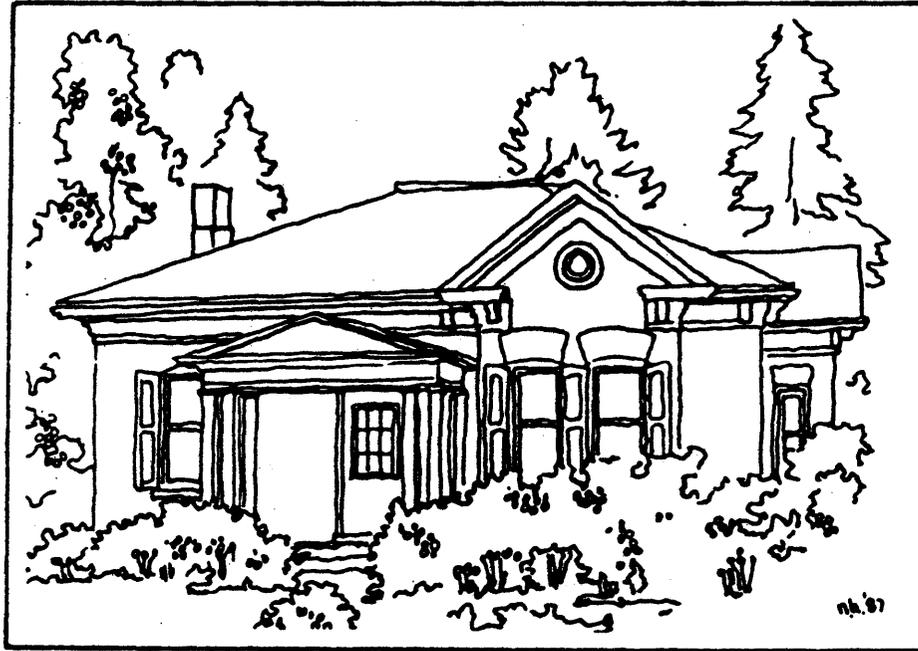
1087 DOON VILLAGE ROAD

ANALYSIS

This late Victorian two-storey residence was built, circa 1891, by stonemason Henry Bowyer. There is a stone foundation above which rises walls of buff Tilt brick, surmounted by a hipped roof with elaborate paired eaves brackets. Of interest are the one-storey square bays to either side, joined by a shallow mansard roof which creates a small entrance porch. Window openings are segmentally arched and an old brick chimney rises above the roof on the east side. The presence of outbuildings and mature trees adds to the pleasant village atmosphere.

CONSERVATION

This well maintained building could benefit from a period colour scheme when repainting is required. If desired, the concrete steps and wrought iron railing of the main entrance could be replaced in traditional materials and wooden storms replace aluminium.



1101 DOON VILLAGE ROAD

ANALYSIS

This handsome one and a half storey residence, with hipped roof, was built in 1890 by Heman Cole, co-owner of the former Watson Woollen Mill. Though not a large building, it displays a wealth of well-executed classical features. These include a porch with pedimented roof supported by grouped Doric columns and roof details of denticulated frieze. The eaves brackets of the house roof and the segmentally arched windows are Italianate features. Set in an attractive garden, with many mature trees and shrubs, this is a building of great charm and presence.

CONSERVATION

The only improvements which might be contemplated are wood storm windows and a cedar shingle roof. Reinstatement of the original porch would be welcome.



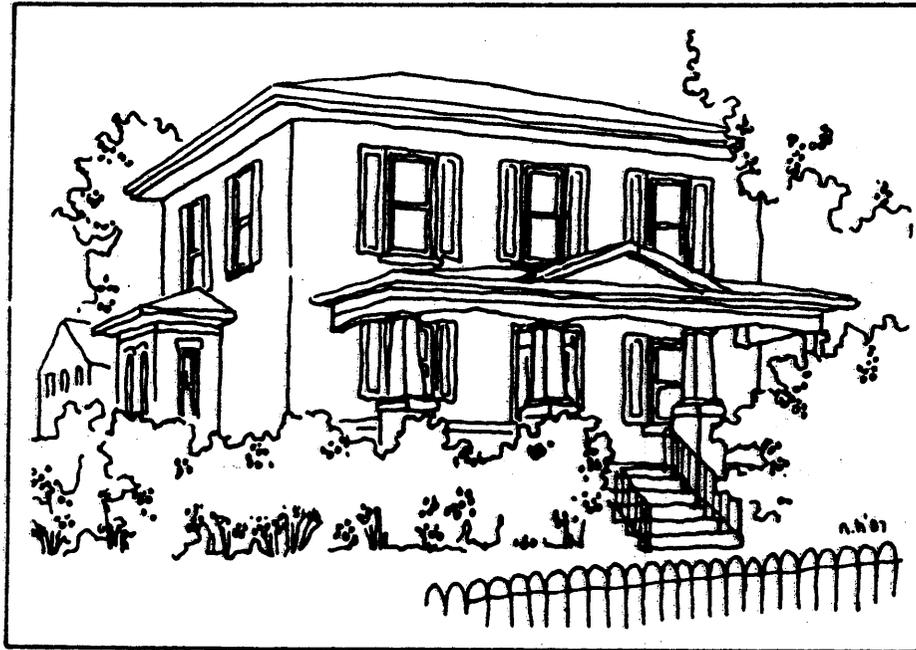
1115 DOON VILLAGE ROAD

ANALYSIS

Although set on a narrow lot, the generous setback lends an air of graciousness to this front-gabled, one and a half storied house in buff brick. It was built in 1894 by David Cole, co-owner of the former Watson Woollen Mill. Attractive features are the bay window with bracketed roof and the small entrance porch. Here, turned wooden posts support a hipped roof which shelters the transomed entrance. The original door is present, with two tall, narrow round-arched panes.

CONSERVATION

This well maintained building does not suggest any improvements at this time.



1121 DOON VILLAGE ROAD

ANALYSIS

Jacob Bernhardt built this square hipped roof residence in 1882 of buff Doon brick. The wide front verandah, a later addition, is constructed of matching brick below with wood pillars supporting a shallow hipped roof with central pediment. The house is set well back in an ample garden behind an Edwardian wire fence. The large carriage shed to the rear is a country village feature.

CONSERVATION

Very little is required to improve this well kept property. Restoration work could include replacing aluminum soffits in wood, removing modern shutters, and, when re-roofing is required, the use of cedar shingles. Rebuilding of the porch to the original design would be desirable.



1133 DOON VILLAGE ROAD

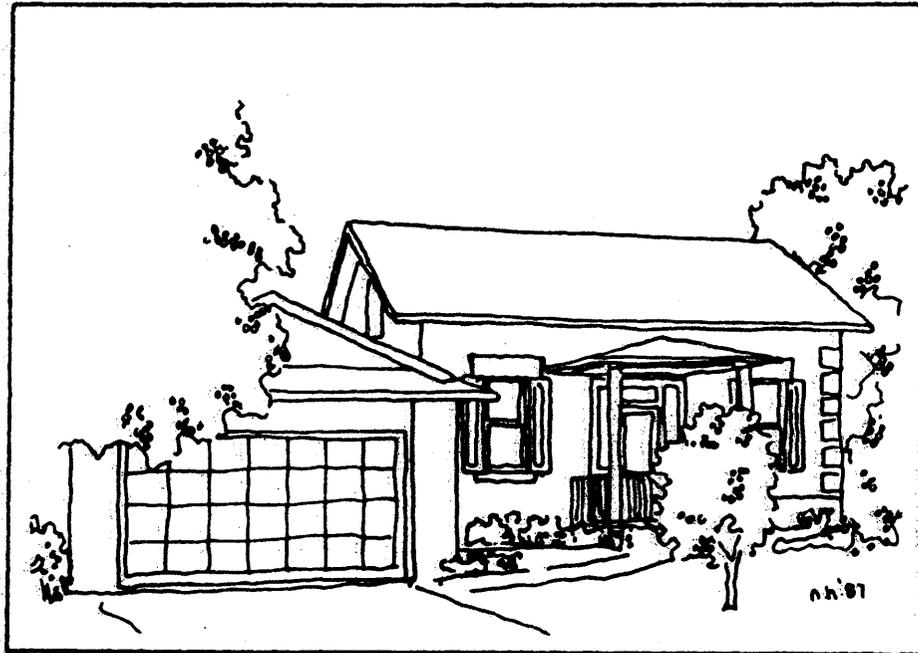
ANALYSIS

The subject building at the corner of Oregon Drive may be an old structure surrounded by a series of additions. The result is a very attractive one and a half storey frame residence which is a pleasant addition to the Village streetscape. There is a spacious garden featuring two enormous blue spruce trees.

CONSERVATION

This is a well maintained, essentially recent building, in a traditional style.

This property is not an 'A' Building designation. It is designated a 'Non-Historic Building'.



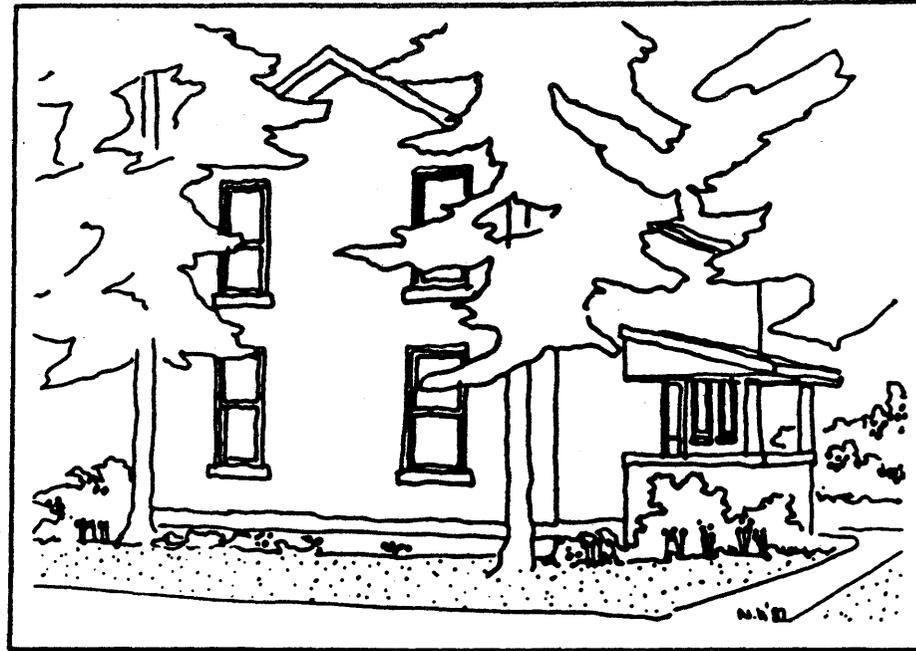
1151 DOON VILLAGE ROAD

ANALYSIS

Polychrome brickwork, rare in Upper Doon, is a feature of this small residence. The original structure, built in 1861 by engineer Benjamin Baer, is a side-gabled, three bay cottage with original doorcase of transom and sidelights still present. The building is situated on a large lot at the corner of Oregon Drive.

CONSERVATION

Although many changes and a large rear addition have altered this structure substantially, the attached modern garage, which is in the most prominent position, blends moderately with the existing building. Suggested improvements would include a more subtle colour treatment of the garage door and the reconstruction of the porch in wood and the chimney in matching brick. Further plantings could be accommodated in the large corner lot.



1158 DOON VILLAGE ROAD

ANALYSIS

Superficial changes have been made to this modest, turn-of-the century dwelling, but the basic front gable design with entrance on the long side, and the window openings with 6/6 sash are unchanged. The house was once the home of the Perine Flax Mill stablekeeper and the property retains its pleasant village character. There is a row of tall evergreens along the road edge and a detached garage, reminiscent of the once ubiquitous carriage shed of earlier times.

CONSERVATION

Ideally, the asbestos shingle with which this building is clad, should be removed and the original siding restored and repainted in a period colour scheme. If such work were undertaken, rebuilding of the original verandah would be desirable.



1165 DOON VILLAGE ROAD

ANALYSIS

This elegant and imposing Italianate residence was built, circa 1884, for Moses Perine, one of the founders of the Doon Twine Company. Features of particular interest are the elaborate eaves trim of denticulated frieze and fleur de lys brackets reflecting the family's French heritage. Also notable is the main entrance with elliptical transom, subtle modelling of the brickwork and wrap-around verandah which is a later addition. The house is set in an exceptionally large and well-kept property.

CONSERVATION

The only improvement which might be suggested would be the eventual replacement of the roof with one of traditional cedar shingle. Rebuilding of the barn would enhance the architectural composition.

Note: This property is not within the boundaries of the Upper Doon Heritage Conservation District.



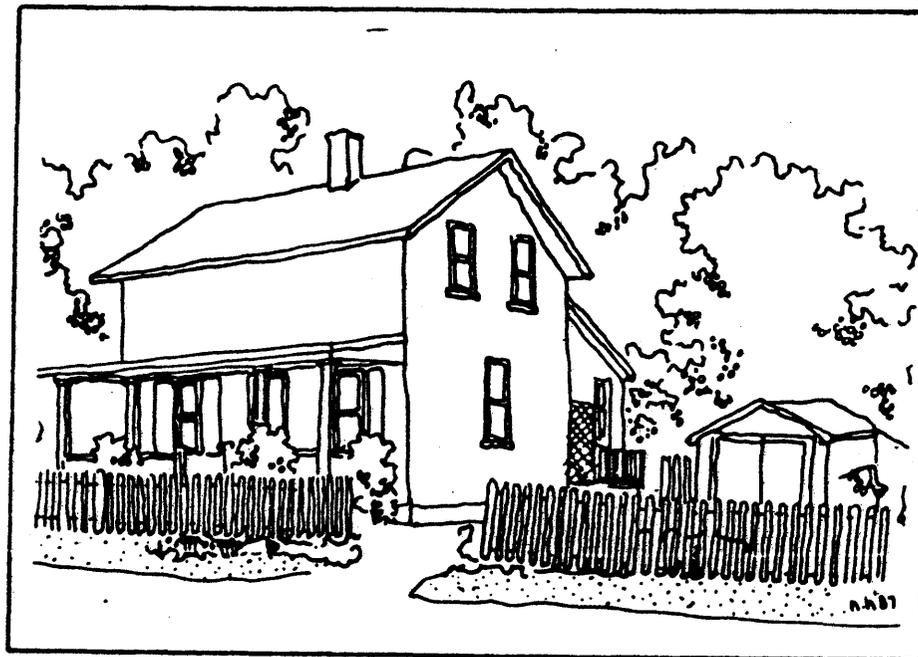
1170 DOON VILLAGE ROAD

ANALYSIS

W. D. Perine built this fine residence for his family in the 1860's. Attractive features include elaborate roof detail of bracketed eaves and ridged frieze, main entrance on the east side of the building with original double-leaf doors present, eaved window trim and the later addition of a wrap-around porch with gingerbread trim. There is a spacious garden enclosed by an Edwardian wire fence.

CONSERVATION

Restoration would involve removal of the aluminum siding and repair of the original building fabric if possible, repainting in a period colour scheme, and replacement of the concrete verandah floor in wood. A cedar shingle roof would be the crowning touch. Further restoration could include the reinstatement of the original front window at first floor.



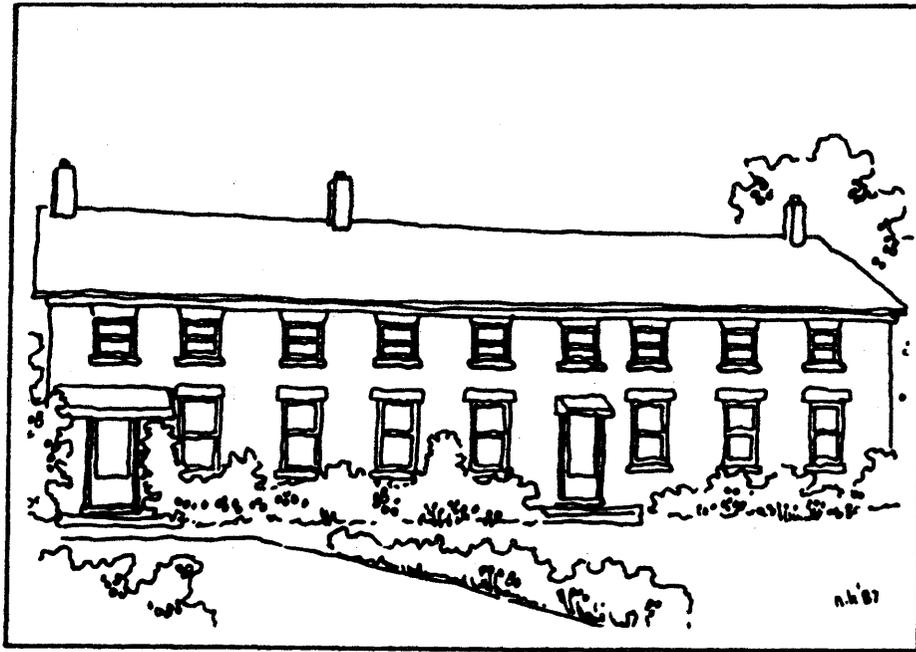
1174 DOON VILLAGE ROAD

ANALYSIS

This small vernacular one and a half storey dwelling, though somewhat altered, has retained its 6/6 window sash. It was probably occupied in its earlier days by the foreman of Doon Twines Limited. The large garden, enclosed by a picket fence, includes the old water pump and carriage shed so characteristic of the turn of the century, when this house was built. The simplicity and naturalness of the property are among the intangible elements which give the Village of Upper Doon its great charm.

CONSERVATION

The low position of the modern porch roof gives the main facade a rather blank appearance. Ideally, this should be altered and the original wood siding beneath the aluminum should be uncovered and repaired if feasible.



1213-1217 DOON VILLAGE ROAD

ANALYSIS

Set well back from the road "The Terrace" is a two-storey, side-gabled building of simple but pleasing form and of considerable importance in the social history of the community. It was built in the 1880's by the Perine family to accommodate the workers they brought over from England and Scotland to work in their flax and twine mills. The material used for this building was the warm-hued local brick and there are nine bays and three chimneys along the length.

CONSERVATION

"The Terrace" appears to be in good state of repair, but would benefit in appearance from the reinstatement of period sash and the rebuilding of the porches in a traditional manner. A period colour scheme and cedar shingle roof would be admirable improvements.



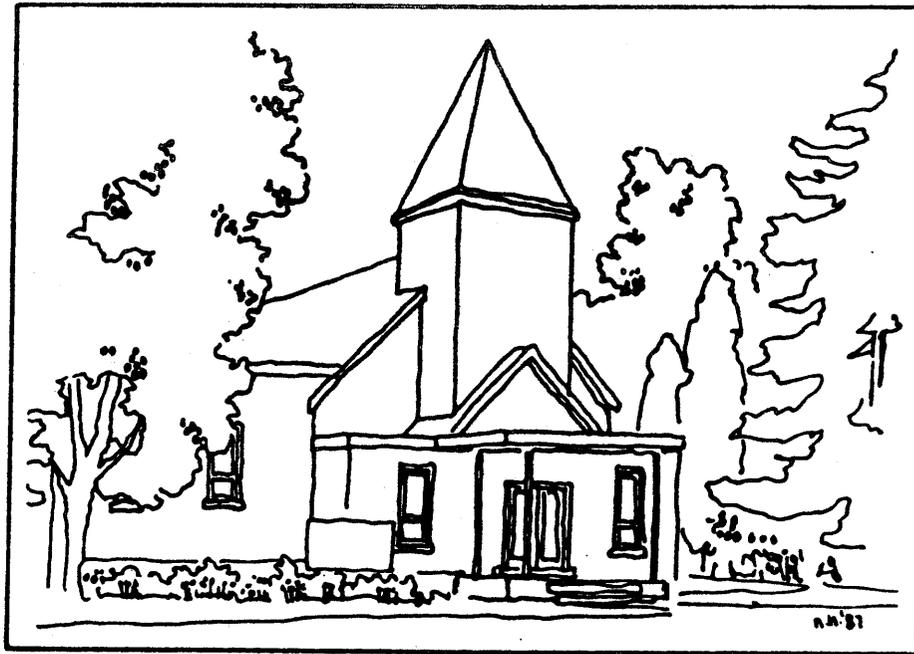
1221 DOON VILLAGE ROAD

ANALYSIS

The subject building was constructed in 1853 by the Perine brothers as part of their flax and twine enterprise. It is a substantial two-storey brick building with gable end to the street, and appears to have been the first of the Perine complex to be built. In later years, the first floor was used for warehousing, with offices above. Architectural interest includes the fine roof detail of boxed cornice, planked soffit and frieze, with decorative brackets in the gable peak.

CONSERVATION

Conservation measures would include reshingling of the roof, preferably in cedar, restoring the window and door openings to their original size and rebuilding sash where necessary, and replacement of the present porch with one more in sympathy with the building. Replacement of the soffit brackets would further enhance the historic appearance of the building.



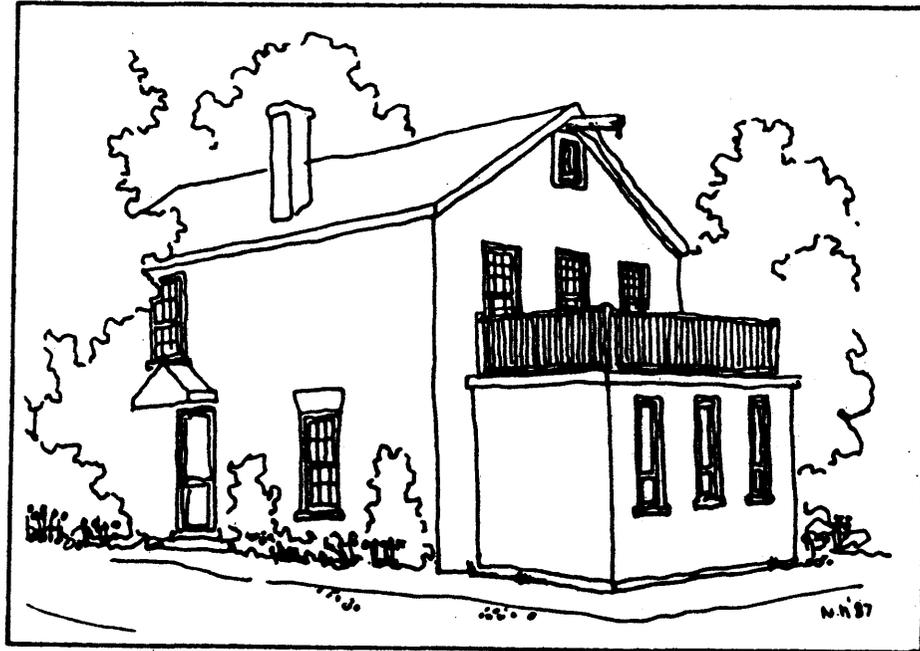
1222 DOON VILLAGE ROAD

ANALYSIS

Although this is not an historic structure, the Forest View Pentecostal Assembly Church is a very welcome presence in the Village. It is reminiscent of the white clapboard churches of New England with their steep roofs and central towers.

CONSERVATION

The addition of traditional trim such as corner boards and eaves detail would soften a somewhat austere appearance, as would a more subtly contrasting roof material, ideally cedar shingle.



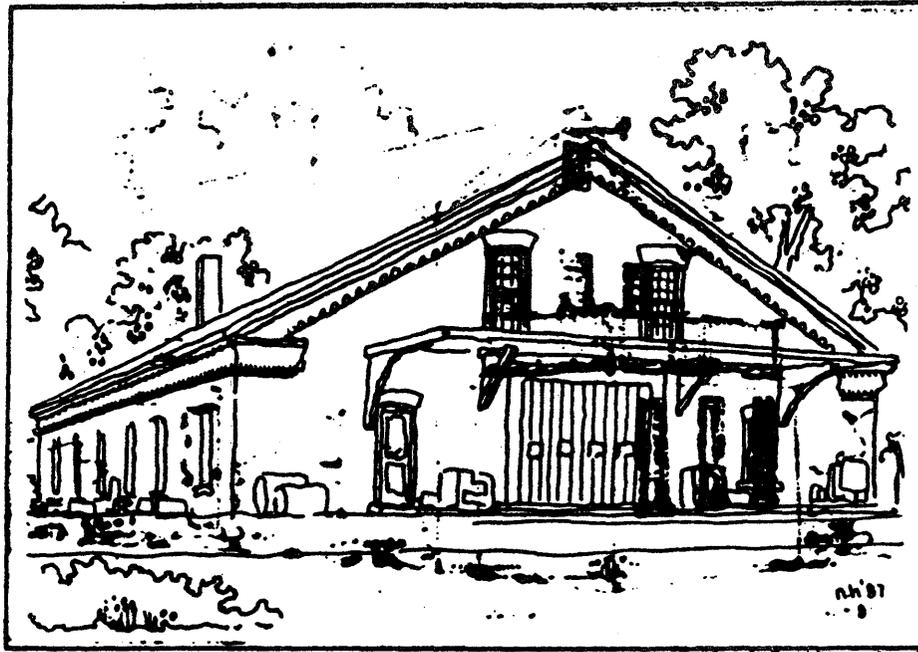
1246 DOON VILLAGE ROAD

ANALYSIS

Though of more modest scale than the early Perine Mill building across the road, this front-gabled building of circa 1890's, is of similar style and material. Until converted to a single family dwelling in 1983-84, the structure served as a general store with living quarters above. Interesting features include the attic hoist, small paned interior sash and original, or early chimney.

CONSERVATION

When repainting of wood trim is undertaken, it is recommended that the stained wood front porch be included and that a subtle period colour scheme be used to better integrate the new with the old. The removal of the small shed from the east side of the building would be beneficial, as would the use of wood storm doors and windows, where possible.



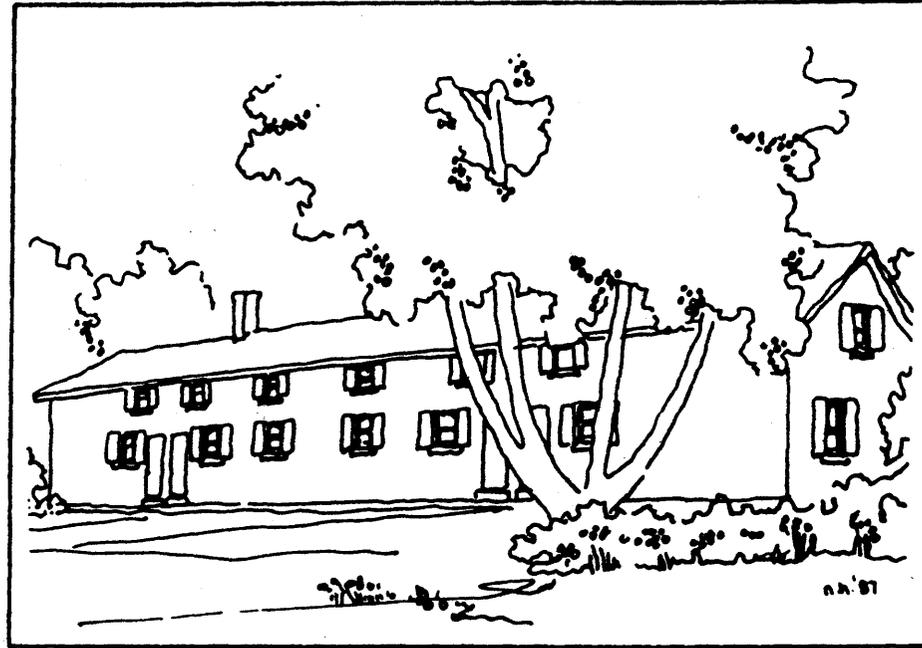
1265 DOON VILLAGE ROAD

ANALYSIS

Historically and architecturally this warehouse from the Perine Brothers Flax Mill complex, is a most significant structure. It is one of two remaining mill buildings still in existence. In addition to its impressive proportions, the structure is notable for the fine craftsmanship of its brickwork particularly in the stepped brick of the eaves and the window detail. Original openings and most of the 12/12 sash are still present.

CONSERVATION

Despite its location in the floodplain and its present use as a storage depot for used equipment, the building appears to be in a good state of preservation. Conservation measures would include careful inspection of the brickwork and the roof to determine what repairs are necessary, and such simple measures as clearing out the roof gutters and replacing a few broken window panes.



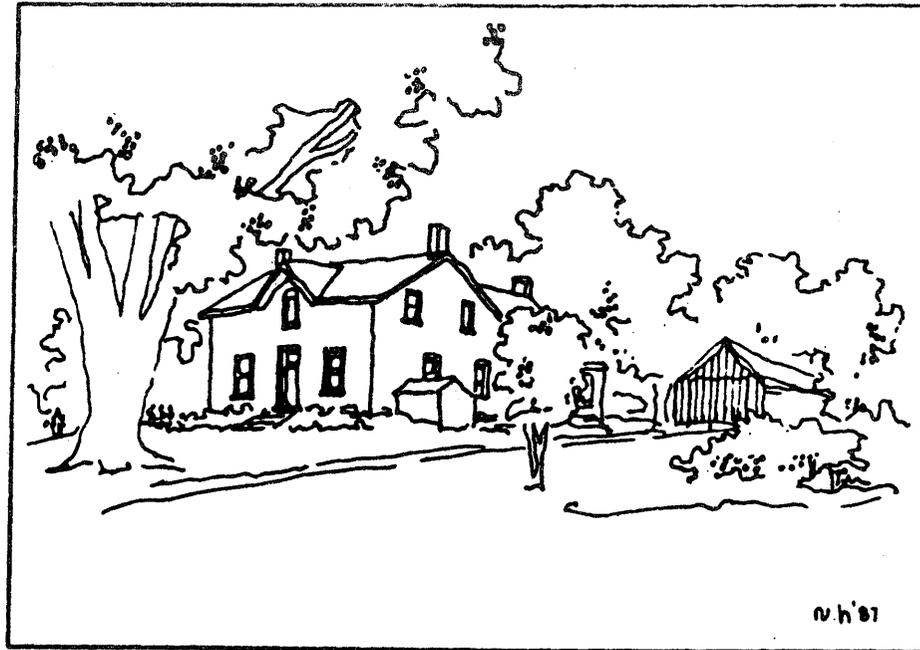
8-16 MITIERRA DRIVE AND CORNER OF WILFONG

ANALYSIS

These two structures were built in the 1980's by John Baer Jr. and George Moore to accommodate workers for their carriage works and brickworks respectively. Being the last remaining connection to these Doon industries, they are of great social significance. Architecturally, the row houses are long low one and half storey buildings with a pleasing symmetrical arrangement of openings. The finish is stucco over brick.

CONSERVATION

Although they appear to be in excellent repair, these very significant buildings would benefit from the reinstatement of period sash and doors. When re-roofing is required, cedar shingle should be considered.



31 TILT DRIVE

ANALYSIS

On a hill overlooking their farm and former brickyard is the Tilt family residence, built in 1861 by John Tilt, founder of the Tilt Brick and Tile Factory. This substantial and well-proportioned one and a half storey building of buff brick has a rear wing of equal height followed by a one-storey gabled wing to the rear of that. Outstanding features are the round-arched windows in the front gable peak and the transomed entrance. This farm property with its rolling terrain, mature trees, old outbuildings and flocks of prize fowl adds immeasurably to the rural character of Upper Doon.

CONSERVATION

Suggested improvements would be repositioning the rain water leader, now traversing the front and side of the house, and reconstructing a traditional entrance porch.

SECTION 5.10 - GARDENS

5.10.1 INTRODUCTION

A wide variety of garden development exists in the Village from undeveloped "natural" or rural landscapes to treed lawns to suburban style ornamental foundation plant settings. The setting of the Village in a valley, the watercourse related natural environment, the profuse treescape and the rural quality of the building form suggests a "natural" garden design as most appropriate. This also reinforces a major intent of the Plan which is to conserve the rural character of the Village. The Plan encourages, therefore, gardens of a "natural" design or an historic design appropriate to the style of the residence.

5.10.2 OBJECTIVES

- To encourage property owners of historic residences to establish gardens complementary to the architectural period.
- To conserve and enhance the natural image of the Village with garden design of a similarly natural quality.
- To make available to property owners, the philosophy and design of natural and historic garden designs.

5.10.3 POLICIES

- Property owners shall be encouraged to plant gardens that will strengthen the intrinsic natural and rural quality of the Village.
- Property owners shall be encouraged to enhance historic buildings with gardens of the period.

5.10.4 IMPLEMENTATION

- The L.A.C.A.C. shall have prepared and made available to property owners a manual of the philosophy and design of natural and historic garden designs appropriate in the Heritage Conservation District.

SECTION 5.11 - INDUSTRIAL HERITAGE

5.11.1 INTRODUCTION

A remarkable aspect of the history of Upper Doon is its industrial heritage. During the second half of the 19th century, the Village was a thriving industrial centre of saw and wood mills, brickyards, flax and twine mills, a barrel works and a carriage works. Historic photographs show a village of large brick factory buildings, smokestacks and rowhouses to accommodate the labourers. A number of the creeks were also dammed up to form mill ponds. With the exception of a former flax mill building on Doon Village Road, and the pit of the former brickyard on Tilt Drive, little visible evidence now remains of this industrial history.

To conserve the natural and man-made heritage of the Village, the recognition of the industrial heritage is considered important. Industry was a foundation of the Village and a significant part of its near 200 year life. Recognition could include the conservation of remaining industrial sites and the interpretation of the industrial heritage by a centre, an information board, plaques or literature.

5.11.2 OBJECTIVES

- To recognize the significance of industry in the founding and growth of Upper Doon.
- To locate and conserve, where possible, former industrial sites including the brickyard pit on Tilt Drive, the Perine Flax Mill on Doon Village Road and the Oregon Pond.
- To research methods of recording the industrial heritage including opportunities of an interpretative centre, an information display board, plaques and literature.
- To conserve industrial heritage sites for cultural and educational purposes.

5.11.3 POLICIES

- The industrial history of the Village shall be recognized as a significant part of the man-made heritage of the district.

SECTION 5.10 - GARDENS

5.10.1 INTRODUCTION

A wide variety of garden development exists in the Village from undeveloped "natural" or rural landscapes to treed lawns to suburban style ornamental foundation plant settings. The setting of the Village in a valley, the watercourse related natural environment, the profuse treescape and the rural quality of the building form suggests a "natural" garden design as most appropriate. This also reinforces a major intent of the Plan which is to conserve the rural character of the Village. The Plan encourages, therefore, gardens of a "natural" design or an historic design appropriate to the style of the residence.

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5.10.3 POLICIES

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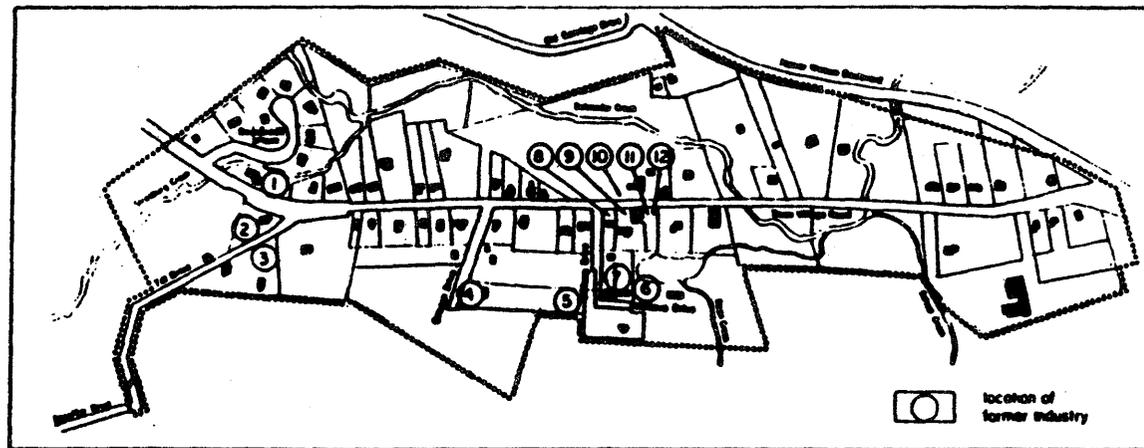
5.10.4 IMPLEMENTATION

- The L.A.C.A.C. shall have prepared and made available to property owners a manual of the philosophy and design of natural and historic garden designs appropriate in the Heritage Conservation District.

- Industrial heritage sites shall be located and conserved where possible.
- Interpretation of the Village's industrial heritage shall be considered including an interpretative centre, an information board, plaques and literature.
- The conservation and interpretative means of the industrial heritage shall be for cultural and educational purposes.

5.11.4 IMPLEMENTATION

- A study shall be commissioned by the Local Architectural Conservation Advisory Board of the City of Kitchener to consider ways and means of recognizing, locating and conserving industrial heritage sites in the Village.



existing

industrial heritage

SECTION 5.12 - PARKS AND OPEN SPACE

5.12.1 INTRODUCTION

A distinguishing feature of the District is its open spacious and rural character. This spaciousness is composed of private gardens and the Schneider Creek Greenway which is a large natural environment area bordering the Schneider, Strasburg and Doon Creeks. Over 63% of the private lots are over one half acre in size, with the exception of the schoolground, there is no formal public open space. The intent of the plan is to conserve the spacious appearance of the Village by means of a minimum lot size of $\frac{1}{2}$ acre and enhancing the natural environment area of the Schneider Creek Greenway. It is also intended that a small formal public park be located on the south side of Doon Village Road between the two bridges.

5.12.2 OBJECTIVES

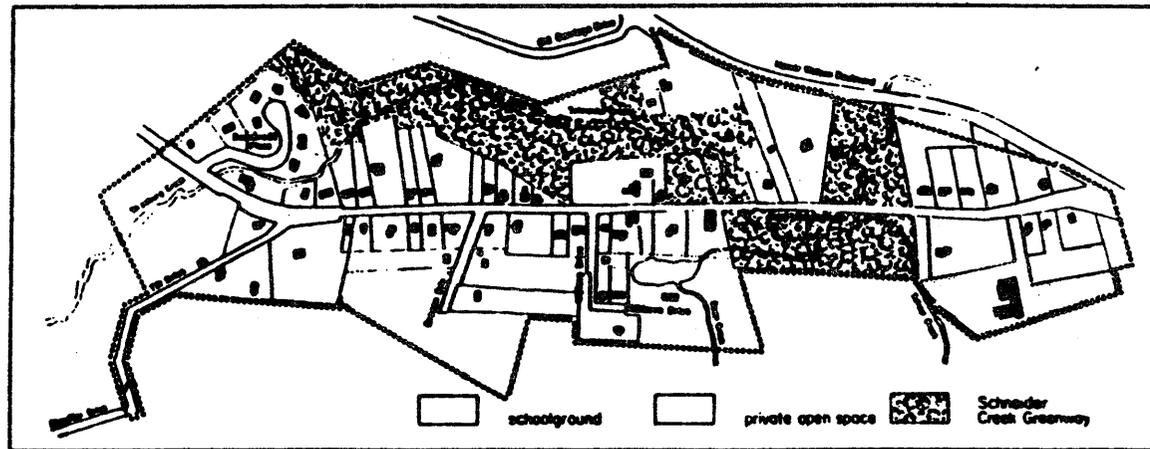
- To conserve the spacious and rural appearance of the District.
- To conserve and enhance the Schneider Creek Greenway as a major natural environment open space in the District.

5.12.3 POLICIES

- The spacious rural character of the District shall be conserved by the establishment of a minimum lot size of $\frac{1}{2}$ acre and the enhancement of public and private landscapes.

5.12.4 IMPLEMENTATION

- Implementation of a minimum lot size shall be established by revision to the restricted area zoning by-law.



existing

parks · open space

SECTION 5.13 - ROADS

5.13.1 The status of roads and traffic within the Village, and of new roads and traffic in the community of Doon South, is of major importance to the character of the Heritage Conservation District. In the development of the plan, roads and traffic were a major concern. The main road in the Village is Doon Village Road, which is presently designated a "collector" status. The remaining smaller roads, including Doonbrook Place, Oregon Drive, Wilfong Drive, Mitierra Drive and Tilt Drive, are all designated local roads and carry light traffic.

Doon Village Road is a comparatively narrow road with a tar and chip finish and no curbs, gutters or sidewalks. The two bridges over the Schneider Creek are single lane. Its visual quality and design contributes to the rural atmosphere of the Village. Of growing concern to the residents is the increasing traffic load and associated noise, dust, fumes, vibration and threat to pedestrian safety. The increased use of Doon Village Road is by motorists using the Village as a short cut to east and west destinations.

Roads and traffic in the development of Doon South is also of major importance to the character of the Village. A ring road is planned to swing around the Village to the south servicing a forecast 15,000 vehicle trips per day from the new residential areas. While the road layout has not yet been finalized, preliminary plans indicate a west entrance to the ring road is to be slightly west of Doonbrook Place. The east entrance is to be slightly west of Homer Watson Boulevard from the present Doon Village Road and Homer Watson Boulevard intersection. The Village of Upper Doon is situated precariously in the middle of this rapidly urbanizing area.

A primary objective of the Heritage Conservation District Plan is to conserve the quiet, rural and historic character of Upper Doon. To achieve this objective will require that Doon Village Road be designated a "local" road. It is absolutely vital, that if the Village is to conserve its rural and historic character, traffic be reduced. Infiltration of traffic from Doon South either temporarily or permanently would irretrievably destroy the intrinsic beauty and character of the Village. To prevent this will require careful monitoring of traffic loads and the installation of traffic control remedies, including cul-de-sacs on Doon Village Road, if the situation warrants.

Recognizing that the road layout of Doon South, and how it may connect with Homer Watson Boulevard, is still to be designed, the Plan has not identified a specific road layout, but has indicated possible eventualities if traffic volumes are not contained. Fundamental to the whole thrust of this section is to prevent traffic volumes exceeding a "local" status for Doon Village Road.

5.13.2 OBJECTIVE

i) Doon Village Road, Oregon, Wilfong and Mitierra Drives

- To designate Doon Village Road a "local" road in the City Official Plan.
- To prevent area traffic using Doon Village Road as a collector road.
- To minimize the impact of traffic noise, dust, fumes and vibration in the Village.
- To maintain effective speed limits on Doon Village Road in concert with a local status.
- To retain the road finishes in the Village in their present design with a tar and chip surface, a grass shoulder and to retain the existing road widths, or narrow where appropriate to original width.
- To install cul-de-sacs on Doon Village Road if it is found that traffic loads exceed the status of a local road either at present or upon commencement of the Doon South Development.

ii) Tilt Drive

- To conserve the scenic attributes of Tilt Drive including the roadside treescape, hedgerows and to retain its existing width.
- To retain the scenic attributes of Tilt Drive at its intersection with the Doon Village Diversion Road.

- To minimize traffic through the Upper Doon Community, the proposed Collector Road #1, from Doon South to Homer Watson Boulevard be installed prior to or coincident with the first phase of subdivision of the Doon South community. Further, that Doon Village Road be closed where it intersects Homer Watson Boulevard, and that the intersection design and signage of Doon Village Road and Collector Road #1 specifically address the goal of encouraging Doon South construction and resident traffic to use the Collector Road #1, and Homer Watson Boulevard for access; and discouraging Doon South construction and resident traffic using Doon Village Road.



TO TILT DRIVE

Tilt Drive is a most beautiful country road of much scenic quality. The Plan emphasizes the conservation of the existing road width, hedgerows and treescape. Too often these quality landscapes are lost or diminished.



DOON VILLAGE ROAD

To conserve the rural quality of the Village is to ensure that Doon Village Road remains a quiet tree-lined street. The Plan emphasizes the need to restrict traffic into the Village, especially as the proposed new Doon South development commences to the south.

5.13.3 POLICIES

i) Doon Village Road

- Doon Village Road will be designated a "local" road.
- The road finish will be tar and chip with grass shoulders. No curbs, gutters or sidewalks shall be built. These standards shall not apply to Collector Roads.
- Preventative measures to reduce traffic speed shall be implemented including speed limit signs and law enforcement.
- Consideration shall be given to installing a cul-de-sac at the east end of Doon Village Road at Homer Watson Boulevard.
- The new Doon South Collector Road #1 shall be appropriately landscaped to blend in with the natural environment of the Schneider Creek.
- Doon Village Road shall become a cul-de-sac at the west end of the Village upon the building of the new Doon Village Diversion Road serving the Doon South community (see Item #1 of the Road Map).
- The single lane bridges shall be retained. The metal guardrails shall be rebuilt in stone or painted dark green.

ii) Oregon Drive

- Oregon Drive shall become a cul-de-sac. No vehicular access shall be made between Upper Doon and Doon South on Oregon Drive (see Item #3 on the Road Map).
- Up to ten residential lots may be provided on the cul-de-sac of Oregon Drive. Such lots shall be accessible from Doon Village Road.
- The road finish of the present Oregon Drive and the cul-de-sac extension shall be tar and chip with gravel shoulders with no curbs and gutters.

iii) Wilfong and Mitierra Drives

- Wilfong and Mitierra Drives shall remain in their present layout and finish.

iv) Tilt Drive

- The scenic attributes of Tilt Drive shall be conserved including the treescape and hedgerows to either side of the road.
- The proposed intersection of the Doon Village Road Diversion and Tilt Drive shall be designed to conserve the landscape integrity of Tilt Drive.

v) Doon South

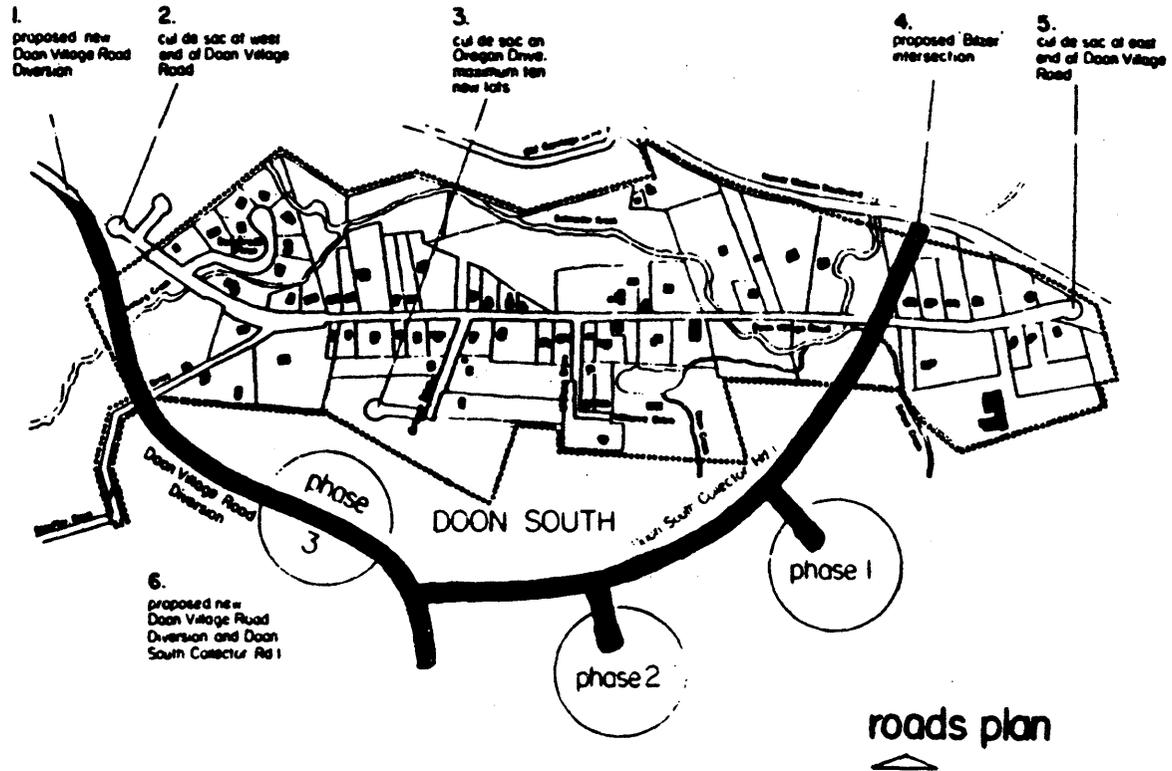
- The design of the road pattern of Doon South and the phasing of construction shall be carried out to discourage the infiltration of traffic into Upper Doon.
- The new Doon South Collector Road #1, using the Bilzer alignment and intersecting with Homer Watson Boulevard shall be installed prior to or coincident with the initial development of the Doon South community.
- The new Doon South Collector Road #1 shall be appropriately landscaped to blend in with the natural environment of the Schneider Creek, particularly at the intersection with Homer Watson Boulevard.

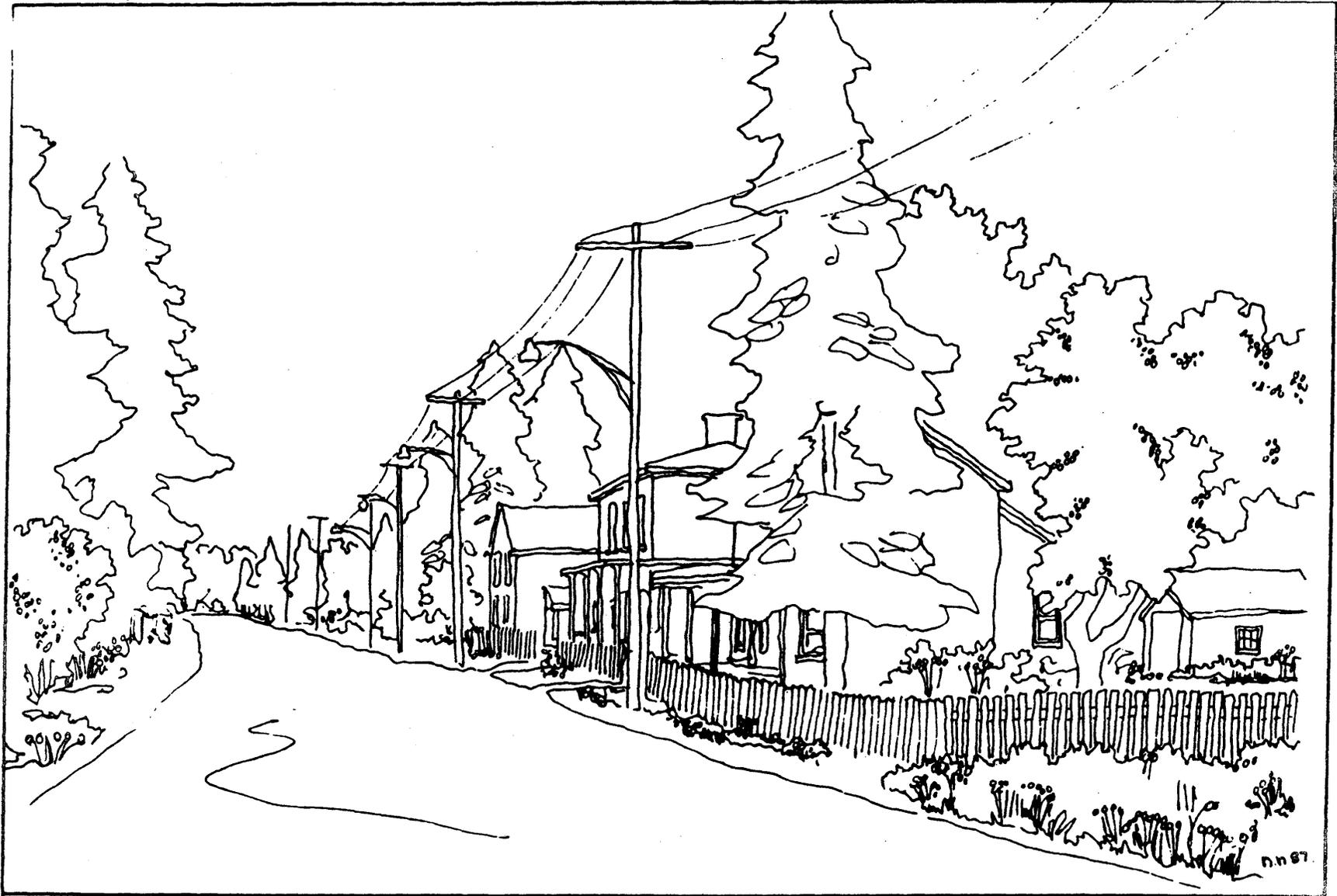
5.13.4 IMPLEMENTATION

- Implementation of the Roads Policies shall be undertaken by the Public Works Department of the City of Kitchener.
- The Public Works Department of the City of Kitchener shall advise the L.A.C.A.C. of all proposed road works within and affecting the Village of Upper Doon.

The City Official Plan shall be amended to address the following:

- i) To designate Doon Village Road within the District as a "local" road.
- ii) To designate Tilt Drive as a Scenic Drive and remove the road widening requirements.
- iii) To establish a new collector road pattern in Doon South.





DOON VILLAGE ROAD LOOKING WEST

The Plan emphasizes the importance of conserving the informal countryside quality of the Village. This includes indigenous plant material, watercourses, tree cover and the natural environment. A neat and orderly suburban look should be resisted for a more natural and relaxed rural feeling.

SECTION 5.14 - TRAILS

5.14.1 INTRODUCTION

A primary objective of the plan is to conserve the natural environment of the Village. To do so requires not only the protection of the environment, but a measure of understanding and appreciation of what it is that is being conserved and why. To foster this understanding, access into the natural environment areas by trails is desirable. Access also provides for recreational enjoyment.

The Kitchener Parks and Recreation Department is evolving a community trail system throughout the City for the use of walkers, joggers and cyclists in summer and hikers and cross-country skiers in winter. The plan recommends that the trail extend into the district along Schneider Creek and south to the new Doon South community.

5.14.2 OBJECTIVES

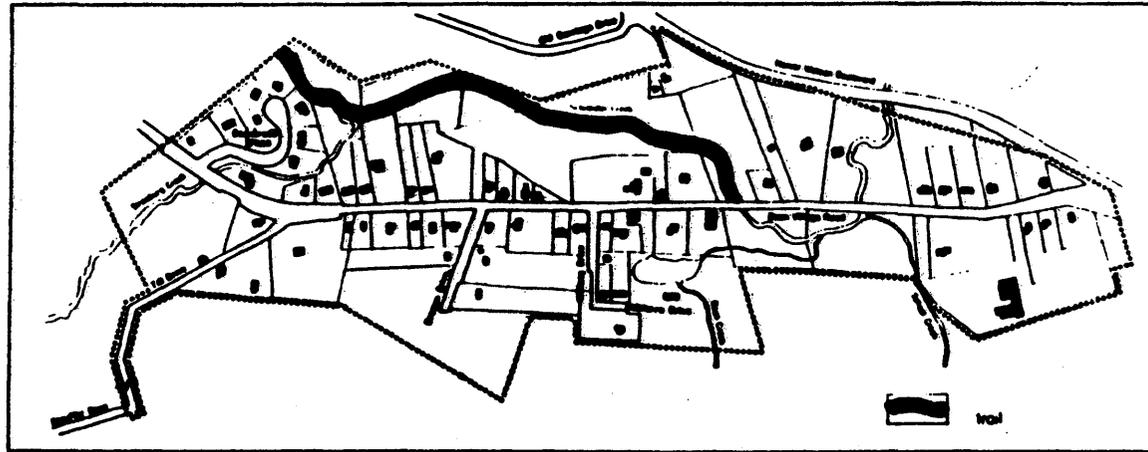
- To provide for the continuation of the City-wide trail system into the Village.
- To locate the trail along the Schneider Creek.
- To design the trail to complement the Village's natural environment as a quiet nature preserve.
- To administer the use of the trail in concert with the objectives of the plan.

5.14.3 POLICIES

- A pedestrian trail shall be located in the Village along the Schneider Creek.
- The trail shall be designed and administered to complement the objectives of the plan, and in particular, to protect the natural environment of the Village as a quiet nature preserve.
- The trail layout shall complement the Natural Environment Management Plan.
- A small pedestrian bridge shall be built to span the Schneider Creek for access to Old Carriage Drive.

5.14.4 IMPLEMENTATION

- The Natural Environment Management Plan shall be the guide for implementation of the trail location and design.



existing trails

SECTION 5.15 - SERVICES

5.15.1 INTRODUCTION

Services within the Heritage Conservation District include private inground sewage systems, a municipal water supply and hydro electricity. The Regional Medical Officer of Health has advised that no problems have arisen with regard to the inground sewage systems. No municipal system is prevalent in the district at present.

A municipal water line is available in the Village servicing twenty-two residences. The remaining homes are on private water wells.

Storm sewers are not usable in the District. Extensive improvements have been made to the creek and banks of Schneider Creek to receive surface water run-off. Surface water run-off problems are occurring on a number of properties in the Village.

Hydro lines extend down Doon Village Road with lateral feeders to the smaller side roads.

The plan intends that the present level of servicing prevail both as an adequate method and in concert with relatively large minimum lot sizes to conserve the spacious rural character of the Village. Recommended improvements include the burying of the overhead wires on all streets.

5.15.2 OBJECTIVES

- To continue the use of private individual inground sewage systems.
- To continue the use of the municipal water supply or private water wells.
- To bury overhead hydro and telephone wires in the district.
- To provide above surface storm drainage in the district.
- To require new building lots be on City water.

5.15.3 POLICIES

- Private individual inground sewage systems will be an acceptable method of sewage disposal.
- Water supply will be provided either by the municipality or by private water wells.
- Storm drainage will be above ground or below ground as required.
- Overhead wires shall be buried below ground.

5.15.4 IMPLEMENTATION

- The Regional Medical Officer of Health shall approve private inground sewage systems.
- The Kitchener Wilmont Hydro Authority and Bell Telephone will plan to bury all overhead wires and advise the Local Architectural Conservation Advisory Committee accordingly on a timetable for same. The subject work will be done by Local Improvement or other appropriate funding.

SECTION 5.16 - SPACE STANDARDS

5.16.1 INTRODUCTION

A distinct and visually rich quality of Upper Doon is its comparative absence of spatial conformity. Lot sizes, setbacks, garden layouts and topography vary throughout the Village. With the exception of Doonbrook Place, which is a recent development of nine residential lots of similar size and frontage around a cul-de-sac, the Village presents a varying organic composition. Lot sizes in the Village are comparatively large. Over 30.6% of the lots are one acre or more in size, 33.3% are between one half and one acre, and the remainder are less than one half acre. By comparison with new suburban residential development, these are large lot areas.

The reasons for how the village spatial form evolved are many and possibly mysterious. The disappearance of the many former industrial buildings, the water-courses and their floodplain, the small farmholdings and the amalgamation and splitting up of landholdings over the past two centuries has resulted in a rich mosaic of lot configurations and sizes.

This spatial diversity is an integral part of the rural and natural character of the Village. To an extent the exercise of "planning" the Village runs counter to conserving its variety. To specify a minimum lot size and setback, is to invite spatial conformity. Conformity that may satisfy conventional planning requirements and procedures but threatens to impose a pall over the delightful variety and interest of the Village as it now is.

The intent of this section is to recognize the prevailing qualities of the Village as a basis for establishing a set of minimum standards that may be incorporated in to an updated version of a zoning by-law.

5.16.2 OBJECTIVES

- That the following be recognized as part of the distinct rural character of the Village:

- Comparatively large lot sizes.

- Lots of varying shape.
- Varying setbacks and positions of the building of their lots.
- Variety of garden form.

- That the spatial variety of the Village be conserved, maintained and enhanced.

5.16.3 POLICIES

- Large lot sizes of varied shape and form shall be encouraged to remain where existing and be created when new.
- New lot sizes shall be a minimum of half an acre.
- New lot widths shall be a minimum of 100'.
- New building and extensions to existing buildings shall not exceed two and a half storeys.

5.16.4 IMPLEMENTATION

Implementation of the foregoing policies shall be in the following ways:

- Revisions to the zoning by-law.
- Incorporation into the Secondary Plan.
- By issuance of building permits by the City of Kitchener.
- By approval of plans of subdivision and lot severance by the City of Kitchener.
- Minor reductions to the space standards shall be considered in those instances where constraints imposed by existing buildings or lot configurations make it impossible to achieve minimum standards. Such reductions shall be achieved through the Committee of Adjustments.

SECTION 7 - IMPLEMENTATION

7.1 INTRODUCTION

Effective implementation of this plan is deemed crucial to the long term well-being of the Upper Doon Heritage Conservation District. Although, at present, the Village has a quiet undisturbed atmosphere, massive plans are underway to develop the new Doon South community and adjoining residential areas. Roads and services will be built, traffic will increase and development pressures will increase on Upper Doon.

Realizing the goals and policies of this plan in the light of an urbanizing hinterland will become a major challenge. Implementation will embrace two main endeavours:

- Guiding development within the Village in concert with the Heritage Conservation District Plan.
- Monitoring and influencing outside development as it might affect the heritage conservation district.

The development pressures from outside the Village are as important, therefore, as those within.

Implementation will also require effective co-ordination.

7.2 OBJECTIVES

The following main objectives are to be achieved to establish effective implementation of the plan:

- To provide effective guidance of the plan to ensure that future development, both within and outside of the district, is related to the goals and policies of the plan.
- To provide effective liaison between provincial and municipal programs and individual property owners in the district to achieve the plan's objectives and policies.

- To appoint the Local Architectural Conservation Advisory Committee for the City of Kitchener as the principal committee to administer the plan and advise City Council.
- To achieve effective representation from Upper Doon on the Local Architectural Conservation Advisory Committee for the City of Kitchener.
- To institute a public consultation process to ensure that the resident community is advised of relevant issues related to the future of the district.
- To make the Heritage Conservation District Plan known to the public and private domain which has an interest in Upper Doon and its surrounding area.
- To establish clear and understandable procedures for building permits in accordance with the Ontario Heritage Act.
- To involve the expertise of the resident community and the Local Architectural Conservation Advisory Committee in the implementation of the goals and policies of the plan.

7.3

POLICIES

i) Local Architectural Conservation Advisory Committee

The L.A.C.A.C. shall be the principal committee to guide and promote the Heritage Conservation District Plan. This committee shall be represented by two residents of the district. The committee will report to the City Council. Its main responsibilities will be to:

- Promote the plan.
- Co-ordinate public and private activity in accordance with the plan's objectives and policies.
- Liaise with municipal and provincial authorities on matters pertaining to the district.

- Advise on and encourage building conservation and enhancement in the district.
- Ensure proper procedures for building conservation.
- Advise City Council on all building changes and improvements in the district in accordance with the plan.
- Set up a resource centre for use by the public on the plan and its objectives.
- Develop educational programs on historic building preservation and enhancement.
- Design a timetable of activity to accomplish the plan's objectives and arrive at a priority of activity.
- Investigate funding opportunities from all levels of government to achieve the objectives of the plan.

ii) The Private Sector

Private property and building stock constitutes over 85% of the district. Historic and new residences, gardens, trees and landscaping are part of the private domain. Implementation of the plan, in large part, depends on support of the resident community. The community will be encouraged to :

- Initiate building conservation and enhancement in concert with the objectives and policies of the plan.
- Support and encourage activities to promote Upper Doon as a distinct and special heritage district.
- Landscape properties in accordance with the objectives and policies of the plan.

7.4

IMPLEMENTATION

The Local Architectural Conservation Advisory Committee will initiate the policies outlined in this section to sponsor sound and correct conservation, landscaping and streetscape improvements.

SECTION 8 - PERMIT APPLICATIONS

8.1 PROCESS

No person, including the municipality, can erect, demolish or remove any building or structure in the district without a permit issued by the Chief Building Official. A permit is also required for the alteration of the external portions of any building or structure.

The process to apply for a permit is as follows:

- Application made to the City Building Department.
- Council must consider the application within 90 days (or some mutually agreeable longer period when necessary).
- The Local Architectural Conservation Advisory Committee, as Advisor to the Council, reviews the application and advises Council accordingly.
- Council may issue permit, issue permit with condition, or refuse permit.

If the Council does not make a decision within the 90 days, or if the application is refused, or if the conditions appear unreasonable, the applicant may appeal to the O.M.B. The appeal must be lodged within 30 days of receipt of Council's decision. The O.M.B. may dismiss the appeal or direct that a permit be issued with or without conditions.

8.2 INFORMATION REQUIRED.

L.A.C.A.C.'s responsibility is to review all Building Permit applications for property within the District's boundary having regard to the exterior of the building stock, and to advise City Council and the Chief Building Official as to the respective application's acceptability.

It is extremely important that full and adequate drawings be prepared for all building work in the district. It is also necessary that appropriate research be carried out to ascertain original building conditions and details. This research may be compiled through old photographs, illustrations and measured drawings. The methods of conservation should also be clearly stated, as should all important details. The intent of the information provided is fivefold:

- i) To ensure proper conservation methods are followed.

- ii) To ensure the objectives and policies of the plan are followed.
- iii) To provide the municipality and L.A.C.A.C. with the opportunity to evaluate the proposal, specifically with regard to exterior appearance.
- iv) To ensure a proper basis for inspection of the work so that what is drawn and specified is built.
- v) To expedite the issuance of a permit with a minimum of delay.

The main principle in assessing a permit application is the protection, conservation and enhancement of the district's character. It is recommended that the municipality develop a building permit specifically for the district to cover the features discussed. The permit application should include what is required at present and the following additional information, where appropriate:

- History of the building appearance.
(shown through old photographs, illustrations or measured drawings).
- History of the building
- Original exterior historic fabric.
(walls, roofs, windows, doors, verandahs and details).
- Removal of original exterior fabric.
- Conservation methods.
- Architectural details.
- Colours, as determined by on-site research, wherever possible.

L.A.C.A.C. shall consider applications and advise having regard to the Objectives and Policies of the Upper Doon Heritage Conservation District Plan, and the design criteria specified in Sections 5.9.1, 5.9.2 and 5.9.3.

5.3

INSPECTION

Inspection of building work in the district is deemed crucial to ensure sound and proper conservation practices are followed. Through a more comprehensive building permit application, as discussed in the previous subsection, a sound intent can be established. It is important to translate that intent into practice. To assist the municipality it is proposed that a member of L.A.C.A.C. be appointed to inspect building work under the authority of, and answerable to, the City's Building Division. In this way, the L.A.C.A.C. who are a main advisory committee for the district, can ensure proper conservation is accomplished.