

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, March 18, 2025
Subject	33 Dormie Lane – Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 33 Dormie Lane pursuant to Part IV, Section 29 of the Ontario Heritage Act.
 2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
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Executive Summary

Purpose of Report

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.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets 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; see Attachment-1).

Heritage planning staff, in consultation with Heritage Guelph, have completed a Cultural Heritage Evaluation Report and Statement of Cultural Heritage Value or Interest. At their meeting of October 7, 2024 Heritage Guelph supported the Heritage Planning staff’s [Cultural Heritage Evaluation Report](#). 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 (Figures 1 and 2) 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 - Location of 33 Dormie Lane. (City of Guelph GIS)



Figure 2 - View from Dormie Lane (Heritage Planning photo, 2024)



Historical Background

Before the creation of the Cutten Fields Golf Club in 1931, Dormie Lane served as the laneway to Hughfield Farm ending at the MacDonald family's stone house at what is today 21 Dormie Lane. Hughfield Farm was named for Hugh MacDonald, the first Euro-Canadian settler to own and live on land that included the subject property. Hugh MacDonald's grandson Evan MacDonald Jr. was not only a well-reputed painter, draughtsman, and printmaker, but also a strong advocate for heritage preservation and conservation in Guelph.

Following the death of Arthur Cutten in 1936, the club and the lands were passed onto Cutten's successor, the internationally renowned golf course designer Stanley Thompson. After serving as a short-term residence for the Royal Canadian Air Force during World War 2, the Cutten Club resumed operations as a golf course, and between 1948 and his own death in 1953, Thompson pursued real estate opportunities along the outskirts of the golf course, reserving for himself the stone residence at 21 Dormie Lane, renamed by Thompson as Dormie House. "Dormie" is a term used to indicate a golfer has "reached a match-play lead that is insurmountable."

According to the City of Guelph land titles abstract for Lot 2 in Concession 2 of Division G, Stanley Thompson's widow gave up her claim to a portion of land that was transferred to Rita Kemp who sold the parcel to Thomas McEwan in 1957. McEwan and his wife sold the property to Lorna Zaduk in 1962 and by 1963 Lorna and William Zaduk had acquired a mortgage in the amount of \$25,000. 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.

Bill and Lorna Zaduk were avid golfers. They travelled yearly to the Frank Sinatra Open that took place in California, which Bill went on to win in 1990, and they themselves were at one time owners of the Conestoga Golf Club. In addition to his love of golf, William "Billy" Zaduk was a marathon runner and a professional welter-weight boxer between 1945-1951 with a "knockout" ratio of 61% over 34 bouts, with 18 to 16 knockouts. Bill was also involved in real estate and home construction, in addition to being a member of the Guelph Homebuilders'

Association, and he and Lorna were the namesake of Zaduk Place and Lorna Drive in the Village of Arbour Trails in Guelph.

The house at 33 Dormie Lane was built in the California Modernist architectural style, characterized by its flat roof, single-story massing, and u-shaped irregular floorplan, which forms a half-enclosed courtyard in the rear of the house. Its beamed roof is extended to act as both a carport and sunshade to windows and clerestory. The original exterior flashing is copper sheeting. The front elevation has large windowpanes and floor-to-ceiling glazing in the rear elevations characteristic of the modernist architectural style. A brise soleil (or horizontal grill to shade the sun) originally extended from the roof of the clerestory and over the bank of front windows.

Determination of Cultural Heritage Value

The modernist house at 33 Dormie Lane is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 33 Dormie Lane has design and physical value, historical and associative value, and contextual value.

Design/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 Fields 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

Attachments

Attachment-1 Ontario Regulation 9-06 Criteria for Determining Cultural Heritage Value or Interest

Consultations and Engagement

At their meeting of October 7, 2024, Heritage Guelph supported Heritage Planning staff's [Cultural Heritage Evaluation Report](#).

At their [meeting of February 6, 2025, Heritage Guelph](#) passed the following motions:

- That Heritage Guelph advises City Council that 33 Dormie Lane merits designation under Part IV, Section 29 of the Ontario Heritage Act; and
- That Heritage Guelph advises City Council that the committee supports the heritage attributes for 33 Dormie Lane as described in Heritage Planning staff's report in the revised agenda for the meeting of Heritage Guelph on February 6, 2025.

Heritage Planning staff have consulted the property owner regarding the proposed heritage designation. The property owner supports the proposed list of heritage attributes to be protected by a heritage designation by-law as described above in Heritage Planning's staff report dated March 18, 2025.

Departmental Approval

Krista Walkey, MCIP, RPP, General Manager, Planning and Building Services

Report Author

Stephen Robinson, MA, CAHP, Senior Heritage Planner

This report was approved by:

Krista Walkey, MCIP, RPP
General Manager, Planning and Building Services
Infrastructure, Development and Environment
519-822-1260 extension 2395
krista.walkey@guelph.ca

This report was recommended by:

Jayne Holmes, P.Eng., PMP
Deputy Chief Administrative Officer
Infrastructure, Development and Environment
519-822-1260 extension 2248
jayne.holmes@guelph.ca