

Staff Report



To	Heritage Guelph
Service Area	Infrastructure, Development and Environment
Date	Thursday, February 6, 2025
Subject	33 Dormie Lane – Draft Council Designation Report

Recommendation

1. That Heritage Guelph advises City Council that 33 Dormie Lane merits designation under Part IV, Section 29 of the Ontario Heritage Act; and
2. That Heritage Guelph advises City Council that the committee supports the heritage attributes for 33 Dormie Lane as outlined in the Heritage Planning staff report dated February 6, 2025.

Executive Summary

Purpose of Report

The purpose of this report is to recommend that Heritage Guelph supports the proposed heritage attributes for 33 Dormie Lane and that Heritage Guelph recommends that Council publish its intention to designate the house at 33 Dormie Lane pursuant to Part IV, Section 29 of the Ontario Heritage Act.

In November 2022, the Government of the Province of Ontario passed Bill 23 (amended by Bill 185), which made changes to the Ontario Heritage Act that will remove all non-designated properties from the Municipal Heritage Register on January 1, 2027. Heritage planning staff and the Heritage Advisory Committee have been reviewing properties on the Municipal Heritage Register for designation under Part IV of the Ontario Heritage Act.

The purpose of this report is to recommend that Council publish its intention to designate 33 Dormie Lane pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

33 Dormie Lane is listed as a non-designated built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act.

In 1963-1964, a Modernist, California-style bungalow was commissioned by owners Lorna and Bill Zaduk and designed by Guelph architect William J. Campbell at 33 Dormie Lane.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22).

At the October 7, 2024 meeting of Heritage Guelph, Heritage Planning received support for a [Cultural Heritage Evaluation Report](#) which contained the history of the property and Statement of Significance. Staff have determined that the property meets three of the nine criteria used to determine cultural heritage value according to Ontario Regulation 9/06 (as amended by O. Reg 569/22) under the Ontario Heritage Act. Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

Strategic Plan Alignment

The key findings and recommendations of this report align with 2024-2027 Strategic Plan priority 6.1.4 to conserve our cultural heritage resources.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Grow and care for our community space and places

Financial Implications

None.

Report

Location

The property known municipally as 33 Dormie Lane is located at the eastern limit of Dormie Lane west of Gordon Street adjacent to the Cutten Fields golf course at the side and rear lot lines. The legal description of the subject property is PT LOT 2, CONCESSION 2, DIVISION G, TOWNSHIP OF GUELPH, AS IN MS36550; S/T INTEREST, IF ANY, IN MS48202; GUELPH.

Figure 1 - View from Dormie Lane (Heritage Planning photo, 2024)



Statement of Significance

Heritage Planning recommends that the dwelling at 33 Dormie Lane has design/physical value, historical/associative and contextual value, and thus meets Criteria 1, 4, and 8 of the nine criteria for determining cultural heritage value or interest under Ontario Regulation 9/06. Although significant changes have been made to the building beginning in 2018 many of the structure's key heritage attributes such as the original form and massing, flat roof, central chimney and central clerestory remain intact. Although original exterior finishes and carport have been replaced and the exterior glazed brick has been painted grey/black, the low front entrance walls removed - the building still retains enough physical integrity as a good representation of mid-20th century Modernist design in the City of Guelph.

Design and Physical Value

The property has physical/design value as it meets Criteria 1 being a good representative example of a California-inspired Modernist residence designed by Guelph architect William J. Campbell.

Historical Associative Value

The property has historical/associative value as it meets Criteria 4 being home to the William and Lorna Zaduk, avid golfers with connection to the Guelph business and real estate community.

Contextual Value

The property has contextual value as it meets Criteria 8 being visually or historically linked to its surroundings through the Zaduk family's connection to the sport of golf. The layout of the building is oriented in such a way as to allow the rear elevation and courtyard to have an optimal view of the Cutten Field Golf Club.

Heritage Attributes

The following elements of the property at 33 Dormie Lane should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- original single-storey building form and massing, with flat roof with central chimney and central clerestory
- original Roman brick exterior
- attached flat roofed carport located at the southwest corner of the house

Financial Implications

None.

Consultations and Engagement

None.

Attachments

None.

Departmental Approval

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