

Heritage Guelph

Revised Meeting Agenda



City of Guelph

Heritage Guelph Committee (HG)

January 18, 2021

From 12:00 p.m. to 2:00 p.m.

Please use this link to attend the meeting:

[Remote meeting open to the public via Cisco Webex](#)

Password: heritage (case sensitive)

For alternate meeting formats or to register as a delegate, please contact the Senior Heritage Planner by email at stephen.robinson@guelph.ca or by calling (519) 837-5616, extension 2496. Delegations will be allocated a maximum of five minutes to present their opinions to the committee. Delegations must register prior to the meeting and no later than 12:00 noon on Friday, January 15. Persons not registering by the deadline will not be allowed to address the committee.

Changes to the original agenda are noted with an asterisk "*".

Items 1, 2, 3 and 4

Item 1, Roll call and certification of quorum

Item 2, Declaration of conflict of interest

Item 3, Acknowledgements

Item 4, Approval of minutes from meetings held November 9, 2020 and December 8, 2020

Item 5, Nominations and election of Chair and Vice Chair

Committee Consent Agenda

If Heritage Guelph wishes to address a specific aspect of either of the following two resolutions in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

Item 6, 38 Foster Avenue

Non-listed (Couling Inventory)

Demolition permit application (20-6850 DP)

Staff recommendation

THAT Heritage Guelph does not advise that Council protect 38 Foster Avenue through individual designation under section 29, Part IV of the Ontario Heritage Act;

Item 7, 14 Jane Street

Non-listed (Couling Inventory)
Demolition permit application (20-7406 DP)

Staff recommendation

THAT Heritage Guelph does not advise that Council protect 14 Jane Street through individual designation under section 29, Part IV of the Ontario Heritage Act;

Items for Discussion

Item 8, Proposed Listing of Properties on the Municipal Register of Cultural Heritage Properties within the York/Elizabeth Land Use Study Area

Staff Presentation: Stephen Robinson (Senior Heritage Planner); Stacey Laughlin (Senior Policy Planner) and David DeGroot (Senior Urban Designer)

Proposed motion:

That Heritage Guelph provides the following comments on the draft York/Elizabeth Land Use Study with respect to the proposed listing of the potential built heritage resources identified within the York/Elizabeth Land Use Study Area. (Heritage Guelph members to provide comments to be included in this motion).

Item 9, Discussion of procedures for amendments to motions (Chair Skerrett)

Item 10, Land Acknowledgement (Member Otto and Kvill)

Information Items

- Update on Committee of the Whole's consideration of the Cultural Heritage Action Plan (CHAP) to be provided by Planning Management staff
- Heritage designation plaque update

* **Notice of Motion by Member Waverman re: demolition by neglect** (withdrawn)

Next Meeting

Heritage Guelph: February 8, 2021 (12:00 noon-2:00 p.m.)

38 Foster Avenue

Part Lot 69, Plan 27

Staff comments

A demolition permit application has been received for 38 Foster Avenue. The property is not listed on the Municipal Register of Cultural Heritage Properties and is not designated individually or within a heritage conservation district under the Ontario Heritage Act. The building is a potential built heritage resource as it has been identified in the Couling Architectural Inventory.

38 Foster Avenue is a single-storey dwelling, clad with horizontal metal siding and with its main door in a gable roof porch facing the driveway on the east side of the property.

The original gable roof house appears to have been built between 1862 and 1877 as a building footprint appears on Lot 69 shown on Cooper's Map of the City of Guelph of 1877. The Fire Insurance Plans of Guelph show the original house as wood frame construction clad in roughcast (stucco). By 1929, Lot 69 had been severed and the red brick house now at 36 Foster Avenue had been built. The hip roof front portion of the house that faces Foster Avenue was not added until after 1946. Many unsympathetic alterations were made to the house at that time.

The land title abstract for Lot 69 in Plan 27 indicates the entire lot was sold by Canada Company to various land development owners who by 1874 had sold the lot to Lawrence McNulty (a stonemason). By 1913 McNulty sold a portion of the lot to Harry Benallick (a brick layer) who would likely have built the house at 36 Foster Avenue in the early 1920s. After McNulty's death in 1915, his wife (Mary McNulty) sold the subject property in 1921.

The house at 38 Foster Avenue has undergone a significant amount of remodeling and now contains no architectural or design value. The original house has no historical or associative value and in its heavily altered form does not contribute to the contextual value of the Foster Avenue historic streetscape.



38 Foster Avenue

Part Lot 69, Plan 27

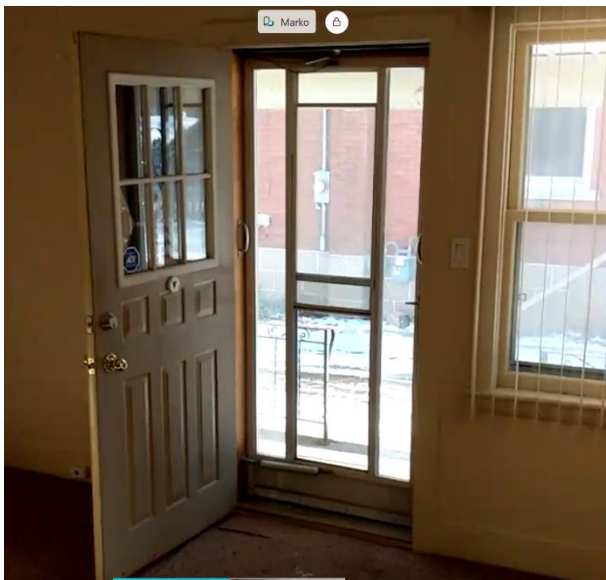


2020



38 Foster Avenue

Part Lot 69, Plan 27

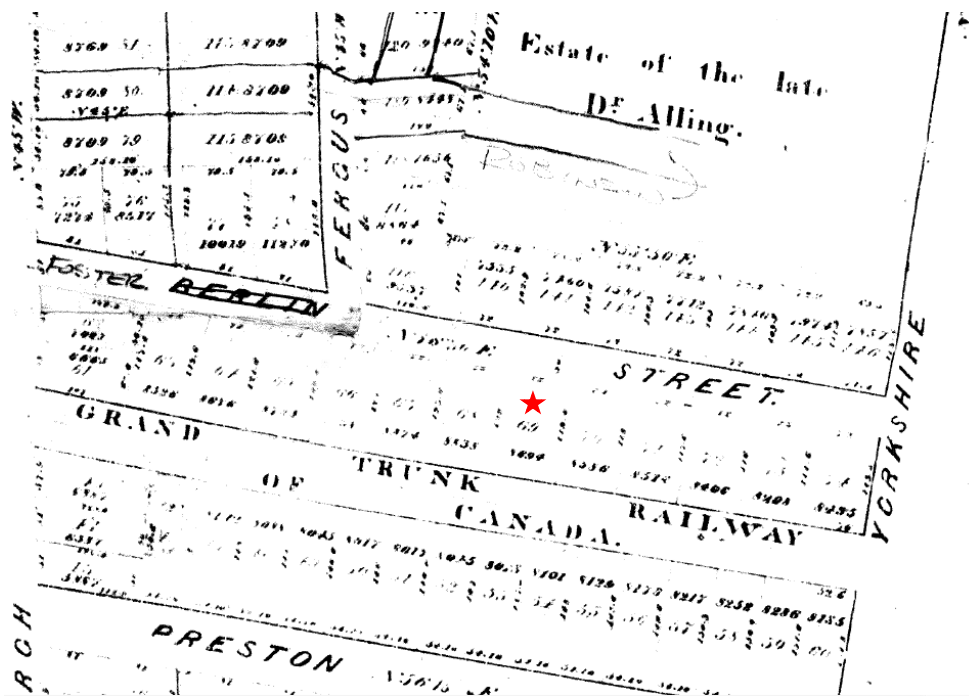


38 Foster Avenue

Part Lot 69, Plan 27



1974 (Couling Architectural Inventory)



Plan 27 (registered 1855) – Lot 69 indicated with a star

38 Foster Avenue

Part Lot 69, Plan 27



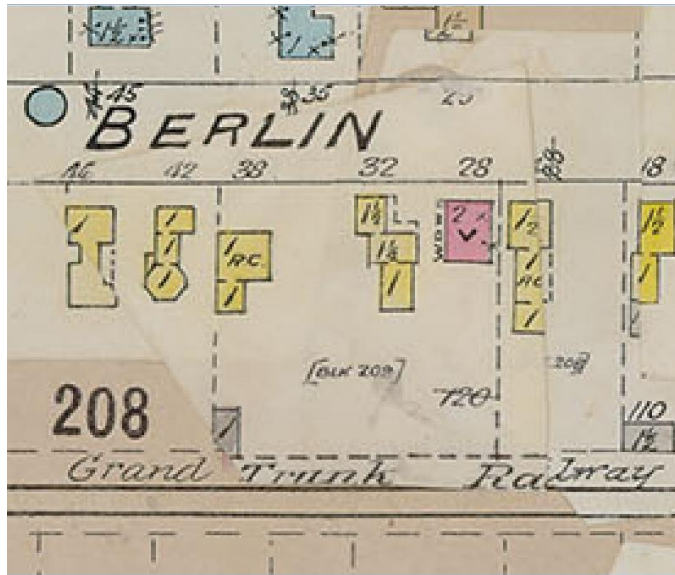
1862 (Cooper)



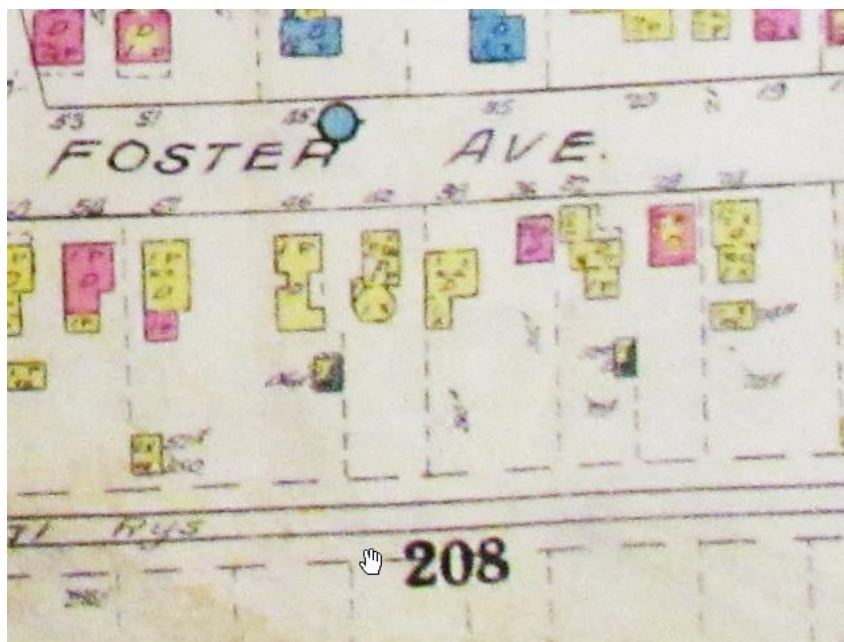
1877 (Cooper)

38 Foster Avenue

Part Lot 69, Plan 27



1897 (revised 1911)



1946

38 Foster Avenue

Part Lot 69, Plan 27

Lot 69 **Plan 27.**

Lot	Instrument	Grantee	Grantor	Quantity of Land	Use or Amount of Mortgage	Remarks
A-9	337	See Mtg	Canad. Permanent Building Society	all		Mtg. 11232
A-7	633	See Mtg	Canad. Permanent Building Society	all		Check Mtg 11232
A-11	1664	B.L.	George S. Seymour	all		Check
A-15	3200	B.L.	Donald S. Sutherland	all		
A-16	3293	B.L.	William Biddle	all		
C-15	10808	B.L.	Laurena McPherson	all		
C-24	19524	Grant	Harry L. Renalick	all		
C-25	20447	Grant	John M. Dorley, Car of Mary A. McPherson	all		
C-25	20450	Grant	Agnes O. Taylor	all		
C-26	21234	Mortg.	Harry L. Renalick	all		
C-28	22635	Grant	Harry L. Renalick	all		
C-28	23437	Grant	Agnes O. Taylor	all		
C-28	23438	Grant	John M. Dorley	all		
C-33	27490	Grant	Harry L. Renalick	all		
C-38	31221	Grant	Robert Elliott	all		
C-48	39981	Certificate of Deposit	Robert Elliott	all		

Excerpt from Land Title Abstract for City of Guelph, Book 6A, Plan 27, Lot 69

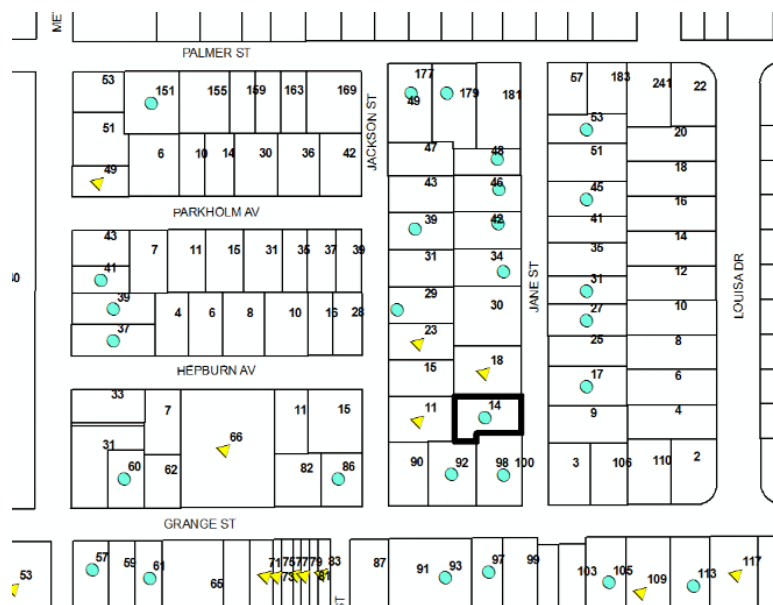
(Source: OnLand: Ontario Land Registry Access, page 69 of 147)

Part Lot 14 and 15, Plan 236

14 Jane Street is a single-storey dwelling, now clad with a mixture of modern stuccos. All windows and doors have been unsympathetically replaced (before 1974) and the wing on the south side of the property has been greatly altered to create a diagonal entrance door under an extended roofline.

The land title abstract for Lot 14 in Plan 236 indicates the entire lot was sold by James Jackson to William Rickaby Jr in 1875 who by 1887 had sold part of the lot to John Stanley.

The house at 14 Jane Street has undergone a significant amount of remodeling and now contains no architectural or design value. The original house has no historical or associative value and in its heavily altered form does not contribute to the contextual value of the Jane Street historic streetscape.



14 Jane Street

Part Lot 14 and 15, Plan 236

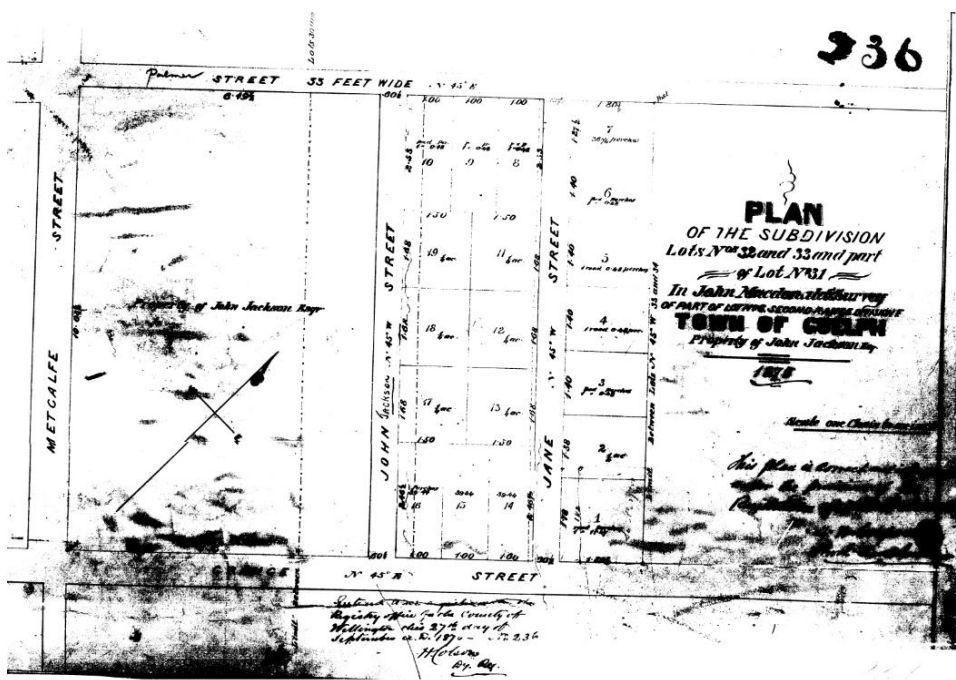


14 Jane Street

Part Lot 14 and 15, Plan 236



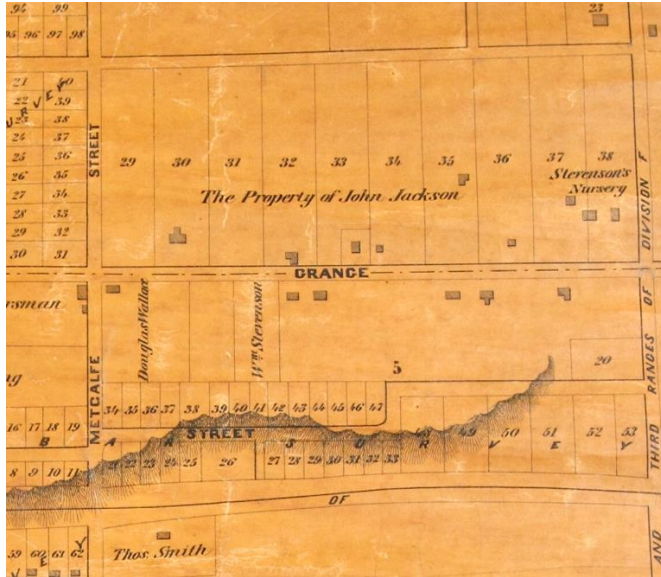
1974 (Couling)



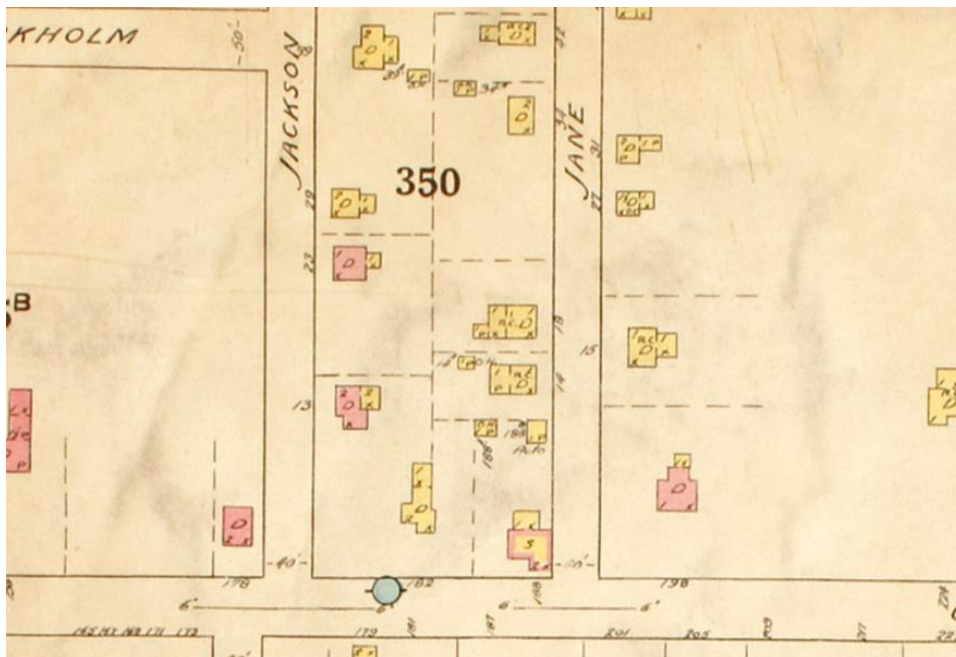
Plan 236 (registered before 1875) – Lot 14 indicated with a star

14 Jane Street

Part Lot 14 and 15, Plan 236



1877 (Cooper)



1922 (1929)

14 Jane Street

Part Lot 14 and 15, Plan 236

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CITY OF GUELPH

Plan 236

Book	No. of Instrument	Instrument	Its Date	Date of Registry	GRANTOR	GRANTEE	Quantity of Land	Consideration or Amount of Mortgage	REMARKS
Lot-14-									
A-19	4107	A/S	19 Oct 1875	27 Nov 1875	John Jackson & Co	Wm Rickaby Jr	All		
E-2	7114	Mort	5 Aug 1875	27 Nov 1875	Wm Rickaby Jr	Robert Boyd	All	4400	
E-6	2700	Mort	31 Aug 1875	27 Nov 1875	Wm Rickaby Jr	Robert Boyd	All		Mort 7114 & 2700
E-8	3869	A/S	23 May 1877	26 May 1877	Wm Rickaby Jr & Co	John Chesley	Part		
E-12	5227	A/S	25 Nov 1891	1 Dec 1891	Wm Rickaby Jr & Co	Renee C. M. Carey	All		Capt Paul S. S. Stanley
E-13	5627	Mort	22 Jun 1893	23 Jun 1893	Renee C. M. Carey	George Chesley	All	2000	" " " "
E-14	6407	Deed	17 Nov 1896	20 Nov 1896	Renee C. M. Carey	Annie B. Carey	All		" " " "
6-	344	A/S	5 Nov 1900	6 Nov 1900	Annie B. Carey	Thomas Davidson & Co James Chesley & Co George Chesley & Co	All	2000	" " " "
6-3	4020	A/S	12 Oct 1903	14 Oct 1903	Thomas Davidson & Co James Chesley & Co George Chesley & Co	Michael Shugren	All	2000	" " " "
6-10	6942	A/S	10 Aug 1904	18 Sep 1904	Michael Shugren & Co	Agnes Barnumworth	All	6000	" " " "
6-22	17381	Grant	10 Oct 1919	15 Oct 1919	George H. Barnumworth & Co Agnes Barnumworth & Co	Dorothy Stone	Part	1200	" " " "
6-23	18448	Grant	5 Sep 1920	30 Sep 1920	Dorothy Stone	George H. Barnumworth	Part	6000	" " " "
6-24	19251	Grant	14 Jun 1920	26 Aug 1920	Previous 16	of 22 Next	Part	3000	Only 6mly

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CITY OF GUELPH

Plan 236

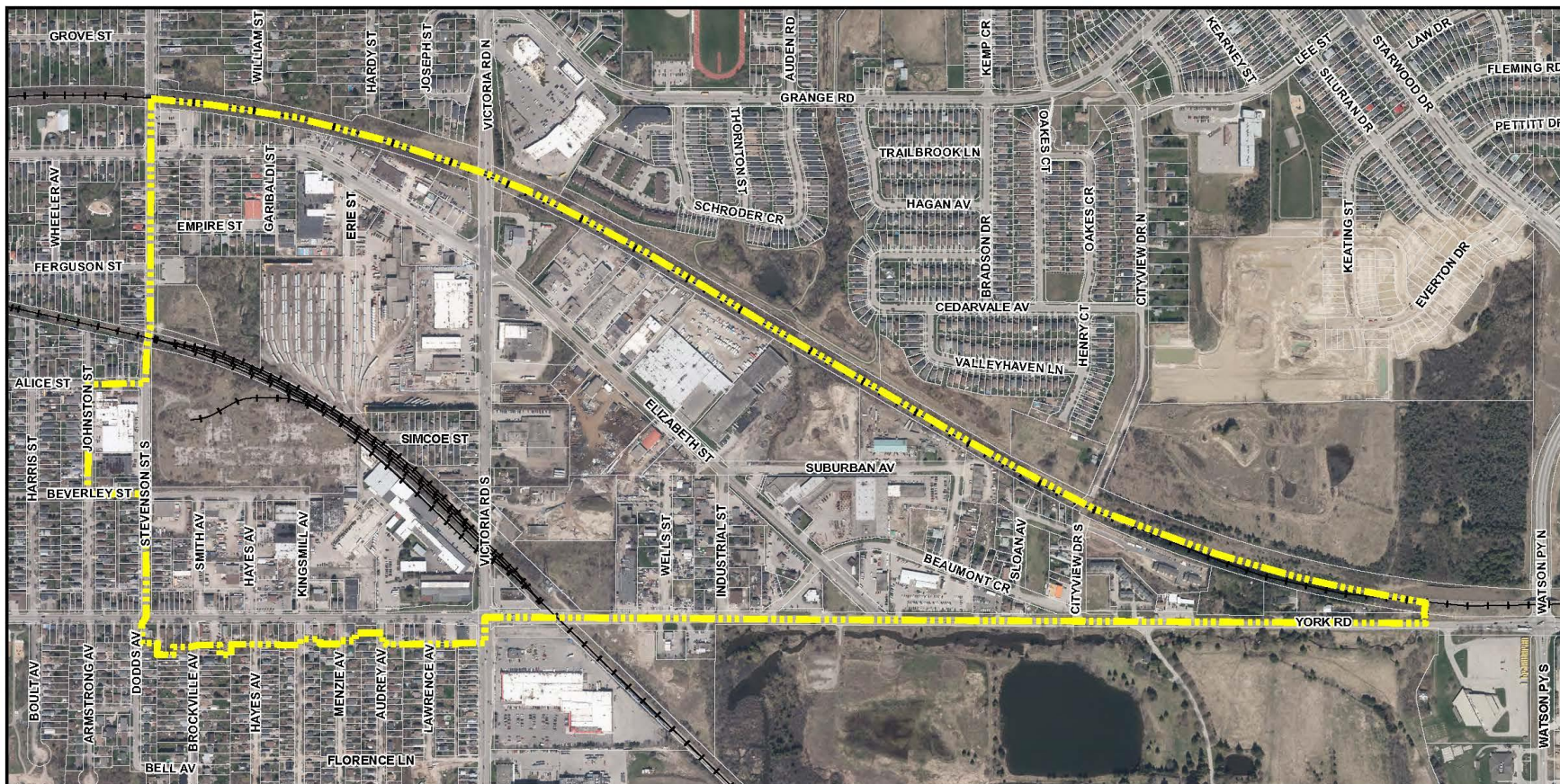
Book	No. of Instrument	Instrument	Its Date	Date of Registry	GRANTOR	GRANTEE	Quantity of Land	Consideration or Amount of Mortgage	REMARKS
Lot-15-									
A-21	5318	A/S	30 May 1876	6 Jun 1876	John Jackson & Co	Yobrand Roberts	All		Other
A-21	5319	Mort	"	"	Yobrand Roberts	William Riley	All	7000	
E-1	320	Mort	21 Oct 1876	11 May 1878	Yobrand Roberts	John Bennett	All	2000	
E-1	331	Mort	11 May 1878	"	Yobrand Roberts	John Bennett	All	2000	
E-3	1176	A/S	5 Jul 1879	7 Feb 1879	Yobrand Roberts	Henry Hatch	All		
E-3	1197	Mort	7 Feb 1879	5 Mar 1879	John Bennett	Henry Hatch	All		Mort 320 & 331
E-3	1212	Mort	12 Mar 1879	15 Mar 1879	John Bennett	Henry Hatch	All		Mort 320 & 331
E-3	1219	Mort	15 Mar 1879	15 Mar 1879	William Riley	Henry Hatch	All		Mort 320 & 331
E-3	1350	A/S	"	"	Henry Hatch & Co	Elson De Bantist & Co Philip De Bantist	Part		Other
E-3	1351	Mort	"	"	Henry Hatch & Co	William Riley	All	9000	Capt Paul S. S. Stanley
E-4	1507	A/S	14 Oct 1880	13 Oct 1880	Henry Hatch & Co	Abelings Barnwell	All		" " " "
E-5	1915	A/S	1 Feb 1881	1 Feb 1881	Abelings Barnwell & Co	John Henry	All		" " " "
E-5	1928	A/S	"	"	John Henry	Abelings Barnwell & Co	All		" " " "
E-9	4136	Deed	13 Oct 1888	29 Oct 1888	Estate of Wm Riley	William Ross	All		Under Power of Sale 1351
E-10	4707	Agreement	11 Oct 1888	4 Feb 1890	Previous 17	of 22 Next	Part		Other

DRAFT York Road/ Elizabeth Street Land Use Study

Heritage Guelph
January 18, 2021



Study Area



**YORK RD - ELIZABETH ST
LAND USE STUDY AREA
2019 Aerial**

Legend:



Produced by the City of Guelph
Planning and Building Services
July 2020

Study Area

The land use study will examine the entire study area and consider the following:

- the York Road, Victoria Street and Stevenson Street frontages
- transition between residential and non-residential uses
- appropriate land uses along the rail corridor
- identifying larger scale redevelopment and new housing opportunities
- defining the Employment Area for the plan area
- examining the mixed business and service commercial land use designations



History of Study Area



View of York Road at Victoria Road, 1948
(Guelph museum)

The area has roots in textiles and manufacturing and has drawn a variety of different uses over the years that include manufacturing, commercial and residential.

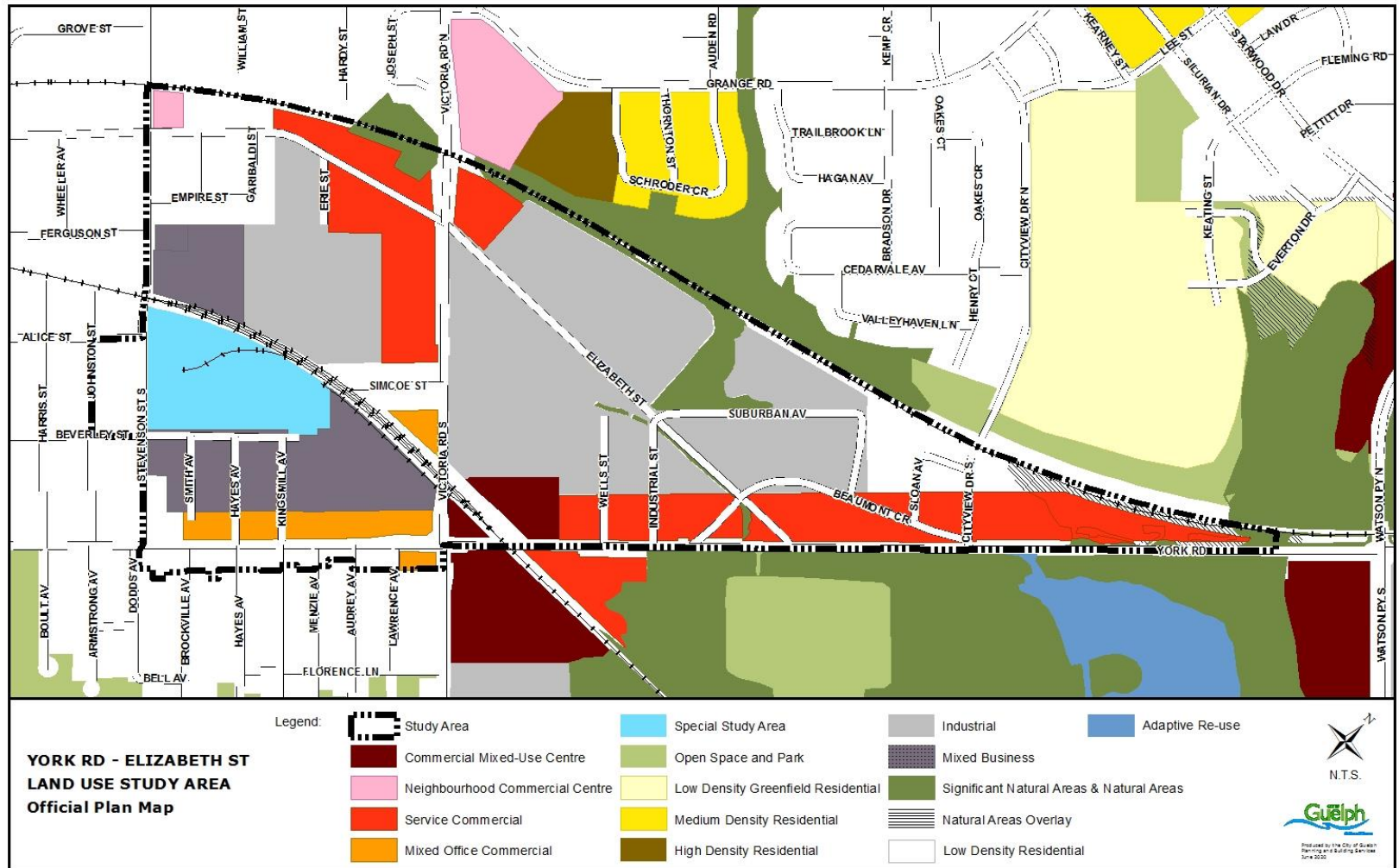
Purpose of the Background Report

The York Road/Elizabeth Street Background Report:

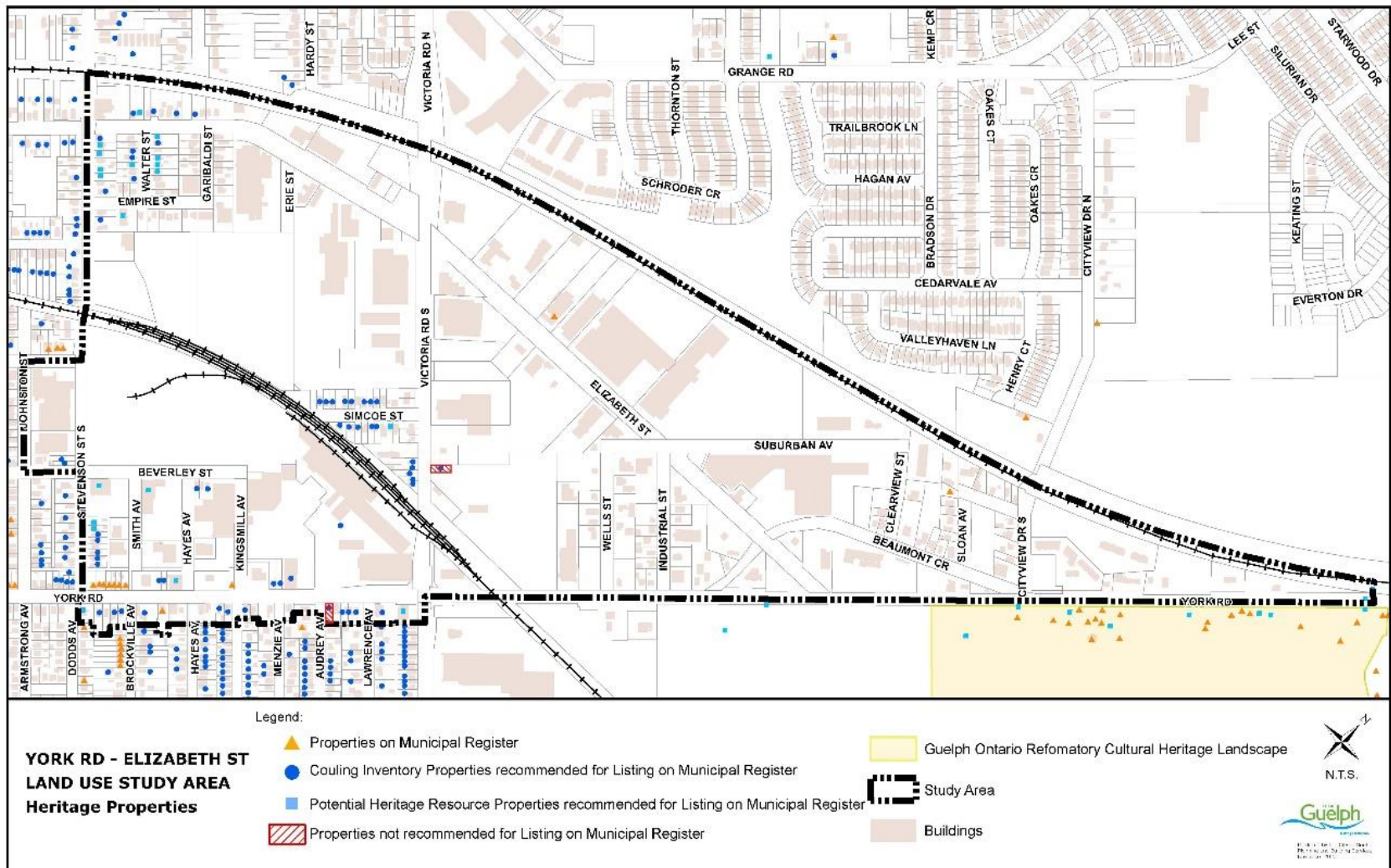
- outlines the history of the area and its current state of development
- provide a foundational understanding of opportunities and constraints for future planning
- informs recommendations for future land use designations
- helps to identify if there are additional opportunities for designated employment uses and housing opportunities



Current Official Plan



Cultural Heritage Resources



Cultural Heritage Resources

379 York Rd



460 York Rd



493, 491 and 489 York Rd



404 York Rd



505 York Rd



Cultural Heritage Resources

38 and 42 Stevenson St S



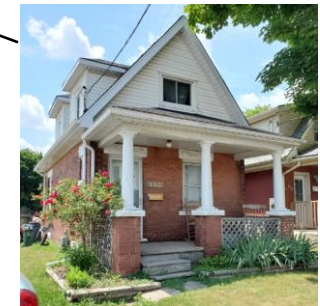
19 Simcoe St



151 and 149 Victoria Rd S



153 Victoria Rd S



5 Empire St



Cultural Heritage Resources

Proposed motion:

That Heritage Guelph provides the following comments on the draft York/Elizabeth Land Use Study with respect to the proposed listing of the potential built heritage resources identified within the York/Elizabeth Land Use Study Area. (Heritage Guelph members to provide comments to be included in this motion).

Community Engagement

- **Employment Survey**

January and February 2020

With landowners and business owners in the study area

- **On-line Survey**

September 17, 2020 to October 09, 2020

- **Upcoming Community Engagement**

Draft to Planning Council (February 8)

February/March 2021 - Community Engagement on Draft
Land Use Strategy

Next Steps

- February 8, 2021 – Draft Land Use Study presented to Council
- February/March 2021 - Community Engagement on Draft Land Use Strategy
- March 2021 – Further consultation with Heritage Guelph on Y/E Cultural Heritage Resources
- May 2021 – Recommended Land Use Strategy to be presented to Council
- Q3 & Q4 2021 – Develop urban design concept plans for portions of the study area

Discussion/Questions

Does Heritage Guelph have any comments on the draft direction to propose listing the potential built heritage resources identified within the York/Elizabeth Land Use Study Area on the Municipal Register of Cultural Heritage Properties?