

# Heritage Guelph Committee

## Revised Meeting Agenda

Monday, November 13, 2023, 12:00 p.m. - 2:00 p.m.

Remote meeting via Cisco Webex

[Click here to attend the meeting.](#)

Password: City2023 (case sensitive).

For alternate meeting formats or to register as a delegate, please contact the Heritage Planner by email at [jack.mallon@guelph.ca](mailto:jack.mallon@guelph.ca) or by calling (519) 837-5616, extension 3872.

Revisions are marked with an asterisk (\*)

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 November 10, 2023**. Delegation for revised items must register prior to **10:00am on November 13, 2023**. Persons not registering by the deadline will not be allowed to address the committee.

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Pages

1. Call to Order

1.1 Land Acknowledgement

1.2 Disclosure of Pecuniary Interest and General Nature Thereof

1.3 Approval of Minutes

5

**Motion:**

THAT the minutes from the **October 10, 2023** meeting of the Heritage Guelph Committee, be approved.

2. Committee Items

- \*2.1 80 and 110 Dunlop Drive: Addendum No.1 - Cultural Heritage Resource Impact Assessment** 11

Presentation: Stephen Robinson, Senior Heritage Planner

**Recommended Motion:**

THAT Heritage Guelph receive Addendum No.1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive (AECOM, August 2023) for the proposed Guelph Transit and Fleet Services Facility, and

THAT Heritage Guelph supports the recommendations within Addendum No.1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive (AECOM, August 2023) as presented at their meeting of November 13, 2023.

THAT comments made by Heritage Guelph regarding the proposed Guelph Transit and Fleet Services Facility development which relate to heritage conservation can be included in staff's comments during the Site Plan Review process.

- \*2.2 76 Water Street: Heritage Permit Application** 49

Presentation: Jack Mallon, Heritage Planner

**Recommended Motion:**

THAT Heritage Guelph provides the following comments to the General Manager, Planning and Building Services with respect to the heritage permit application for 76 Water Street:

The proposed alterations to 76 Water Street abide by the guidelines for the Brooklyn and College Hill Heritage Conservation District.

**3. Designation Updates**

- \*3.1 28 Norfolk Street (St. Agnes School): Cultural Heritage Evaluation Report** 58

Presentation: Jack Mallon, Heritage Planner

**Recommended Motion:**

THAT the comments provided by Heritage Guelph members on the '28 Norfolk Street (St Agnes School): Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

- \*3.2 167 Suffolk Street West: Heritage Attributes and Designation Recommendation** 85

Presentation: Victoria Nagy, Heritage Planner

**Recommended Motion:**

THAT Heritage Guelph supports the heritage attributes identified for 167 Suffolk Street West as outlined in the staff report dated November 13, 2023; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 167 Suffolk Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act

**\*3.3 12 Eramosa Road: Heritage Attributes and Designation Recommendation**

109

Presentation: Stephen Robinson, Senior Heritage Planner

**Recommended Motion:**

THAT Heritage Guelph supports the heritage attributes identified for 12 Eramosa Road as outlined in the staff report dated November 13, 2023; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 12 Eramosa Road pursuant to Part IV, Section 29 of the Ontario Heritage Act

**\*3.4 220 Gordon: Heritage Attributes and Designation Recommendation**

142

Presentation: Stephen Robinson, Senior Heritage Planner

**Recommended Motion:**

THAT Heritage Guelph supports the heritage attributes identified for 220 Gordon Street as outlined in the staff report dated November 13, 2023; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 220 Gordon Street pursuant to Part IV, Section 29 of the Ontario Heritage Act

**4. Chair and Staff Announcements**

Please provide any announcements, to the Chair or Staff Liaison in writing, by 10 am on the day of the Committee meeting.

**\*4.1 Update on delegation to Council for 2187 Gordon Street NOID**

Update: David Cameletti

**5. Adjournment**

**6. Next Meeting**

Heritage Guelph - **December 11, 2023** at 12:00 p.m.



## Minutes of Heritage Guelph Committee

**October 10, 2023, 12:00 p.m. - 2:00 p.m.**  
**Remote meeting via Cisco Webex**

Member:	S. Epp, Chair J. Abou-Jaoude D. Cameletti K. Carroll C. McCarthy-Tilley D. Waverman C. Downer, City Councillor
Absent:	M. Corman M. Winters L. Wood
Staff:	J. Mallon, Heritage Planner V. Nagy, Heritage Planner E. Barber, Board and Committee Coordinator J. Tang, Legislative Coordinator

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### **1. Call to Order**

The meeting was called to order by the Chair at 12:04 p.m.

#### **1. Land Acknowledgement**

The Chair provided the Indigenous Territorial Acknowledgement.

#### **2. Disclosure of Pecuniary Interest and General Nature Thereof**

Member K. Carroll declared a conflict of interest with respect to item 2.1 Appointment of a Member to Delegate to Council on October 17, 2023 on item 2187 Gordon - Notice of Intention to Designate as her employer is involved with this property.

Member D. Waverman declared a conflict of interest with respect to item 2.1 Appointment of a Member to Delegate to Council on October 17, 2023 on item 2187 Gordon - Notice of Intention to Designate as his employer is involved with this property.

**3. Approval of Minutes**

Moved by: Member C. McCarthy-Tilley  
Seconded by: Member J. Abou-Jaoude

That the minutes from the **September 11, 2023** meeting of the Heritage Guelph Committee, be approved.

Carried

Moved by: Member C. McCarthy-Tilley  
Seconded by: Member D. Cameletti

That the **September 18, 2023** meeting minutes of the Heritage Guelph committee be approved as revised.

Carried

**2. Committee Items**

**1. Appointment of a Member to Delegate to Council on October 17, 2023**

Member K. Carroll and Member D. Waverman left the meeting.  
The Chair spoke to this item.

Moved by: Member J. Abou-Jaoude  
Seconded by: Member C. McCarthy-Tilley

THAT Heritage Guelph appoint David Cameletti to delegate on behalf of the committee at the October 17, 2023 Council Planning Meeting on item 4.2 "2187 Gordon - Notice of Intention to Designate"

Carried

**2. Appointment of a member to the Downtown Guelph Heritage Focus Group**

Moved by: Member K. Carroll  
Seconded by: Member D. Waverman

THAT Heritage Guelph appoint Jaoudat Abou-Jaoude to represent the committee on the Downtown Guelph Heritage Focus Group in support of the Downtown Guelph Heritage Conservation District Study

Carried

**3. 318 Gordon Street: Heritage Permit Application**

Jack Mallon, Heritage Planner, presented the architectural designs, received committee comments and questions on 318 Gordon Street: Heritage Permit Application.

Moved by: Member C. McCarthy-Tilley

Seconded by: Member D. Waverman

THAT Heritage Guelph provides the following comments to the General Manager, Planning and Building Services with respect to the heritage permit application for 318 Gordon Street:

The proposed addition to 318 Gordon Street abides by the guidelines for the Brooklyn and College Hill Heritage Conservation District.

Carried

**4. 331 Clair Road East: Cultural Heritage Impact Assessment**

Jack Mallon, Heritage Planner, made a presentation and received committee comments on 331 Clair Road East: Cultural Heritage Impact Assessment.

The following delegate spoke to this item: Vanessa Hicks, Heritage Planner, MHBC

The following comments from the Committee were received:

- There is a lack of topographic analysis in the HIA.
- A risk assessment should be prepared for the relocation of the structure.
- More options should be considered outside of the proposal received in the Zoning Bylaw Amendment, relocation should not be the default option.
- In regards to the structural report, for us to consider relocation we would need to see a more detailed structural report and relocation plan.

Moved by: Member C. McCarthy-Tilley  
Seconded by: Member J. Abou-Jaoude

THAT the comments provided by Heritage Guelph on "331 Clair Road East: Cultural Heritage Impact Assessment" (prepared by MHBC and dated May 2023) be provided to staff and Council for their consideration.

Carried

### **3. Designation Updates**

#### **1. 331 Clair Road East: Heritage Attributes and Designation Recommendation**

Jack Mallon, Heritage Planner, presented on the 331 Clair Road East: Heritage Attributes and Designation Recommendation.

The following delegate spoke to this item: Vanessa Hicks, Heritage Planner, MHBC

Moved by: Member J. Abou-Jaoude  
Seconded by: Member D. Cameletti

THAT Heritage Guelph supports the heritage attributes identified for 331 Clair Road East as outlined in the staff report dated October 10, 2023; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 331 Clair Road East pursuant to Part IV, Section 29 of the Ontario Heritage Act

Carried

#### **2. 49 Metcalfe Street: Heritage Attributes and Designation Recommendation**

Jack Mallon, Heritage Planner, made a presentation on the 49 Metcalfe Street: Heritage Attributes and Designation Recommendation. Staff noted that since the report was provided staff have been in communication with and received response from the owners of the property.

Moved by: Member C. McCarthy-Tilley  
Seconded by: Member K. Carroll



THAT Heritage Guelph supports the heritage attributes identified for 49 Metcalfe Street as outlined in the staff report dated October 10, 2023; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 49 Metcalfe Street pursuant to Part IV, Section 29 of the Ontario Heritage Act

Carried

**3. 167 Suffolk Street West: Cultural Heritage Evaluation Report**

Victoria Nagy, Heritage Planner, made a presentation and received committee comments on the 167 Suffolk Street West: Cultural Heritage Evaluation Report.

Moved by: Member J. Abou-Jaoude

Seconded by: Member D. Waverman

THAT the comments provided by Heritage Guelph members on the '167 Suffolk Street: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

Carried

**4. Chair Announcements**

Jack Mallon, Heritage Planner, provided committee members with an update on upcoming items on the October 17th Council Planning meeting, including the notice of intention to designate 2187 Gordon, Tytler Public School at 131 Ontario Street and 33-35 James Street West Intention to demolish.

Victoria Nagy, Heritage Planner, provided committee members with an update on the upcoming public open house the Downtown Guelph Heritage Conservation District Study, on October 18th from 4:30-6:30. Registration for the open house tours are available and can be sent to committee members.

**5. Adjournment**

Moved by: Member K. Carroll

Seconded by: Member D. Waverman

That the Heritage Guelph meeting be adjourned at 1:16 p.m.

Carried

**6. Next Meeting**

Heritage Guelph - **November 13, 2023** at 12:00 p.m.

# Advisory Committee of Council Staff Report



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To Heritage Guelph  
Date Monday, November 13, 2023  
Subject **80 Dunlop Drive – Addendum No.1 to Cultural Heritage Resource Impact Assessment**

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## Recommendation

1. That Heritage Guelph receive Addendum No.1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive (AECOM, August 2023) for the proposed Guelph Transit and Fleet Services Facility, and
  2. That Heritage Guelph supports the recommendations within Addendum No.1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive (AECOM, August 2023) as presented at their meeting of November 13, 2023.
  3. That comments made by Heritage Guelph regarding the proposed Guelph Transit and Fleet Services Facility development which relate to heritage conservation can be included in staff’s comments during the Site Plan Review process.
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## Executive Summary

### Purpose of Report

To provide Heritage Guelph with a summary of an Addendum made to AECOM’s Cultural Heritage Resource Impact Assessment (CHRIA) for 80 and 110 Dunlop Drive which recommends that the proposed Guelph Transit and Fleet Services Facility draft site plan meets the recommendations developed in the CHRIA.

### Key Findings

The impact assessment undertaken for the CHRIA Addendum shows none of the identified heritage attributes outlined in the CHRIA or the Ontario Reformatory HCD Study of the quarry site will be adversely impacted.

The site plan avoids the 25m protective buffer zone around the quarry established by the CHRIA. The proposed development within the portion of 80 Dunlop Drive that is inside the HCD boundary only includes surface level features that should retain the naturalized setting adjacent to quarry site.

Therefore, it can be concluded that the proposed development will not have any direct or indirect adverse impacts on the cultural heritage value of the quarry site within 80 Dunlop Drive, or any other heritage attribute within the HCD boundary.

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# Report

At their meeting of [February 28, 2022](#), Heritage Guelph carried a [motion](#) to receive AECOM’s presentation of the Cultural Heritage Resource Impact Assessment (CHRIA) for the properties located at 80 and 110 Dunlop Drive, as part of the City Operations Campus Master Plan.

The [CHRIA](#) outlined the significance of the cultural heritage resources located within and adjacent to 80 and 110 Dunlop Drive, and recommended mitigation measures that would minimize adverse impacts to the cultural heritage resources identified in the report. The CHRIA was written to establish an overall approach to the conservation of the properties and identify practical options in sufficient detail to inform decisions in the development of the City Operations Campus Master Plan. In April 2022, AECOM submitted the final *Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive: Guelph City Operations Campus* to the City of Guelph, as part of the City Operations Campus Master Plan study.

Since the completion of the CHRIA, WSP completed the *Ontario Reformatory Heritage Conservation District Study* (February 2023) which includes the limestone quarry identified in the CHRIA within 80 Dunlop Drive associated with the Ontario Reformatory located at 785 York Road. The HCD Study was approved by Council on March 21, 2023.

On June 30, 2023, AECOM, released a draft site plan for the Guelph Transit and Fleet Services Facility located within 80 Dunlop Drive, which includes the Guelph Transit and Fleet Services Facility, the second SWM pond associated with the proposed facility, and a 40-spot surface parking lot which is intended to provide access to the nearby City of Guelph trail system. The proposed 40-spot surface parking lot and SWM pond are located within the OR HCD boundary.

AECOM provided an addendum to the CHRIA (dated August 2023) that will be submitted as part of their application for Site Plan Approval. The CHRIA Addendum focuses exclusively on 80 Dunlop Drive, as the CHRIA did not identify any cultural heritage value or interest associated with 110 Dunlop Drive. The purpose of the Addendum to the CHRIA is to ensure that the proposed Guelph Transit and Fleet Services Facility Site Plan has been developed to meet the recommendations and guidelines developed in the HCD Study and the CHRIA.

The impact assessment undertaken for the Addendum concludes that none of the identified heritage attributes outlined in the CHRIA or the HCD Study of the quarry site will be adversely impacted. The site plan avoids the 25m protective buffer zone around the quarry established by the CHRIA. The proposed development within the portion of 80 Dunlop Drive that is inside the HCD boundary only includes surface level features that should retain the naturalized setting adjacent to quarry site. AECOM concludes in their Addendum that the proposed development will not have any direct or indirect adverse impacts on the cultural heritage value of the quarry site in 80 Dunlop Drive, or the HCD boundary.

Despite there being no anticipated adverse impacts to the portion of 80 Dunlop Drive that is within the HCD boundary the following recommendations are made in the Addendum to ensure the continued conservation of the property during construction of the Fleet Services and Guelph Transit Facility:

1) The Site Plan should identify the area and type of vegetation which will be landscaped surrounding the proposed 40-spot surface parking lot and SWM pond in Lot 4, 80 Dunlop Drive, like those areas identified in Lot 5, using low vegetation to maintain the naturalized character surrounding the cultural heritage landscape of the Ontario Reformatory Quarry; and

2) Construction and staging should be suitably planned and executed to ensure that there are no unforeseen adverse impacts to heritage attributes located within 80 Dunlop Drive within the 25m protective buffer zone, in the HCD boundary. Construction and staging shall remain outside the 25m protective buffer zone, within the Focus Area. The contractor responsible for construction should be informed of the cultural heritage value of this property. Suitable mitigation measures, such as protective fencing, may be necessary.

### **Attachments**


Attachment-1 Addendum No.1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive (AECOM, August 2023)

Attachment-2 Ontario Reformatory Heritage Conservation District boundary

Attachment-3 Proposed Site Plan for Guelph Transit and Fleet Services Facility (from Appendix C, Figure 1 of CHRIA Addendum)

### **Report Author**

Stephen Robinson, Senior Heritage Planner



# Addendum No. 1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive Guelph City Operations Campus

City of Guelph, Ontario

60653073

August 2023

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## Quality Information

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Liam Ryan, MES.  
 Cultural Heritage Planner

**Reviewed by:**

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 Cultural Heritage Specialist, Lead

**Verified by:**

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## Revision History

Rev #	Revision Date	Revised By:	Revision Description
0	August 3, 2023	Liam Ryan	Draft Report

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# Table of Contents

<b>1. Project Update</b> .....	<b>1</b>
1.1 Purpose of this Addendum .....	1
<b>2. Cultural Heritage Value</b> .....	<b>1</b>
<b>3. Proposed Development</b> .....	<b>3</b>
3.1 Lot 5 – Southeastern Section of 80 Dunlop Drive .....	3
3.2 Lot 4 – Southwestern Section of 80 Dunlop Drive .....	3
<b>4. Impact Assessment</b> .....	<b>4</b>
4.1 Impact Assessment – CHRIA .....	4
4.2 Impact Assessment – HCD Study .....	4
<b>5. Conclusions and Recommendations</b> .....	<b>4</b>
<b>6. Sources</b> .....	<b>6</b>

## Appendices

- Appendix A. CHRIA: Statement of Significance and List of Heritage Attributes
- Appendix B. HCD Study: Statement of Cultural Heritage Value or Interest and Heritage Attributes
- Appendix C. Cultural Heritage Screening Maps (Figure 1 and Figure 2)

# 1. Project Update

In April 2022, AECOM submitted the final *Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive: Guelph City Operations Campus* (hereafter, CHRIA; AECOM, 2022) to the City of Guelph, as part of the City Operations Campus Master Plan study. The CHRIA was developed as a support document to the project's Site Plan Application for 80 and 110 Dunlop. The CHRIA outlined the significance of the cultural heritage resources located within and adjacent to 80 and 110 Dunlop Drive, and recommended mitigation measures that minimizes adverse impacts to the cultural heritage resources identified in the report. The CHRIA was written to establish an overall approach to the conservation of the properties and identify practical options in sufficient detail to inform decisions in the development of the City Operations Campus Master Plan.

Since the completion of the CHRIA, WSP completed the *Ontario Reformatory Heritage Conservation District Study* (February 2023) (hereafter, HCD Study) which includes the Limestone Quarry identified in the CHRIA within 80 Dunlop Drive associated with the Ontario Reformatory located at 785 York Road. The HCD Study was approved by Council on March 21, 2023.

In addition, on June 30, 2023, AECOM, released a Site Plan for the Guelph Transit and Fleet Services Facility located within 80 Dunlop Drive, which includes the Guelph Transit and Fleet Services Facility, an Electrical Substation, a 40-spot surface parking lot, two storm water management ponds (hereafter, SWM pond), and several access roads.

## 1.1 Purpose of this Addendum

This Addendum will focus exclusively on 80 Dunlop Drive, as the CHRIA did not identify any cultural heritage value or interest (hereafter, CHVI) associated with 110 Dunlop Drive.

The purpose of this Addendum to the CHRIA is to ensure that the proposed Guelph Transit and Fleet Services Facility Site Plan has been developed to meet the recommendations and guidelines developed in the HCD Study and the CHRIA. If necessary, appropriate mitigation measures will be proposed to address any negative impacts.

The following tasks were undertaken to complete this CHRIA Addendum:

- Provide an update on completion of the HCD Study (append its Statement of Cultural Heritage Value or Interest and heritage attributes) and provide comments on the existing CHRIA to identify any change in respect to the CHVI of 80 Dunlop Drive;
- Review and describe the proposed development in the Focus Area for 80 Dunlop Drive;
- Complete an impact assessment against the CHRIA (including its Statement of Significance) and the HCD Study to assess the impacts of the proposed development in 80 Dunlop Drive within the HCD boundary (SWM pond and parking lot); and
- If necessary, provide mitigation options or measures to minimize or eliminate any adverse impacts to the CHVI of the quarry site.

## 2. Cultural Heritage Value

The CHRIA determined that 80 Dunlop Drive possesses local cultural heritage value or interest under the criteria of Ontario Regulation 9/06 of Part IV of the *Ontario Heritage Act*. The identified heritage attributes located within 80 Dunlop Drive include the former Ontario Reformatory [Limestone] Quarry, also referred to as "The Rocks" and its associated attributes including the three quarried cliff faces, the flat form bottoms of extraction sites, the

remnants of a narrow-gauge railway (spur line), the timber retaining wall, and the foundation of the stone crusher (see **Appendix A** for full statement). In addition to the identified heritage attributes, the CHRIA identified four significant views within 80 Dunlop Drive. These views include the view of the Eramosa River from the top of the hill, views of the extraction sites with exposed cliff face and flat-form bottom, the view from the top of the cliff face looking over the former locations of the lime plant and stone crusher, and the view from 80 Dunlop Drive towards the Guelph Correctional Centre trestle bridge. The recommendations of the CHRIA included a 25m protective buffer zone on the quarry site, as well as design recommendations for future development. The design recommendations, advise that new development be constructed using high-quality materials, and its size and scale should be limited in relation to the quarry. For structures located below the quarry face, the maximum height should be 2-3 storeys, while those above the quarry face can reach up to 3-6 storeys (AECOM, 2022:74). These guidelines aim to ensure that the new development harmoniously integrates with the surrounding cultural heritage landscape of the quarry site.

The HCD Study boundary comprises of four properties: the entire parcel at 785 York Road, and parts of the parcels at 919 York Road, 80 Dunlop Drive and 328 Victoria Road South. The heritage evaluation in the HCD Study determined that the Ontario Reformatory HCD Study Boundary (hereafter, HCD boundary; **Image 1**, below) exceeds the test of designation as a heritage conservation district under subsection 41 (1) of the Ontario Heritage Act as prescribed by Ontario Regulation 9/06 as 100 percent of the properties within the study area satisfy two or more criteria. The study area also possesses cultural heritage value or interest as it meets at least two or more of the nine criteria prescribed by the Ontario Regulation 9/06 under Part V of the *Ontario Heritage Act* (WSP, 2023:119).

**Image 1: Ontario Reformatory HCD Study Boundary (WSP, 2023)**



Section 9.2 of the HCD Study includes the Statement of Cultural Heritage Value or Interest and a list of heritage attributes for the area within the HCD boundary (see **Appendix B** for full statement). The heritage attributes related to 80 Dunlop Drive pertain to the “The Rocks” and includes the former Reformatory quarry area consisting of three sites and remnant mining infrastructure (WSP, 2023:126). Appendix C in the HCD Study includes a further

breakdown in a table of the quarry's heritage attributes and includes the spur line (CPR), the crusher, Quarry Area 1, Quarry Area No. 2, the concrete base of the stone loader, and Quarry Site No. 3 (WSP, 2023: Appendix C).

On March 21, 2023, the Guelph City Council unanimously approved (1) the recommendations of the HCD Study to proceed with the HCD Plan be approved and (2) the staff be directed to prepare a heritage conservation district plan for the Ontario Reformatory District area in accordance with the *Ontario Heritage Act*.

To summarize, the CHRIA and the HCD Study reached consistent conclusions regarding the cultural heritage value of 80 Dunlop Drive. No new heritage attributes for quarry site in 80 Dunlop Drive were identified in the HCD Study. Therefore, the Cultural Heritage Evaluation and Draft Statement of Significance found within the CHRIA can remain unchanged.

### 3. Proposed Development

**Appendix C, Figure 1** shows the Focus Area that was developed for the Master Plan. The Focus Area was developed through an assessment of site constraints and identifies where development may occur within the Master Plan study area. It shows that the Focus Area did not include land within the 25m projective buffer zone determined in the CHRIA. The Site Plan is located within the Focus Area which proposes the construction of a Guelph Transit and Fleet Services Facility, an Electrical Substation, a 40-spot parking lot, two distinct SWM ponds, and several access roads (**Appendix C, Figure 2**).

The Focus Area is largely located within Lot 5, the southeastern section of the 80 Dunlop Drive at the corner of Stone Road East and Watson Parkway South, with only a 40-spot surface parking lot and a storm SWM pond being located within Lot 4, the southwestern section of the 80 Dunlop Drive (**Appendix C, Figure 2**).

#### 3.1 Lot 5 – Southeastern Section of 80 Dunlop Drive

The primary structure proposed within the south section of Lot 5 is the Guelph Transit and Fleet Services Facility, which occupies a footprint<sup>1</sup> of 43,656m<sup>2</sup>. The facility is planned to have a top floor finished floor elevation of 340.50m and a bottom floor finished floor elevation of 320.50m. The transit garage and fleet maintenance areas of the facility, which comprise the majority of the facility ground floor area, are one storey in height. Smaller administrative areas of the building are three storeys in height however since the building is nestled into the grade of the landscape only two storeys exist above grade. In close proximity to the facility, there are additional features including a 3-stream garbage loading area, repair vehicle storage, and a sanitary pumping station. To the east of the facility is one of the two proposed SWM ponds. To the west of the facility is the electrical substation.

Surrounding the Guelph Transit and Fleet Services Facility there are asphalt access roadways and concrete pedestrian walkways that provide entry and exit points to the facility.

#### 3.2 Lot 4 – Southwestern Section of 80 Dunlop Drive

There are two proposed features within the south section of Lot 4 including the second SWM pond associated with the proposed facility, and a 40-spot surface parking lot which is intended to provide access to the nearby City of Guelph trail system. The proposed 40-spot surface parking lot and SWM pond are located within the HCD boundary that was identified within the HCD Study (**Image 1**).

An asphalt access roadway provides entry and exit points to the 40-spot surface parking lot.

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<sup>1</sup> Area is based on June 30, 2023 Master Plan Concept and is subject to change during detailed design

## 4. Impact Assessment

### 4.1 Impact Assessment – CHRIA

Based on a review of the Site Plan for the Guelph Transit and Fleet Services Facility, a review of the Statement of Significance and the heritage attributes developed for the CHRIA, it is determined that the proposed development in the Focus Area at 80 Dunlop Drive will not adversely impact the cultural heritage value or interest of the property (**Appendix C, Figure 2**). The development will primarily be situated in the southeastern section of the property (Lot 5), with only a 40-spot surface parking lot and a SWM pond located in the southwestern section (Lot 4). No direct adverse impacts are anticipated based on the current Site Plan as the impacts are located beyond (adjacent to) the 25m protective buffer zone of the quarry site which serves to safeguard the conservation and protection of the cultural heritage value and heritage attributes of the cultural heritage landscape of the Ontario Reformatory Quarry (found within Lot 4).

Furthermore, it is important to note that none of the proposed structures to be constructed in Lot 5 will have any impact on the heritage attributes identified in the CHRIA. The development of the Site Plan for the Fleet Services and Guelph Transit Facility is in full compliance with the recommendations of the CHRIA. The Site Plan adheres to the 25m protective buffer zone and follows the recommendation to limit the height of all structures built below the quarry face to a maximum of 3 storeys. This adherence ensures that the new construction remains subordinate to and compatible with the cultural heritage landscape of the Ontario Reformatory Quarry.

### 4.2 Impact Assessment – HCD Study

Based on a review of the Site Plan (dated June 30, 2023) for the Fleet Services and Guelph Transit Facility and a review of the HCD boundary, it is determined that the proposed development and the Focus Area at 80 Dunlop Drive will not adversely impact the cultural heritage value or interest of the property. The development will primarily be situated in the southeastern section of the property (Lot 5), with only a 40-spot surface parking lot and a SWM pond located in the HCD boundary (Lot 4, 80 Dunlop Drive).

Although the potential development and Focus Area within HCD boundary are in proximity to the heritage attributes of “The Rocks” quarries identified within the HCD Study in 80 Dunlop Drive, no direct adverse impacts are anticipated based on the current Site Plan (June 30, 2023) since the parking lot and SWM pond are beyond the 25m protective buffer zone of the CHRIA (which encompass the heritage attributes identified within the HCD Study). The proposed development within the HCD boundary of 80 Dunlop are surface level features which will not visually dominate the landscape between the quarry faces and Stone Road East. Communication with AECOM’s design team for the Site Plan indicates that landscaping will largely surround the new parking lot and SWP pond which will retain the naturalized setting adjacent to the quarry site. Therefore, it can be concluded that the proposed development will not have any direct or indirect adverse impacts on the cultural heritage value of the Ontario Reformatory quarry site within the HCD boundary. Furthermore, it is important to note that the proposed structures to be constructed in Lot 5 as shown on the current Site Plan (June 30, 2023), outside the HCD boundary will not have any impact on the heritage attributes identified in the HCD boundary.

## 5. Conclusions and Recommendations

Given the consistent conclusions reached by both the CHRIA and the HCD Study regarding the cultural heritage value of 80 Dunlop Drive, the Statement of Significance found within the CHRIA can remain unchanged.

The impact assessment undertaken for this Addendum shows while the proposed development is anticipated to directly impact 80 Dunlop Drive, which contains the former Ontario Reformatory Quarry (‘The Rocks’), none of the

identified heritage attributes outlined in the CHRIA or the HCD Study of the quarry site will be adversely impacted. The Site Plan will avoid the 25m protective buffer zone. The proposed developed within the HCD boundary of 80 Dunlop Drive will only include surface level features that should retain the naturalized setting adjacent to quarry site. Therefore, it can be concluded that the proposed development will not have any direct or indirect adverse impacts on the cultural heritage value of the quarry site in 80 Dunlop Drive, or the HCD boundary.

Despite there being no anticipated adverse impacts to 80 Dunlop Drive, the following recommendations are made to ensure the continued conservation of the property during construction of the Fleet Services and Guelph Transit Facility:

- 1) The Site Plan should identify the area and type of vegetation which will be landscaped surrounding the proposed 40-spot surface parking lot and SWM pond in Lot 4, 80 Dunlop Drive, like those areas identified in Lot 5, using low vegetation to maintain the naturalized character surrounding the cultural heritage landscape of the Ontario Reformatory Quarry; and
- 2) Construction and staging should be suitably planned and executed to ensure that there are no unforeseen adverse impacts to heritage attributes located within 80 Dunlop Drive within the 25m protective buffer zone, in the HCD boundary. Construction and staging shall remain outside the 25m protective buffer zone, within the Focus Area. The contractor responsible for construction should be informed of the cultural heritage value of this property. Suitable mitigation measures, such as protective fencing, may be necessary.

## 6. Sources

### AECOM

- 2022 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive, Guelph City Operations Campus. On file with AECOM.

### AECOM and gh3\*

- 2023 Application for Site Plan Approval. Architectural Drawings (dated June 30, 2023). Draft on file at AECOM.

### WSP

- 2023 Ontario Reformatory Heritage Conservation District Study. Accessed online at: <https://guelph.ca/wp-content/uploads/Ontario-Reformatory-HCD-Study-Report-Final-Feb-17-2023-AODA-Compliant.pdf>

# **Appendix A: CHRIA: Statement of Significance and List of Heritage Attributes**



# Draft Statement of Significance

Based on the background research, including a historical overview of the property, the field review, and application of Ontario Regulation 9/06 and Ontario Regulation 10/06 completed as part of this Cultural Heritage Resource Impact Assessment, the following Statement of Significance has been drafted:

**Name:** Ontario Reformatory Quarry

**Alternative Name:** "The Rocks"

## Description of the Property

During its operating days, the limestone quarry within 80 Dunlop Drive in the City of Guelph was commonly known as "The Rocks" in the 19<sup>th</sup> century, and the Ontario Reformatory Quarry in the 20<sup>th</sup> century. The quarry site is a cultural heritage landscape that includes extraction sites and structural remnants of the former quarry operation.

## Draft Statement of Significance

80 Dunlop Drive is significant for its design, historical and contextual value.

80 Dunlop Drive is an early example of a 19<sup>th</sup> century industrial site and a representative and well-preserved cultural heritage landscape. The limestone quarry within 80 Dunlop Drive represents one of the most important industries in Guelph's past. The property contains a limestone quarry, commonly referred as the Ontario Reformatory Quarry. The quarry includes three main extraction sites, the remnants of the stone crusher, the remnants of a narrow-gauge railway, and other features which represent an important period in Guelph's industrial heritage and its contribution to the collection of limestone buildings and structures constructed in the 19<sup>th</sup> and 20<sup>th</sup> century. The quarry was in operation for around 100 years from approximately as early as the 1830s until approximately the 1930s or 1940s.

In general, limestone quarries contributed to Guelph's architectural, industrial and natural heritage. The quarry owners, architects, stonemasons, and stone cutters left a legacy preserved in Guelph's architectural heritage, as well as in the remnants of the quarries themselves. Today, the quarry within 80 Dunlop Drive represents one of the last remaining examples of a quarry site related to Guelph's 19<sup>th</sup> century limestone industry.

80 Dunlop Drive has a direct historical association with David Allan, an architect and early entrepreneur in Guelph. During the 19<sup>th</sup> century, Lots 3, 4, and 5, Concession I-C which included 80 Dunlop Drive, was owned by William Allan and later, his son David. William arrived at Guelph in 1832 and purchased a waterpower and grist mill on the Speed River, now called Allan's Mill. Aside from the mill operations with his father, David demonstrated a keen interest in limestone architecture, and his work as an architect contributed to the collection of limestone buildings and structures in Guelph that were built in the 19<sup>th</sup> century. Allan learned from David Bryce, a prominent architect of the Scottish baronial style. Baronial style buildings were typically constructed of stone. In the 19<sup>th</sup> century, the Allan family owned the quarry within 80 Dunlop Drive that was surveyed in 1861 as "The Rocks". Allan's journals from the mid-19<sup>th</sup> century reference "The Rocks" as the family was using the land for timber and stone extraction. In 1869, the journals directly connect the reconstruction of Allan's dam to the quarry as providing timber and stone from 80 Dunlop Drive. Although Allan is not listed on the City Directories as a commercial quarrier, it is most likely he used the limestone he owned to construct other local buildings, including the alterations and a new mill building at Allan's Mill in the 1860s. David is one of the earliest settlers in the Guelph area to use local limestone to build structures.

80 Dunlop Drive also has a direct historical association with the former Ontario Reformatory now located at 785 York Road. In 1909, land, including Lots 3, 4, and 5, Concession I-C which included 80 Dunlop Drive, was purchased by the Province of Ontario for a prison site, commonly referred to as the Ontario Reformatory, later the Guelph Correctional Centre. In 1909, the Province of Ontario hired well-known architect John M. Lyle to design the buildings at the Ontario Reformatory. The vision for the prison followed W.J. Hanna's reform theories of moving from incarceration as a form of punishment toward the use of productive work and training as a means of rehabilitating inmates and giving them employable skills for life on the outside. In 1910, the site for the prison was cleared in order to build roads and over a mile of narrow-gauge railway for a light locomotive to transport stone from the quarry within 80 Dunlop Drive to a lime kiln. Being that the quarry, formally known as "The Rocks", was located on the Ontario Reformatory lands, it provided much of the stone for the prison and surrounding area. In 1910, a lime kiln and stone crusher were built in the vicinity of "The Rocks" in order to make the Ontario Reformatory Quarry operational. "The Rocks" became known as the Ontario Reformatory Quarry. It provided the materials for extensive landscaping features, including stone walls, terraced gardens, gateways and bridges. These features are still present within the Ontario Reformatory grounds. At the height of the Ontario Reformatory Quarry's production, between 50 to 80 inmates were employed.

In 1921, the Ontario Reformatory Quarry reopened following temporary conversion to a WWI convalescent hospital. Operations resumed, shipping crushed stone for use on Provincial Highways.

Contextually, the quarry is a landform that was modified by humans located along the Canadian Pacific Railway, the Eramosa River and adjacent to the Ontario Reformatory. Although largely hidden from view as a result of overgrown foliage, the quarry defines the character of the area. Much of the remaining limestone structures within surrounding properties can be attributed to the quarry operations within 80 Dunlop Drive.

## Heritage Attributes

Key physical elements that define the site's industrial character include:

- Quarried cliff faces and flat-form bottoms of the extraction sites
- Remnants of a narrow-gauge railway
- Timber retaining wall
- Foundation of the stone crusher

Key significant views include:

- View of the Eramosa River from the top of the hill
- Views of the extraction sites with exposed cliff face and flat-form bottom
- View from the top of the cliff face looking over the former locations of the lime plant and stone crusher
- View from 80 Dunlop Drive towards the Guelph Correctional Centre trestle bridge

## **Appendix B: HCD Study: Statement of Cultural Heritage Value or Interest and Heritage Attributes**

Criteria	Rationale
	<p>footprint and provide for adaptive re-use of the historic reformatory complex.</p> <p>The Ontario Reformatory property was also identified in the City of Guelph’s Cultural Heritage Action Plan as a high-priority area that warrants review to ensure that cultural heritage resources within the lands are appropriately conserved.</p>

Following completion of an historical and character analysis, as well as public consultation, it has been determined that the Study Area boundary is not recommended as the Ontario Reformatory HCD boundary. Rather, a refined boundary is proposed and supported by the categories described in Table 4 above (see the Proposed HCD Boundary illustrated on Figure 17 in Appendix E). It is therefore recommended that the refined boundary is carried forward to become the Ontario Reformatory HCD boundary.

## 9.2 Statement of Cultural Heritage Value or Interest

The proposed Ontario Reformatory Heritage Conservation District (HCD) contains four properties: one entire parcel (785 York Road) and parts of three parcels (919 York Road, 80 Dunlop Drive, and 328 Victoria Road South). The district is located within a generally rectangular boundary bordered by York Road to the northwest, Watson Parkway South to the northeast, Stone Road East to the southeast, and the east side of the Guelph Junction Railway to the southwest. As the Ontario Reformatory property at 785 York Road has already been designated under section 29, Part IV of the Ontario Heritage Act and is recognized as containing a Provincially significant cultural heritage landscape, some heritage attributes have been adapted from Statements of Cultural Heritage Value or Interest outlined in previous designation documents.

### Design or Physical Value

**The proposed Ontario Reformatory HCD has design or physical value as a unique example of an institutional landscape dating from the early twentieth century. A complex interplay between the landscape and built heritage resources contribute to the cultural heritage value of the area.**

Central to the design value of the site is the collection of buildings created for the Ontario Reformatory, located in the north half of the proposed district. Many of the older buildings are currently designated under section 29, Part IV of the Ontario Heritage Act and others listed as non-designated properties under section 27 of the Act. The site is also recognized as containing a Provincially significant cultural heritage landscape. The main buildings consist of Willowbank Hall (the Engineer’s residence); the Superintendent’s Residence; a two-and-a-half storey Beaux-Arts style Administration building; two three-storey cell blocks; three three-storey dormitories; a tower corridor; a



large dining hall; a large three-storey, concrete and stone industrial workshop within a grouping of industrial buildings (including the Powerhouse building); and a greenhouse complex. The buildings are varied but include limestone, concrete, steel, red brick and corrugated metal. Much of the stone used in the buildings and landscape features was quarried from within the proposed Ontario Reformatory HCD boundary.

The Matthews farmhouse, located at 919 York Road, supports the character of the area through its design and materials. The building consists of a single-storey stone farmhouse with a hipped roof, constructed about 1860. A stone gate feature provides entry to the property along a lane that enters from York Road. The prevalence of stone in many of the structures, and the connection to the quarries located within the proposed Ontario Reformatory HCD boundary, underscores the importance of the material in supporting the character of the area.

Several early twentieth-century bridges are located within the proposed Ontario Reformatory HCD boundary, including a wood trestle rail bridge crossing the Eramosa River and leading to the Ontario Reformatory property, and a concrete bowstring arch bridge (McQuillan's bridge) located over the Eramosa River beside Stone Road East. These structures are monuments to the importance of transportation connections to the Ontario Reformatory and also reflect the period of the institution's inception.

Landscape features also contribute substantially to the design or physical value of the proposed Ontario Reformatory HCD. The landscape that fronts York Road is ornamental in nature and extends from the road right-of-way to the complex of buildings that formed the nucleus of the Ontario Reformatory site. The landscape is gently sloping and rises up to the centre of the property, featuring human-made ponds and watercourses as well as a designed landscape that includes lawns, trees, gardens, and stone walls.

### **Historical or Associative Value**

**The proposed Ontario Reformatory HCD possesses cultural heritage value or interest due to its association with the Ontario Reformatory, the foundation of which has influenced many of the built heritage resources and cultural heritage landscape features within the district boundary.**

The Ontario Reformatory remains one of Canada's largest and most intact examples of a correctional institution. Designed to reflect late-nineteenth and early twentieth-century concepts of penal reform, the Ontario Reformatory's design was meant to embody the philosophy of rehabilitation rather than incarceration. The design is also strongly associated with John Lyle, one of Canada's premier architects known for his Beaux-Arts style.

The concept of reform extended to the landscape elements that continue to define the proposed Ontario Reformatory HCD. These include the organization of areas for farming, industry, and recreation. Many of the individual landscape elements (such as built structures and ponds) were constructed through prison labour, a practice drawn from the theory that outdoor work, such as agriculture and industry, would have a positive effect on inmates' behaviour while also providing marketable products that could help financially sustain the facility.

To the south of the Ontario Reformatory building complex is an area referred to historically as “The Rocks” quarries used for material extraction prior to the twentieth century, a practice that continued through the use of inmate labour. The Rocks was used for more than industry, providing Victorian and Edwardian-era residents of Guelph and beyond with a location for recreational activities such as picnics, boating, and camping. These activities centred around enjoyment of the natural and designed landscape, activities still practiced within the proposed Ontario Reformatory HCD.

### **Contextual Value**

**The proposed Ontario Reformatory HCD has cultural heritage value or interest because it is a local and Provincial landmark.**

The properties within the proposed HCD boundary have contextual value as their heritage attributes are important in defining, maintaining and supporting the extant character of the former Ontario Reformatory. The proposed HCD area contains heritage attributes that are physically, functionally, visually and historically linked to each other and to their surroundings. The Ontario Reformatory is a landmark in Guelph as a former institution of Provincial significance as well as a natural sanctuary. Public engagement with individuals and groups within Guelph and the broader region demonstrate a deep connection with the proposed Ontario Reformatory HCD, some using it as a focal point for milestones in their lives.

### **Heritage Attributes**

Heritage attributes that support the cultural heritage value or interest of the Ontario Reformatory HCD include, but may not be limited to, the list below. This list should be read in concert with the more detailed inventory and description of heritage attributes included in the second list in the Property Information Database in Appendix C and illustrated on Figures 11 to 16 in Appendix D.

#### **Ontario Reformatory HCD area:**

- Organization of the area as a whole into a hierarchy of spaces and functional uses;
- Location of the main Reformatory complex at the top of a hill with open areas and clear sight lines;
- Clustered thematic uses;
- Interconnected historic buildings;
- Functional qualities of the HCD area that are associated with the prison use including the placement of the Administration Building and an internal loop system of basement level and above-ground passages between buildings providing alternative access and observation points for staff;
- Quadrangle arrangement of the main structures resembling an educational institution;

- Beaux-Arts design attributed to architect John M. Lyle and the City Beautiful movement;
- Residential appearance of Willowbank Hall (formerly the Engineer's Residence) and the Superintendent's Residence (formerly the Ontario Board of Parole building);
- Public and internal road and trail patterns within the HCD boundary;
- Ornamental landscape features including the stone walls, fences, stairs, gates, terraced gardens, gate posts, and bridges;
- Mature tree plantings;
- Ponds and watercourses; and
- Reformatory wood trestle railway bridge over the Eramosa River.

#### **919 York Road (Matthews farmhouse):**

- Single-storey stone residence with hipped roof;
- Stone shed outbuilding; and
- Stone gate on York Road leading to Matthews farmhouse and the original north access road to the Reformatory buildings.

#### **The Rocks:**

- Former Reformatory quarry area (now part of 80 Dunlop Drive) consisting of three sites and remnant mining infrastructure.

#### **McQuillan's Bridge**

- Single-span concrete bowstring arch bridge carrying a footpath over the Eramosa River; and
- "1916" date stamp located on the cross brace.

## **9.3 Identified Issues and Challenges**

Some issues and challenges related to the designation of the Ontario Reformatory HCD were identified over the course of the project:

- As of January 7, 2023, O. Reg. 9/06 was replaced by the new O. Reg. 569/22: Criteria for Determining Cultural Heritage Value or Interest brought into full force by subsection 5 (1) of Schedule 6 to the More Homes Built Faster Act, 2022. O. Reg. 569/22 now requires that an area of a municipality may be designated through a by-law as a heritage conservation district under subsection 41 (1) of the Ontario Heritage Act if at least 25 per cent of the properties within the defined area satisfy two or more of the nine criteria prescribed by the new regulation. Results of an evaluation in Section 7 indicate the Ontario



Ontario Reformatory HCD Property Information Database				
Cultural Heritage Attributes				
Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
1	Concrete and stone weir	Built Heritage Resource	No Protection	
2	Open meadow/swamp area	Landform/Topography	No Protection	Park is an open meadow swamp area. Small bridge path over creek into large pond. Native plantings.
3	Path along road and water feature	Drives, Trails and Paths	No Protection	Streaming water feature, small rock waterfall, pathway, tree line.
4	Limestone pillars of fence	Gates & Fences	No Protection	
5	Fieldstone weir	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation
6	Large pond (north)	Water Bodies	Part IV	Former trout pond. Referenced in 785 York Road Part IV designation.
7	Causeway	Landform/Topography	No Protection	Narrow area between two water bodies. Open views.
8	Large pond (south)	Water Bodies	Part IV	Former trout pond. Referenced in 785 York Road Part IV designation.
9	Fieldstone weir	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
10	Fieldstone weir and culvert	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
11	Fieldstone weir	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
12	Wing wall with sentinel (west)	Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
13	Wing wall with sentinel (east)	Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
14	Gateway entry - Stone wall	Gates & Fences	Part IV	Field stone wall leading into entry with bridge over stream. The stone wall is newer surrounded by evergreen vegetation with a delineated tree line vantage point that leads up the paved pathway. The stream buffers the stonewall. Referenced in 785 York Road Part IV designation.
15	Main entrance road bridge	Built Heritage Resource	Part IV	York Road entrance bridge. Referenced in 785 York Road Part IV designation.
16	Stone weir (riffle)	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
17	Stone steps	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
18	Fieldstone weir with cut stone terrace wall	Built Heritage Resource/Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
19	Stone entrance sign	Landmark Feature/ Focal Point	No Protection	
20	West field wall (ashlar)	Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
21	Curving main entrance road lined with mature trees	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
22	Start of west fieldstone wall	Site Walls	Part IV	Historical wall with distinctive tree line running along its entirety. It is an entry vantage point with views to an open field and lawn beyond the stonewall and pathways leading in many directions. The wall curves along the landscape with a 15 foot offset from the path to the wall. There is a distinctive tree line between with perennials and some larger shrubs. Referenced in 785 York Road Part IV designation.
23	Open vantage point	Vantage Point	No Protection	View to the large pond when looking to the right side of the path. The left side of the path is an open field. A variety of trees are visible but the view is open to the pond.
24	West gate to north field	Gates & Fences	Part IV	Gate constructed of fieldstone and sentinel stones. Referenced in 785 York Road Part IV designation.
25	End of entry stonewall	Site Walls	Part IV	End of stonewall leads into large open meadow just before a small bridge crossover wall starts to run into the meadow area. A large opening into the meadow has tire tracks and a walking path. Referenced in 785 York Road Part IV designation.

Ontario Reformatory HCD Property Information Database				
Cultural Heritage Attributes				
Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
26	Small pond	Water Bodies	Part IV	Referenced in 785 York Road Part IV designation.
27	Concrete bridge over water - Culvert Area	Built Heritage Resource	Part IV	Arts and Crafts style bridge over flowing water in the culverted area. Generally calm water body with streaming water going through a dam and under the bridge leading into another water body. A number of cedar shrub plantings, cedar trees and dogwood, and some dead brush along the stream, narrowing focal points on either side of the bridge. Referenced in 785 York Road Part IV designation.
28	Start of wall #2 fieldstone	Site Walls	Part IV	Pathway leading beside the fieldstone wall aligns with main pathways and trees aligned in rows moving up the large pathed walkway. On the opposite side of the pathed walkway is a smaller stone wall that looks to be buried into the side of a small hill embankment along the waterbody. Referenced in 785 York Road Part IV designation.
29	Path through water bodies	Drives, Trails and Paths	Part IV	There is a break in the stone wall looking out to the large ponds. A small bridge crosses the small canal. Evergreens are located along the large pond. Referenced in 785 York Road Part IV designation.
30	Small pond	Water Bodies	Part IV	Referenced in 785 York Road Part IV designation.
31	Arched, stone foot bridge	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
32	Overlooking pond	Vantage Point	No Protection	Open path and water. Path is between the large ponds.
33	Concrete pumping chamber at large pond	Built Heritage Resource	No Protection	
34	Path Fork and Building Views	Drives, Trails and Paths	No Protection	There is a fork in the pathway with one side closed by cinder blocks. The paved walkway open to the left has large fieldstones leading to a view at the open hilltop with buildings. Large trees spaced about 20 feet apart lead up the hill and provoke a sense of entry.
35	Stone retaining wall meets fieldstone wall	Site Walls	Part IV	A small retaining wall meets the fieldstone wall and leads to a lawn path and branches off the newer paved path. Referenced in 785 York Road Part IV designation.
36	Distinctive tree line	Distinctive Trees	Part IV	Unique tree line encircles the open lawn space in a circle. Referenced in 785 York Road Part IV designation.
37	Land change - stone retaining walls	Landform/Topography/ Site Walls	Part IV	A change in grade is notable near the stone retaining walls with steps and cultivated gardens. There is a meadow to stone field wall to lawn path, following from the first linear stone wall that curves around the path to the second open lawn space and then into another linear retaining wall. Referenced in 785 York Road Part IV designation.
38	Historical dwelling with open lawn space and stone wall running adjacent to dwelling	Landform/Topography/ Site Walls	Part IV	Shrubs and feature trees in this location. Referenced in 785 York Road Part IV designation.
39	Confluence of creek and intermittent stream	Water Bodies	No Protection	
40	Fieldstone weir and steps	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
41	Curved, cut stone terrace wall	Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
42	Fieldstone weir	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
43	Fieldstone weir beside gabion basket	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
44	Fieldstone weir	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
45	Tree row	Distinctive Trees	Part IV	Tree row between the meadowed area feels like rolling meadow hills. Referenced in 785 York Road Part IV designation.
46	Large boulder	Natural Heritage Resource	No Protection	
47	Fieldstone steps	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.

## Ontario Reformatory HCD Property Information Database

### Cultural Heritage Attributes

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
48	Fieldstone weir with clay pipes	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
49	Fieldstone steps with weir and sentinel stones	Drives, Trails and Paths/Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
50	North entrance gate (stone)	Gates & Fences	Listed (included in Notice of Intention to Designate 919 York Road)	Referenced in 785 York Road Part IV designation.
51	North access road	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
52	Stone terrace wall	Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
53	Farmhouse laneway	Drives, Trails and Paths	Listed (included in Notice of Intention to Designate 919 York Road)	Referenced in 785 York Road Part IV designation.
54	North field wall opening into meadow	Site Walls	Part IV	Opening in wall of fieldstone and sentinel stones. The wall is buried into the hillside formation along the meadow. At the break in the wall, a new wall starts and is above grade. Referenced in 785 York Road Part IV designation.
55	East gate to north field	Gates & Fences	Part IV	Open gate (constructed of fieldstone and sentinel stones) along the path. Looking into meadow and Reformatory buildings beyond. Referenced in 785 York Road Part IV designation.
56	Stone wall leading into meadow	Site Walls	Part IV	Stone wall with large distinctive trees leading up and around. Open meadow beyond the field stone wall. Distinctive like the walls seen at the entry of the site. Lots of foot paths branching off. Appears to be an old vehicle trail. Referenced in 785 York Road Part IV designation.
57	Marsh/meadow path	Landform/Topography	No Protection	The footpath appears to be well used and surrounded by patches of shrubs and trees. The Reformatory buildings can be seen. May be a historic path.
58	Swamp/marsh area	Landform/Topography	No Protection	Swamp/marsh area at forked pathway outside of the gated Reformatory. Features native shrubs and vegetation.
59	Agricultural View	Vantage Point	No Protection	Feels like an agricultural path behind a farm field, secluded by layers of different types of vegetation. Features a cedar hedge then a swamp culvert, a path and small shrub line and finally a gated area.
60	Forked foot path	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
61	Start of footpath along marsh	Drives, Trails and Paths	No Protection	Footpath branching off of the Reformatory gated area. The fencing is high and inside appears to be a mowed lawn.
62	Reformatory hillside	Landform/Topography	Part IV	The Reformatory can be seen rising up the hillside, following the tree row up the hill. The vantage point beyond features the swamp/marsh area. Small footpaths are located in view. Referenced in 785 York Road Part IV designation.
63	Former roadway	Drives, Trails and Paths	Part IV	Open vantage point to an unpaved road with tire marks and trees along one side and a stone wall on the other with an open meadow beyond. The roadway is located just outside of the Reformatory complex of buildings. Referenced in 785 York Road Part IV designation.

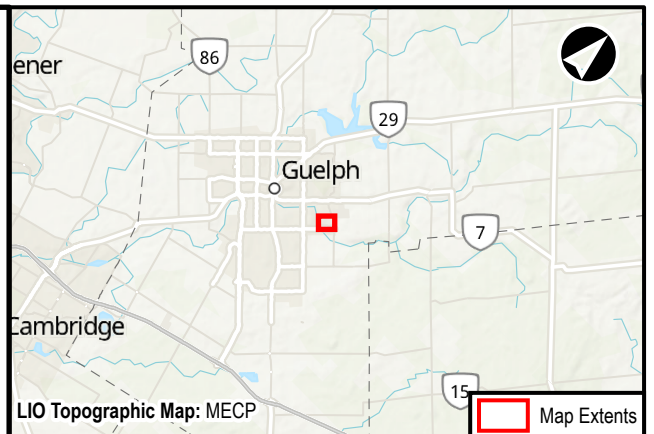
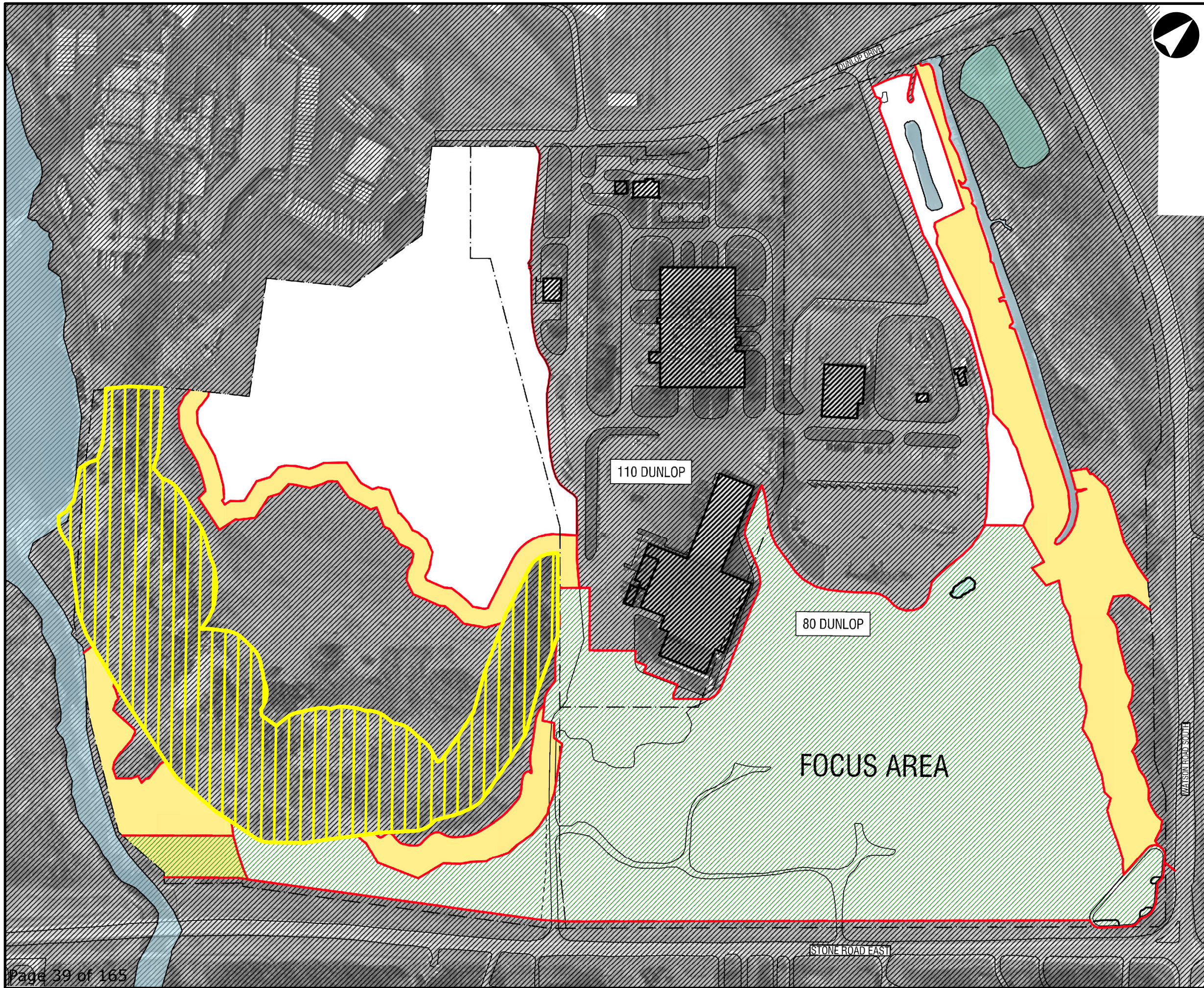
Ontario Reformatory HCD Property Information Database				
Cultural Heritage Attributes				
Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
64	Small pond	Water Bodies	Part IV	Referenced in 785 York Road Part IV designation.
65	Entry to Reformatory buildings	Vantage Point	Part IV	The entry to the Reformatory is grand and distinct with an entry roundabout with branching drive paths paved on either side of the Administration Building. There is more tree build-up than open lawn space. Referenced in 785 York Road Part IV designation.
66	Circular termination of entrance road at Administration Building	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
67	Area approaching Administration Building	Vantage Point	Part IV	Contains a number of monumental features. The landscape wraps around the Administration Building with lawn and healthy tree vegetation, as well as defining shrubs, flagpoles and a garden bed before the entrance. Gated areas around the building are inaccessible. Overgrown paved areas, likely once parking lots, flank the building. Light poles are placed along the path and around the building. Referenced in 785 York Road Part IV designation.
68	Gated entry	Gates & Fences	Part IV	Distinctive stone pillars with chain-link fencing coming up to either side but not attached. Trees leading into the entry on both sides. Referenced in 785 York Road Part IV designation.
69	Pedestrian path - unpaved to large pond	Drives, Trails and Paths	Part IV	Well-used, unpaved pedestrian-made path with segments of tree types along the top of the hill and along the bottom. Can see glimpses of the south large pond through the trees. Referenced in 785 York Road Part IV designation.
70	Entry to gated area	Gates & Fences	No Protection	This area features a distinctive tree row along the top of the bank, then open lawn with distinctive mature trees carried through the path and site. The area is not accessible by vehicles. The gated area contains abandoned historical buildings and a parking lot to the right. Views to the open meadow area can be seen from here.
71	Spur Line (CPR)	Drives, Trails and Paths	No Protection	
72	Crusher	Built Heritage Resource	No Protection	Remnants
73	Quarry Area No. 1	Landform/Topography	Listed	
74	Lime plant	Built Heritage Resource	No Protection	Remnants
75	Quarry Area No. 2	Landform/Topography	Listed	
76	Concrete base of stone loader	Built Heritage Resource	No Protection	Remnants
77	Quarry Site No. 3	Landform/Topography	Listed	
78	Timber retaining wall	Site Walls	No Protection	
79	Main Corridor	Built Heritage Resource	Part IV	Main Corridor is comprised of the Corridor (B13421); Tower & Main Corridor (B13431); K Corridor (B13437).
80	Administration Building	Built Heritage Resource	Part IV	IO Building number is B13430
81	B Cells	Built Heritage Resource	Part IV	IO Building number is B13432
82	B Dormitory	Built Heritage Resource	Part IV	IO Building number is B13433
83	C Cells	Built Heritage Resource	Part IV	IO Building number is B13434
84	C Dormitory	Built Heritage Resource	Part IV	IO Building number is B13435
85	D Cells	Built Heritage Resource	No Protection	IO Building number is B13436
86	Staff Dining Hall	Built Heritage Resource	No Protection	IO Building number is B13438
87	Assessment Centre Corridor	Built Heritage Resource	No Protection	IO Building number is B13439
88	Assessment Centre	Built Heritage Resource	No Protection	IO Building number is B13440
89	Library & Canteen	Built Heritage Resource	Part IV	IO Building number is B13441
90	Large Dining Hall	Built Heritage Resource	Part IV	IO Building number is B13442
91	Kitchen	Built Heritage Resource	No Protection	IO Building number is B13443
92	Clothing Dispensary	Built Heritage Resource	No Protection	IO Building number is B13444
93	Assembly Hall	Built Heritage Resource	No Protection	IO Building number is B13445
94	Recreation Hall (Gym)	Built Heritage Resource	No Protection	IO Building number is B13446
95	Chapel	Built Heritage Resource	Listed	IO Building number is B13447
96	Services Tunnel	Built Heritage Resource	Listed	IO Building number is B13448

## Ontario Reformatory HCD Property Information Database

### Cultural Heritage Attributes

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
97	Woolen Mill Building	Built Heritage Resource	Listed	IO Building number is B13449
98	Machine Shop Building	Built Heritage Resource	Part IV	IO Building number is B13450
99	Powerhouse & Chimney Stack	Built Heritage Resource	Listed	IO Building number is B13451
100	Cannery Storage	Built Heritage Resource	No Protection	IO Building number is B13454
101	Wood Kiln Building	Built Heritage Resource	Listed	IO Building number is B13455
102	Planing Mill & Stores	Built Heritage Resource	Listed	IO Building number is B13456
103	Oil & Cement Shed	Built Heritage Resource	No Protection	IO Building number is B13457
104	Stores Building	Built Heritage Resource	No Protection	IO Building number is B13459
105	Implement Building 2	Built Heritage Resource	No Protection	IO Building number is B13461
106	Implement Building 1	Built Heritage Resource	No Protection	IO Building number is B13462
107	Greenhouse	Built Heritage Resource	Part IV	IO Building number is B13465
108	Greenhouse Stores	Built Heritage Resource	No Protection	IO Building number is B13467
109	Services Building	Built Heritage Resource	No Protection	IO Building number is B13469
110	Willowbank Hall	Built Heritage Resource	Part IV	IO Building number is B13498
111	Superintendent's Residence	Built Heritage Resource	Part IV	IO Building number is B13499
112	Matthews Farmhouse and Shed	Built Heritage Resource	Listed	Located at 919 York Road. A Notice of Intention to Designate the property is currently under appeal.
113	Wood Trestle Bridge	Built Heritage Resource	Listed	
114	McQuillan's Bridge	Built Heritage Resource	Part IV	Also known as Stone Road Bridge

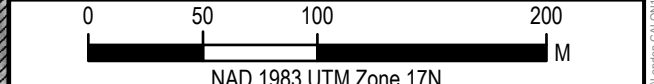
## Appendix C: Cultural Heritage Screening Map



- Legend**
- 25m Protective Buffer (CHRIA, AECOM 2022)
  - Site Contrain
  - Developable Area
  - Non Developable Ara
  - Area of Limited Development Opportunity
  - Focus Area

**CHRIA  
80 AND 110 DUNLOP DRIVE  
CITY OF GUELPH, ONTARIO**

**FOCUS AREA**

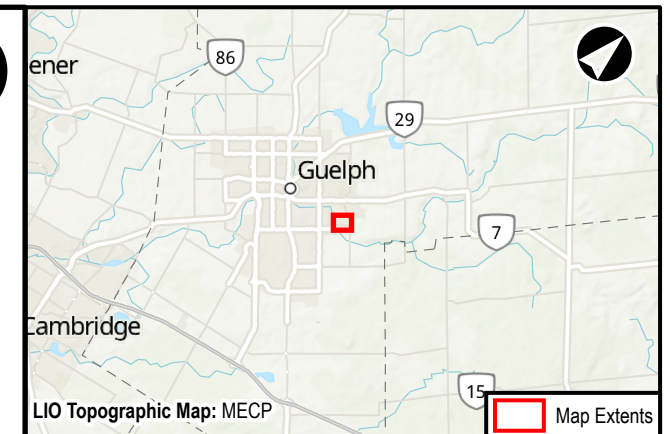
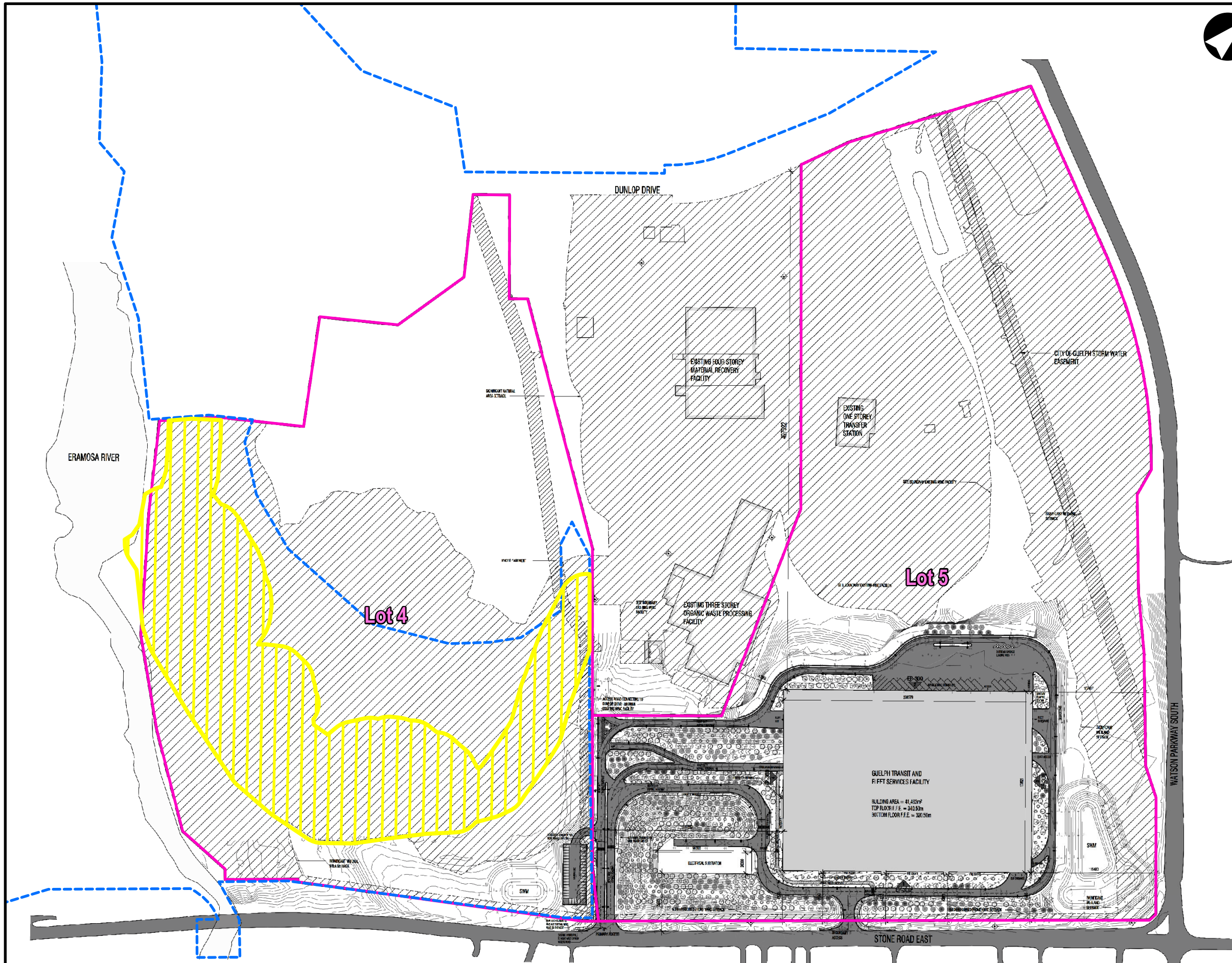


Aug, 2023	1:3,300	Data Sources: WSP 2023
P:60653073	Rev:00	

**AECOM** **Figure 1**

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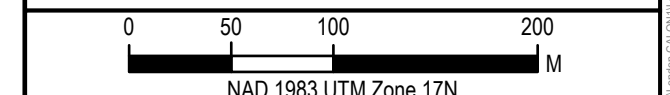
\\gis\proj\60653073\GIS\Map\CHRIA\Map\CHRIA\_Focus\_Area.mxd; 11/17/2023 11:17 AM User: darrin



- Legend**
- 25m Protective Buffer (CHRIA, AECOM 2022)
  - HCD Boundary
  - Lot Boundary

**CHRIA  
80 AND 110 DUNLOP DRIVE  
CITY OF GUELPH, ONTARIO**

**SITE PLAN**



NAD 1983 UTM Zone 17N

Aug, 2023 1:3,700 Data Sources:  
WSP 2023

P:60653073 Rev:00

<b>AECOM</b>	<b>Figure 2</b>



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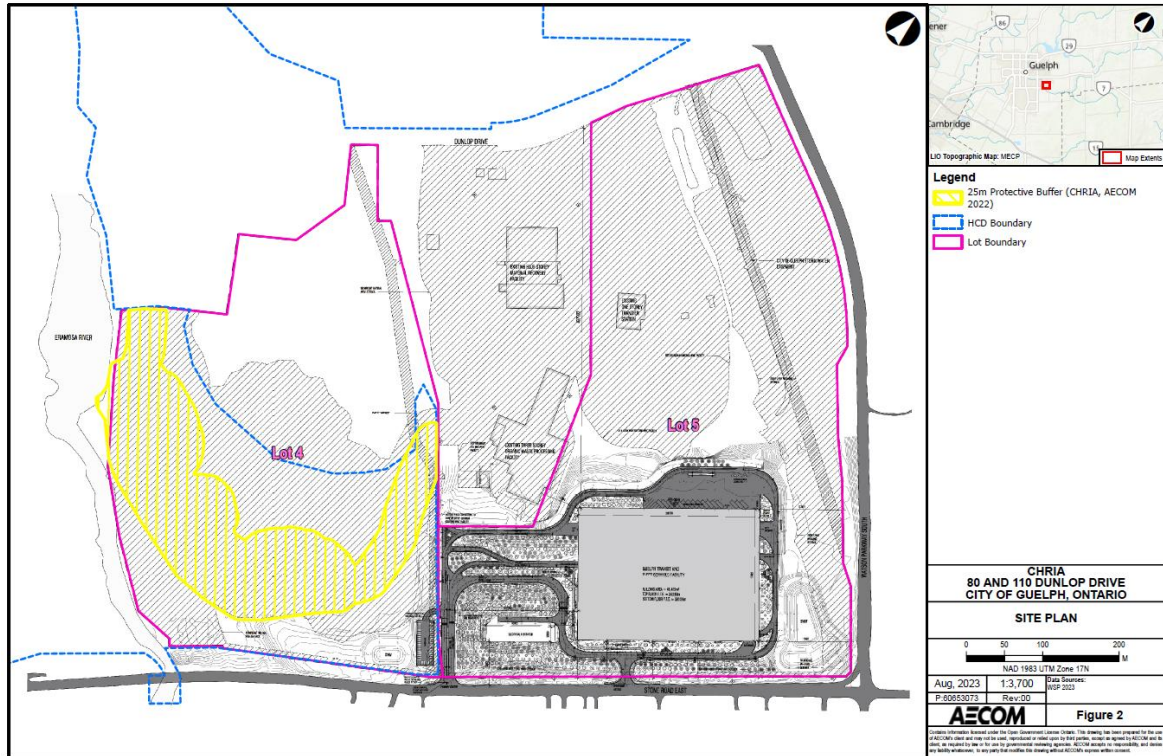
AECOM Canada Ltd.  
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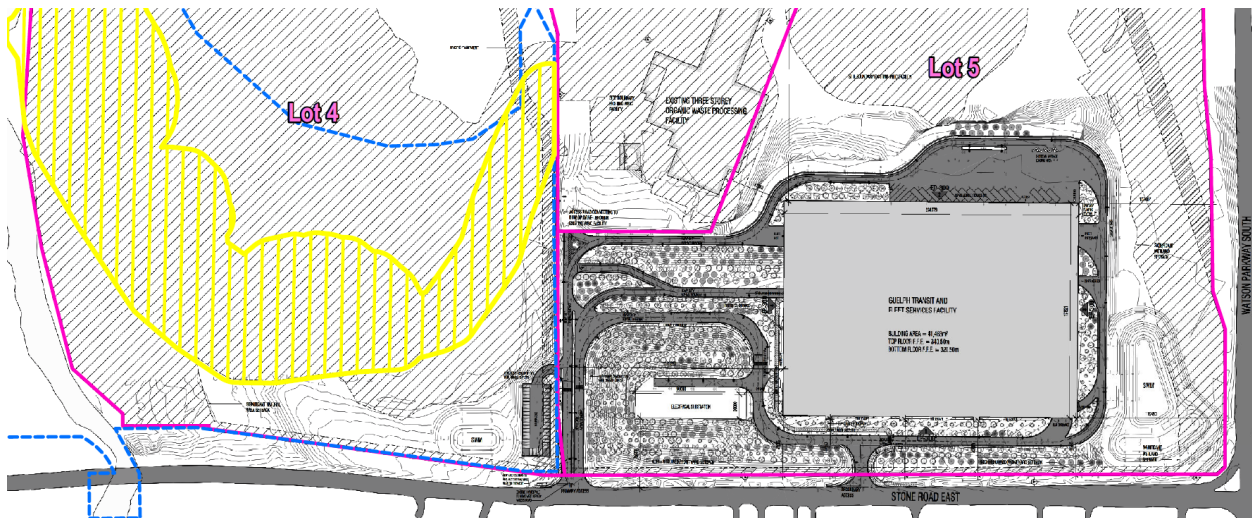
Attachment 2 - Ontario Reformatory Heritage Conservation District boundary



Attachment 3 - Proposed Site Plan for Guelph Transit and Fleet Services Facility  
 (from Appendix C, Figure 1 of CHRIA Addendum)



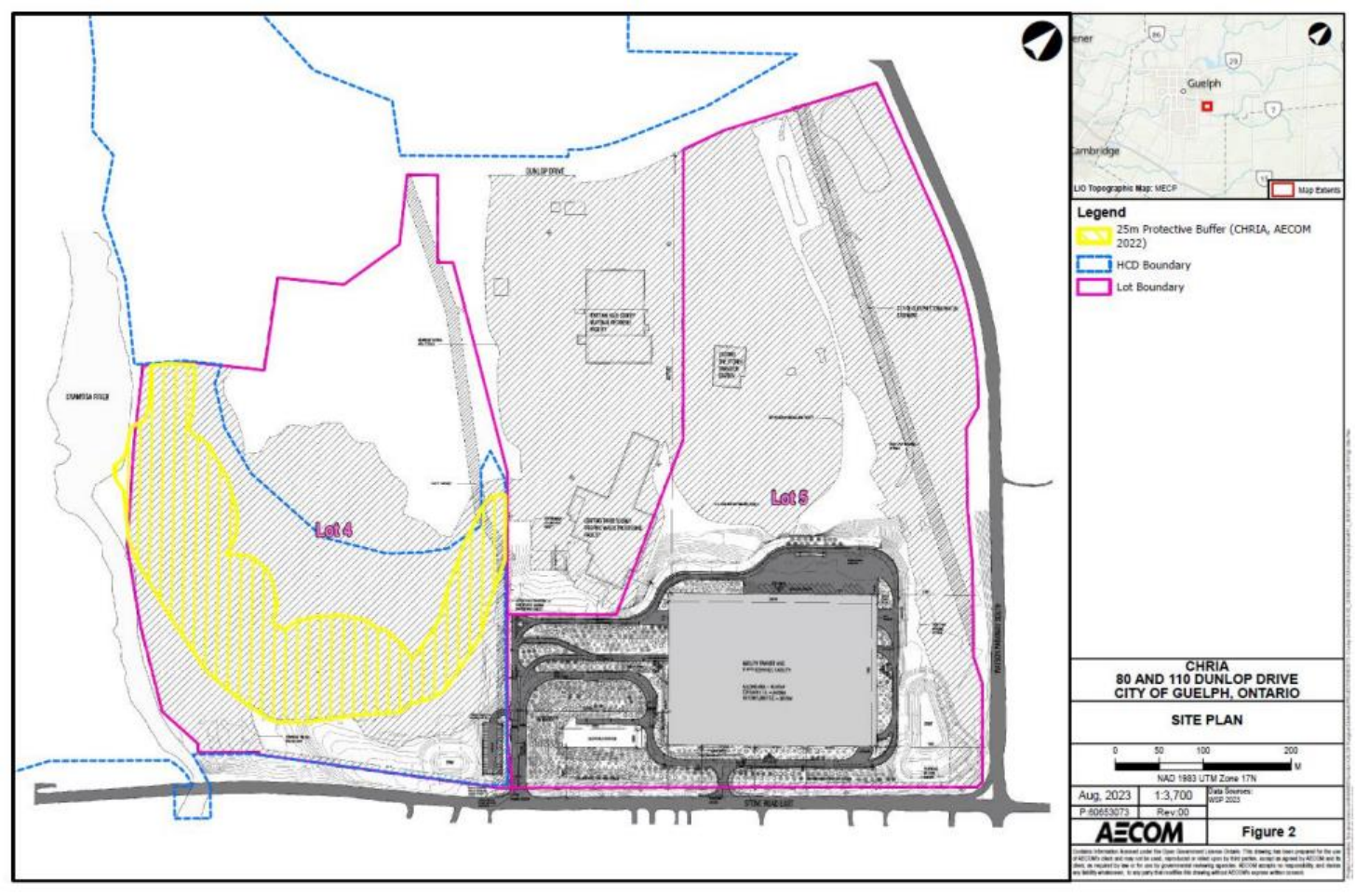
Detail from Proposed Site Plan for Guelph Transit and Fleet Services Facility



# **80 Dunlop Drive**

# **Addendum No.1 to Cultural Heritage Resource Impact Assessment**

# Proposed Site Plan for City of Guelph Transit and Fleet Services Facility



# Detail from Proposed Site Plan



# Ontario Reformatory HCD Boundary



# Staff Recommendations

1. That Heritage Guelph receive Addendum No.1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive (AECOM, August 2023) for the proposed Guelph Transit and Fleet Services Facility, and
2. That Heritage Guelph supports the recommendations within Addendum No.1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive (AECOM, August 2023) as presented at their meeting of November 13, 2023.
3. That comments made by Heritage Guelph regarding the proposed Guelph Transit and Fleet Services Facility development which relate to heritage conservation can be included in staff's comments during the Site Plan Review process.



## Attachment 1: Current Photographs, Proposed Windows/Door, and Couling Sheet



Figure 1: North Facade of the house facing Water Street. Large window to be enlarged and replaced, door to be replaced, and small window beside door to be replaced.



Figure 2: South (rear) elevation of the house showing the 1967 addition proposed for removal



Figure 3: East elevation of the residential dwelling showing the addition proposed for removal (note cinder block foundation and raised roof)



Figure 4: West elevation of the 1967 addition

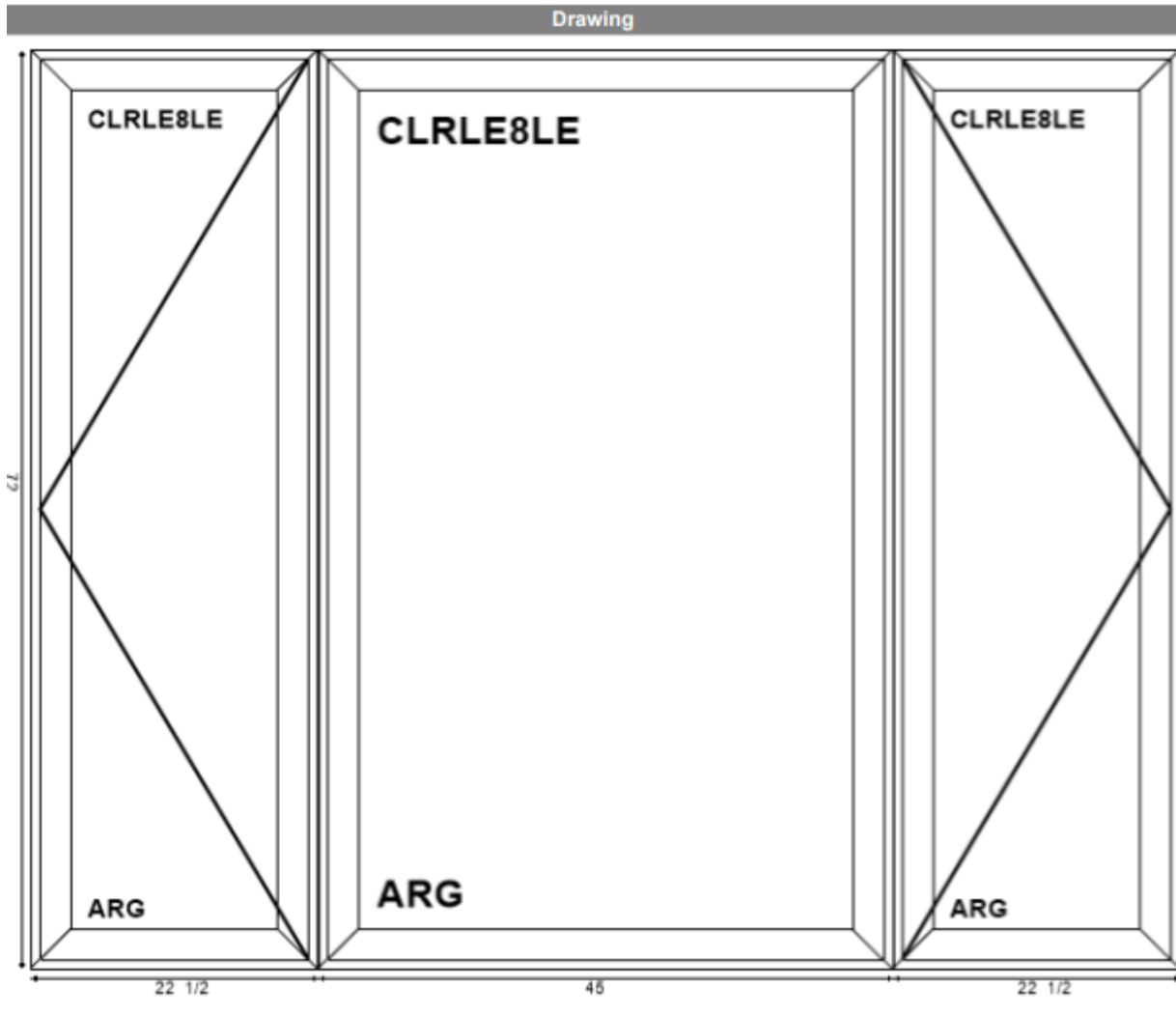


Figure 5: Proposed front picture window



Figure 6: Proposed steel front door

ARCHITECTURAL INVENTORY

Block No.  
Item.

Page

LOCATION 76 Water Street, south side

ARCHITECT

CONTRACTOR

ORIGINAL OWNER

ORIGINAL USE single family dwelling

DATE OF CONSTRUCTION about 1920

SIGNIFICANCE none

BUILDING MATERIAL ~~brick veneer and siding~~



PHOTO DATE 7-7-75

Figure 7: 76 Water Street in Couling Building Inventory.

# Advisory Committee of Council Staff Report

---

To Heritage Guelph  
Date Monday, November 13, 2023  
Subject **76 Water Street: Heritage Permit Application Staff Report**

---

## Recommendation

1. THAT Heritage Guelph provides the following comments to the General Manager, Planning and Building Services with respect to the heritage permit application for 76 Water Street:

The proposed alterations to 76 Water Street abide by the guidelines for the Brooklyn and College Hill Heritage Conservation District.

---

## Executive Summary

### Purpose of Report

This report provides information and staff comments on a heritage permit application for the removal of a rear addition, replacement of the front door, and enlargement/replacement of a front window at the detached residential dwelling located at 76 Water Street, a property located in the Brooklyn and College Hill Heritage Conservation District (HCD) and designated under Part IV of the Ontario Heritage Act.

---

## Report

### Location

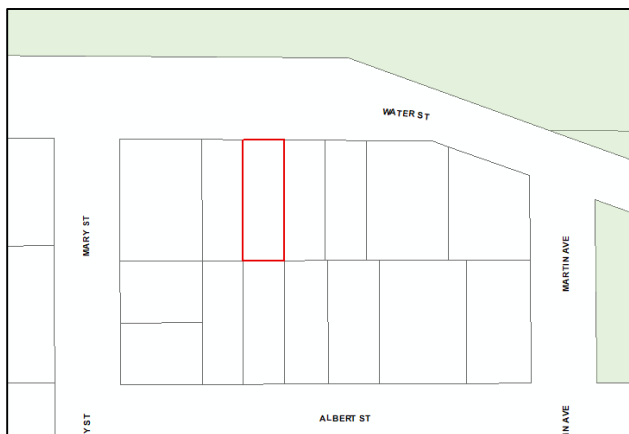


Figure 1: Location of 76 Water Street (City of Guelph GIS)

The subject property is located on the south side of Water Street between Martin Avenue and Mary Street. The legal description is PLAN 37 PT LOT 32 PT LOT 31.

## Background

76 Water Street is located in the Brooklyn and College Hill HCD and is classified as a non-heritage structure in [Appendix A: Description of properties within the Brooklyn and College Hill Heritage Conservation District](#). The property was constructed circa 1927 and has been significantly altered.

According to Section 42 of the Ontario Heritage Act, any proposed new construction, alteration, demolition or removal that would affect the heritage character of the property or the district is required to obtain approval through the heritage permit process. The removal of the rear addition on the subject property and replacement of the windows and front door requires a heritage permit application (as per Section 4.3.1 of the HCD Plan and Guidelines).

This heritage permit application proposes to replace the existing vinyl windows with new brown vinyl units, and replace the existing front door, which is not original, with a brown steel door (see Attachment 1). The application also proposes to enlarge the front picture window and return it to a size comparable to what is seen on the Couling Inventory sheet in 1975 (see Attachment 1). Lastly, the application proposes to remove a rear addition dating from the 1960s that is in an advanced state of deterioration. The addition will be deconstructed down to the floor joists in anticipation of a new rear addition, which will be outlined in a subsequent heritage permit application.

The proposed alterations require approval of a building permit and are considered a major heritage application according to the [City of Guelph Heritage Permit Guidelines](#). Major applications are reviewed by Heritage Planning staff and referred to Heritage Guelph. Heritage Planning staff and Heritage Guelph will review the application and provide advice and recommendations to the General Manager of Planning, Urban Design and Building Services, the approval authority for major heritage permit applications.

## Staff Comments

Heritage planning staff have reviewed the proposed alterations to this property and are of the opinion that it aligns with the [Brooklyn and College Hill HCD Plan and Guidelines](#). The detached residential dwelling has been significantly altered since its construction in the early 1920's and all heritage attributes have been removed or altered.

The replacement of windows and the front door will not negatively impact the heritage value of this non-heritage property. Both alterations align with the Brooklyn and College Hill HCD Plan and Guidelines. Specifically, the proposed alterations align with the following policies:

### 4.3.1. Guidelines related to alteration of non-heritage properties

- ii. Required windows and entranceways may use synthetic materials provided that the overall dimensions and appearance of the openings are in keeping with the general character of window and door openings found in the District.

The proposed removal of the rear addition down to the joists is in preparation for the construction of a new addition that will be considered through submission of a subsequent heritage permit application. The 1967 rear 11' addition has no heritage value and is in a state of advanced deterioration. The removal of this addition will not negatively impact the heritage value of the property or character of the



neighbourhood. Heritage staff are working with the property owner to ensure the new addition is compatible with the character of the HCD. The proposed addition will align with the following policy:

#### 4.3.2. Location of additions

Exterior additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties.

### **Attachments**

Attachment-1 Current Photographs, Proposed Door/Window, and Couling Inventory Sheet

### **Departmental Approval**

Melissa Aldunate, RPP, Manager, Policy Planning and Urban Design

### **Report Author**

Jack Mallon, Heritage Planner, Policy Planning and Urban Design

# Advisory Committee of Council Information Report

---



Committee	Heritage Guelph
Date	Monday, November 13, 2023
Subject	<b>28 Norfolk Street – Cultural Heritage Evaluation Report</b>

---

## Description

This information report provides a draft statement of significance and determination of cultural heritage value or interest for the stone structure at 28 Norfolk Street known as St. Agnes School. This report is presented to Heritage Guelph for review and comment in preparation for a notice of intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

---

## Executive Summary

### Key Findings

The stone structure at 28 Norfolk Street known as St. Agnes School is a listed (non-designated) property on the Municipal Register of Cultural Heritage Properties. This report determines that 28 Norfolk Street, formerly known as St. Agnes School, meets seven of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06, as amended by Ontario Regulation 569/22. The heritage attributes 28 Norfolk Street display: design or physical, historical or associative, and contextual value.

---

## Report

### Location

The subject property is located on the northwest corner of Catholic Hill on the south side of Cork Street between Norfolk Street and Dublin Street. The legal description is PLAN 8 PT CHURCH LANDS.

### Background

The subject property is part of Plan 8 PT CHURCH LANDS; gifted to Bishop Macdonell of the Roman Catholic Diocese of Toronto by John Galt in 1827. As the Catholic population of Guelph gradually grew in the first decades of Guelph's development, so too did the ecclesiastic presence on "Catholic Hill." In 1852, the Jesuit Father John Holzer was assigned to the parish by Bishop John Farrell of the

Diocese of Hamilton: both men shared the vision of an impressive educational campus atop Catholic Hill.

Formal Catholic education in the City of Guelph began with the appointment of Patrick Joseph Downey as the city's first Separate School teacher on January 16, 1854. Catholic educational capacity in Guelph was greatly expanded when the Loretto Convent was founded on June 10, 1856, with Rev. Mother Berchmanns Lalor as Superior of the House. The Sisters of Loretto, or, The Institute of the Blessed Virgin Mary, were a religious congregation committed to the provision of education. Girls were educated and boarded in the convent, which became known as the Loretto Academy.

In 1863, the Legislative Assembly of the Province of Canada (Ontario) passed the Scott Act, which guaranteed the rights of separate schools and provided public funding for Catholic education. The ensuing decades witnessed a great expansion of Catholic education across the province, and in the early 1880s it was decided to add two day-school buildings to the Catholic campus: St. Stanislaus school for boys and St. Agnes' school for girls. While wealthier families paid for their daughters to be educated at the Loretto Academy, St. Agnes offered free education to girls from working class families.



Figure 1: 1913 Colourized Postcard of St Agnes School, Guelph Civic Museum, 1986.18.55

In 1883, the Diocese of Hamilton commissioned architect John Hall Jr. to design two stone schools on Catholic Hill: A new building for St. Stanislaus boy's school was constructed to the south of the Church of Our Lady on Northumberland Street, and St. Agnes School to the north on Cork Street. Hall was raised in Guelph and trained as a builder by his father. After a brief period working as a builder and contractor during the oil boom in Petrolia and Oil Springs, Hall returned to Guelph to pursue architecture. Over the course of his brief career, Hall designed nearly thirty commercial, ecclesiastical, residential and institutional buildings in Guelph Listowel, Galt, and Alliston. Hall designed several notable buildings in Guelph, including the Gowdy Mansion at 136 Glasgow St, the Lyon mansion at 67 Queen Street, and the Bell Organ Factory, now demolished. Hall later became an alderman on Guelph City Council and Chairman of the Buildings and Sites Committee of the Guelph Board of Education. He died of pneumonia 1886 at the age of 46 years (Guelph Daily Mercury, 22 Feb. 1886, p. 1). Hall's 1883 design

of St. Agnes was a one-storey construction built with local limestone in the Neo-Classical vernacular. The 1882 Fire Insurance plan shows a protrusion on the Cork street facade that indicates the building likely contained a gable-roofed frontispiece, similar to the frontispiece on the rear façade of the current structure.

By the early 20<sup>th</sup> century, the school was overcrowded and, in 1908, the Diocese hired architect William Mahoney to design a second-storey addition that would double the capacity of the school. Mahoney was born in Guelph and studied architecture in Chicago from 1893-94, a time of great architectural innovation spurred by the 1893 World's Columbian Exposition. One of the most significant Guelph-based architects of the early twentieth century, Mahoney designed several notable local buildings, including 176 Woolwich Street in 1906 (now The Wooly Pub), an addition to St. Andrew's Presbyterian Church in 1908, and, in partnership with Aaron Austin, the Royal Theatre in 1935 with its distinctive brick façade on Macdonell Street (now Trapper's Alley). However, he is best known for designing sixteen Carnegie libraries throughout southwestern Ontario. He opened his own office in Guelph in 1905 and operated under his own name until 1919, when he formed a partnership with Aaron Austin that lasted until 1931.

Designed in the Second Empire style with a hipped roof and tower topped with a steeply pitched hipped roof and three dormers, the expanded St. Agnes school towered over the Cork streetscape at the apex of the northern boundary of Catholic Hill. Though initially opened as a girl's school, St. Agnes would eventually become a co-ed institution that taught grades 1-3, while and St. Stanislaus taught grades 4-8.

In the mid-twentieth century, St. Agnes School, St. Stanislaus School, the Loretto Academy, and Notre Dame High School were all located on Catholic Hill, fulfilling the vision of Bishop Farrell and Father Holzer for a Catholic educational campus atop the hill. However, in the later half of the twentieth century, the cost of maintaining small schools like St. Agnes and St. Stanislaus led to the closure of both schools. St. John Bosco Secondary School was constructed in 1986 on the former site of St. Stanislaus, continuing the tradition of Catholic education on the Hill.

St. Agnes School is a vital component of the Catholic Hill Cultural Heritage Landscape (CHL) identified in the City of Guelph [Cultural Heritage Action Plan](#). The prominent and intentional placement of St. Agnes, especially the tower, at the apex of the Cork Street Hill, its design by significant Guelph architects John Hall Jr. and William Mahoney, and its strong association with the Sisters of Loretto and the Guelph Catholic education system combine to give St. Agnes School significant cultural heritage value.

### **Building Description**

St. Agnes School is a product of the combined works of two significant Guelph based architects, John Hall Jr. and William Mahoney. John Hall Jr. designed the first iteration of the building, a one-storey Neo-classical construction that opened in 1883. The building seen today represents the vision of William Mahoney, who added a second storey to Hall's 1883 construction, and designed the expanded St. Agnes School in the Second Empire Style, popular in the late nineteenth and early twentieth centuries.

St. Agnes School is a two-storey, five bay, limestone construction with a hipped roof and central tower capped by a steeply pitched hipped roof.

The tower functions as a frontispiece in the symmetrical facade containing a central entranceway at ground level flanked by two small windows, capped by large stone lentils. The tower is flanked on the main building façade by two entry doors that lead directly into the first floor of the main building. Above the entranceway is a datestone inscribed "St Agnes School 1883-1908," commemorating the school's two phases of construction. Above the datestone on the second storey are two tall rectangular windows, that are matched on the east and west sides of the tower. Stone dentils decorate the tower beneath the eaves of the roof. The steeply pitched roof once contained three gabled dormers and was capped by a wooden cross and metal cresting, all of which have been removed.

The main building sits on a limestone foundation punctuated by small rectangular windows beneath a band course of limestone. The facades on either side of the tower contain four windows on the first and second stories, grouped in three, with one solitary window near the corner of the building. All windows have limestone sills and lintels. Large stone quoins are found at all corners of the building.

The east and west elevations of the building are symmetrical with three tall rectangular windows, one central window flanked by two slightly wider windows of the same height. The rear elevation is punctuated by a central, 2.5-storey projecting gable with a distinctive circular window at the attic level. The projecting gable contains one doorway and one window on each storey, indicating a fire escape stairwell was once attached to the building in this location. Additionally, there is a doorway at the bottom of the frontispiece leading into the basement. The fenestration pattern on the rear façade is symmetrical, with three large window openings flanking the frontispiece on each storey.

### **Statement of Significance**

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets seven of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by Ontario Regulation 569/22. The heritage attributes of 28 Norfolk Street display: design/physical, historical/associative, and contextual value.

### **Design/Physical Value**

28 Norfolk Street meets Criterion 1, being of design or physical value, because it is a rare and representative example of the Second Empire style of Institutional architecture in the City of Guelph. It is also one of very few extant stone schools in the City of Guelph.

### **Historical/Associative Value**

28 Norfolk Street meets criterion 4 because it has direct associations with Catholic education in the City of Guelph, specifically the provision of education by the Sisters of Loretto.

28 Norfolk Street meets Criterion 5 because it yields information that contributes to an understanding of the Guelph Catholic community and the development of the Catholic school system in Guelph.

28 Norfolk Street meets Criterion 6 because it reflects the works of John Hall Jr. and William Mahoney, two significant Guelph-based architects. The building represents one of Hall's last institutional commissions, and one of Mahoney's first.

### **Contextual Value**

28 Norfolk Street meets Criterion 7 because the property is important in defining the character of the Cork streetscape and Catholic Hill Cultural Heritage Landscape.

28 Norfolk Street meets Criterion 8 because the property is functionally, visually, and historically linked to the Catholic Hill Cultural Heritage Landscape.

28 Norfolk Street meets Criterion 9 because the property is a highly visible and prominent landmark for the Guelph community. The school is located at the apex of Cork Street on Catholic Hill and can be viewed from as far away as Wyndham Street.

### **Attachments**

Attachment-1 Current Photographs

Attachment-2 Historical Documents

### **Report Author**

Jack Mallon, Heritage Planning, Policy Planning and Urban Design

## Attachment 1 – Current Photographs



Figure 1: Photo of datestone (taken by heritage staff in 2009)



Figure 2: Front façade facing Cork Street



Figure 3: Northwest corner of the building viewed from Cork Street





Figure 4: Western façade as viewed from Dublin Street



Figure 5: Southwest corner



Figure 6: Southern (rear) façade of the building



Figure 7: Southeast corner of the building



Figure 8: Northern façade of the building viewed from Guelph Civic Museum parking lot



Figure 9: Catholic Hill from West Parkade, (2018)



Figure 10: St Agnes as viewed from Cork Street between Norfolk Street and Wyndham Street



Figure 11: St Agnes viewed from the intersection of Cork Street and Wyndham Street



## Attachment 2 – Historic Images and Documents



Figure 1: 1913 Colourized Postcard of St Agnes School, Guelph Civic Museum, 1986.18.55

ARCHITECTURAL INVENTORY

BLOCK No. PAGE  
ITEM.

LOCATION Cork-street west, south side, SE corner Dublin  
St. Agnes School

ARCHITECT -

CONTRACTOR -

ORIGINAL OWNER Guelph Separate School Board

ORIGINAL USE Girls separate school, elementary.

DATE OF CONSTRUCTION 1883, enlarged 1908

BUILDING MATERIAL local limestone

SIGNIFICANCE Priority #1. Landmark. Good structure. Design is  
compatible with Church behind it.



PHOTO DATE: 3-7-74

Figure 2: Couling Report, photograph from 1974



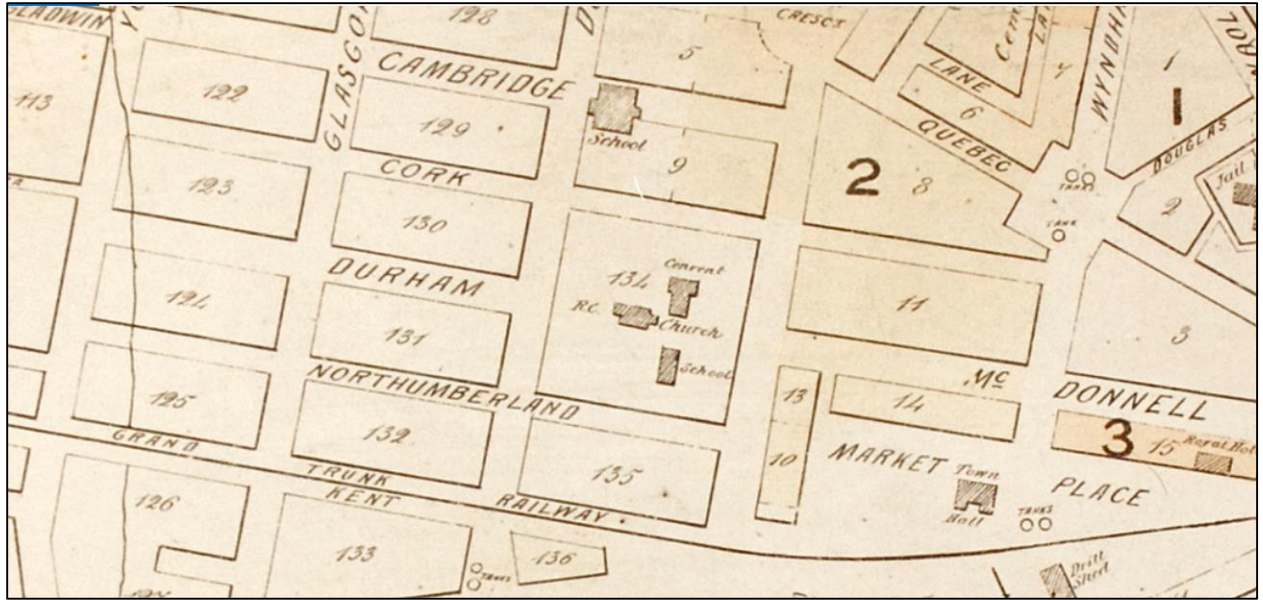


Figure 3: Fire Insurance Plan 1878

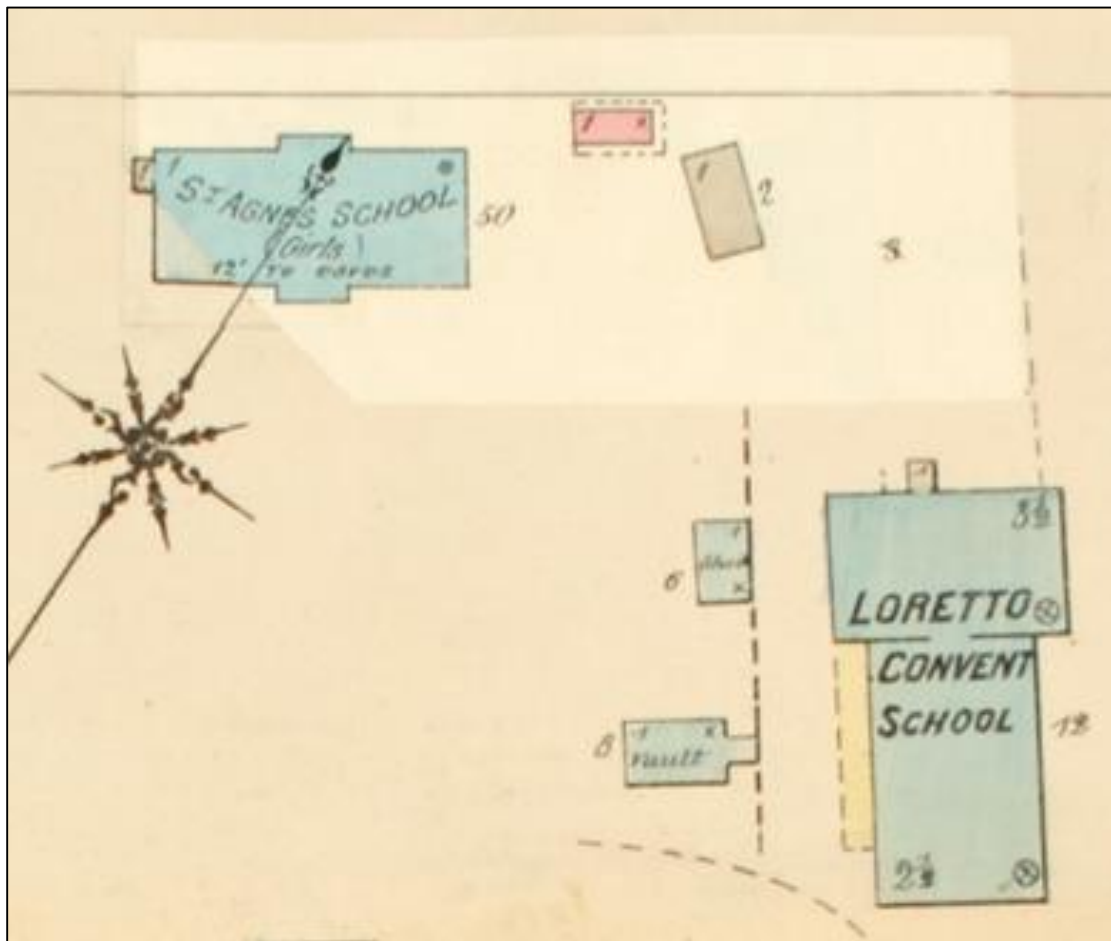


Figure 4: Fire Insurance Plan 1881, rev. 1892

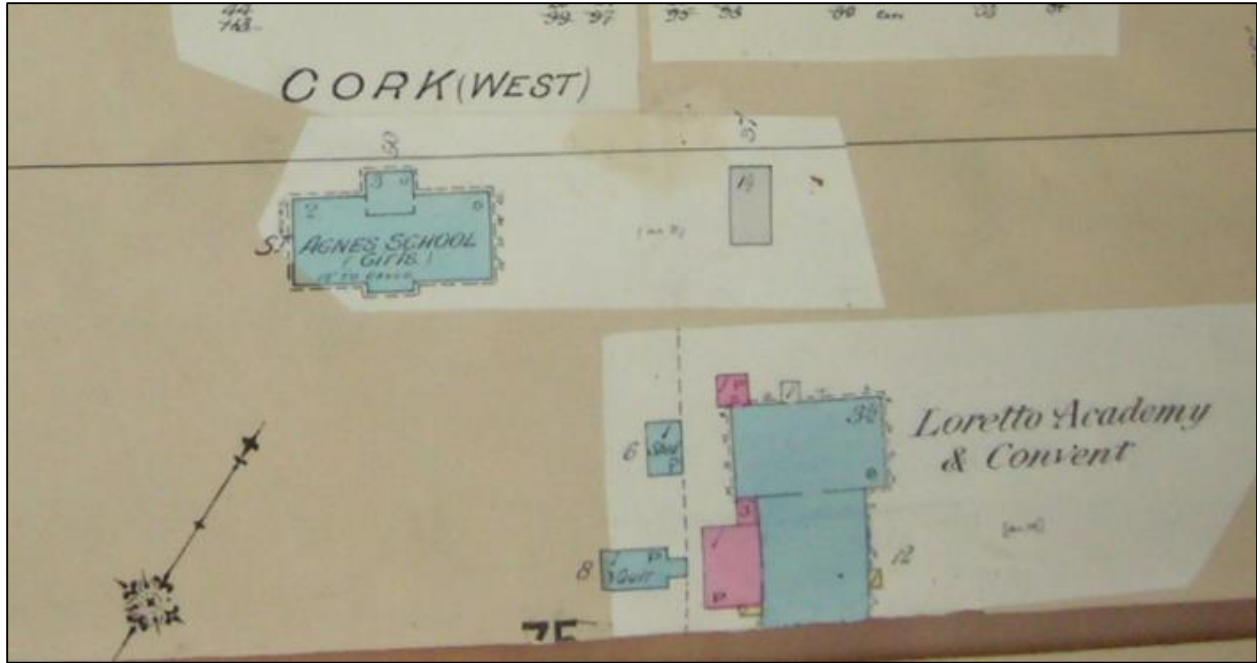


Figure 5: Fire Insurance Plan, 1897, rev. 1907

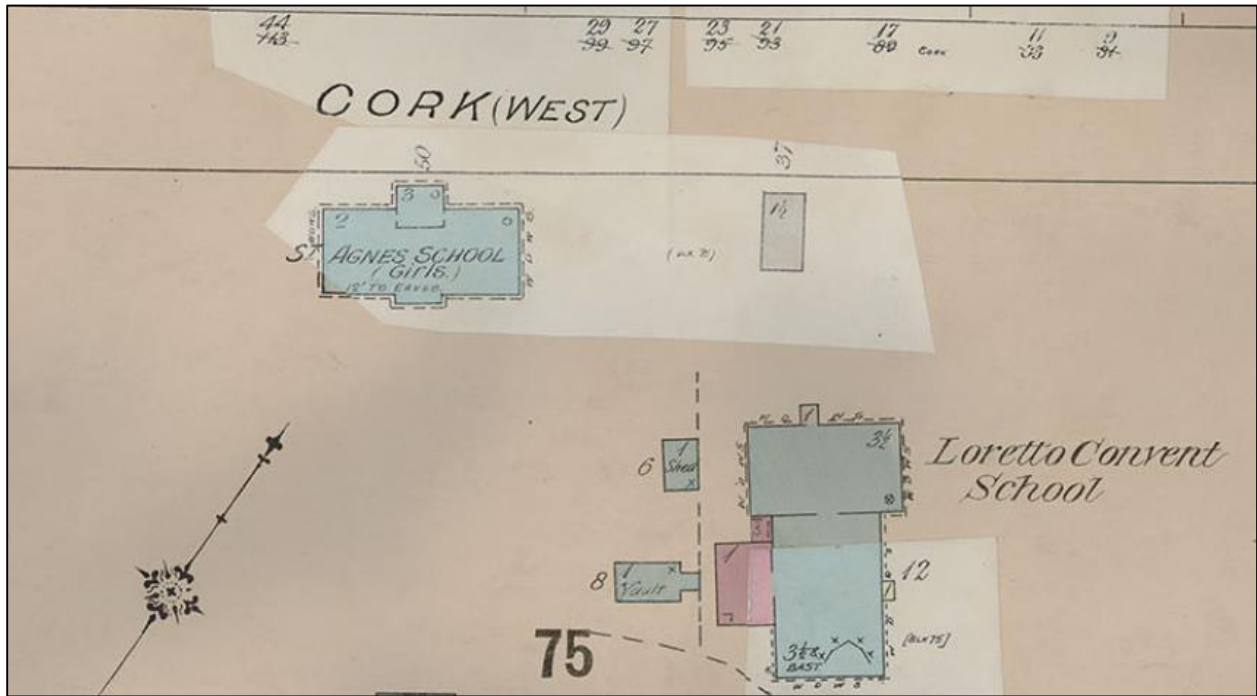


Figure 6: Fire Insurance Plan 1897, rev. 1911

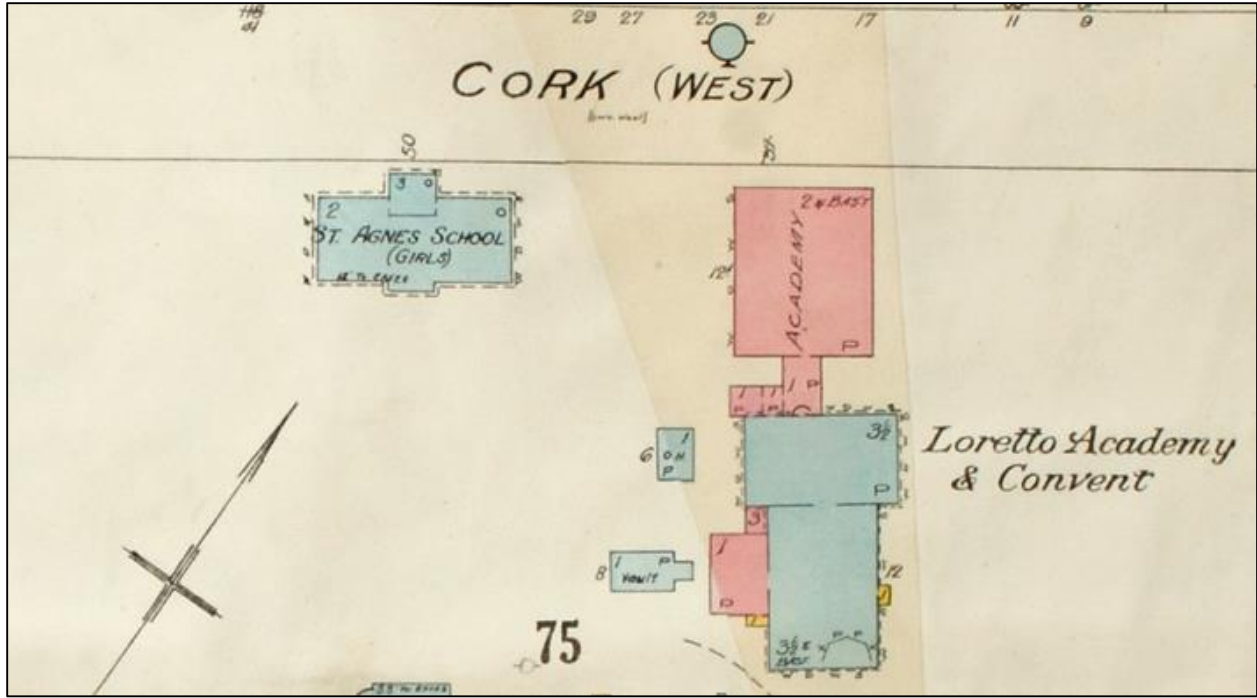


Figure 7: Fire Insurance Plan, 1922, rev. 1929

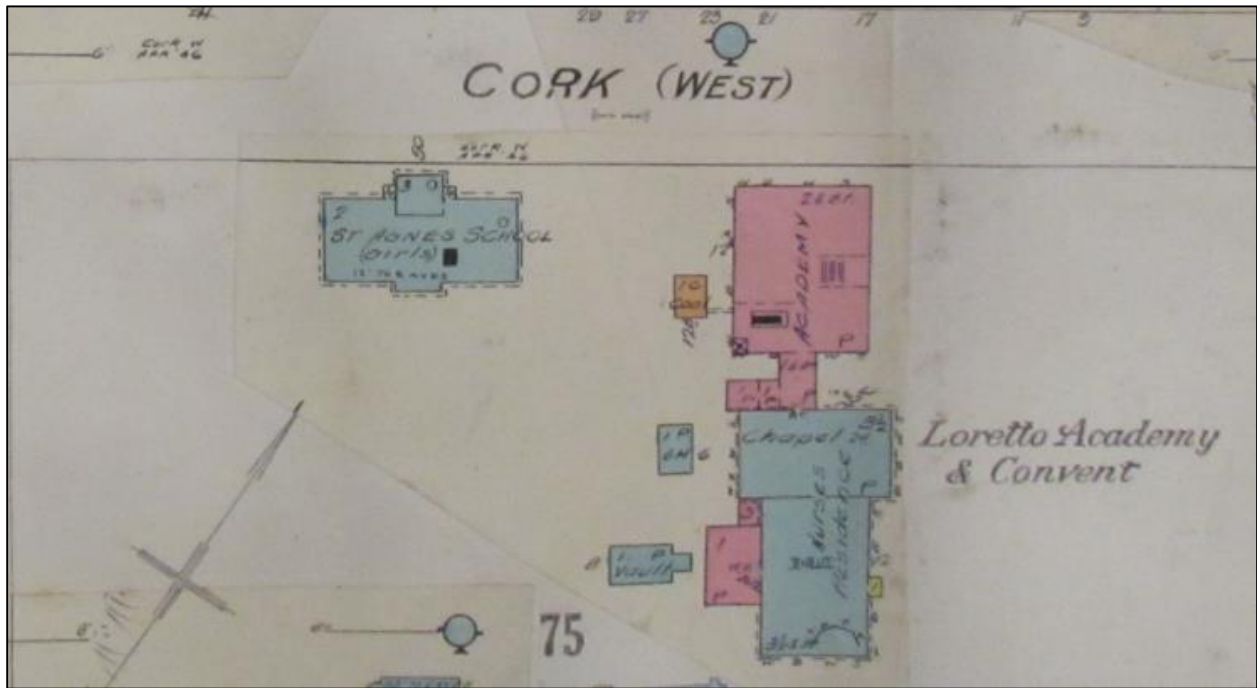


Figure 8: Fire Insurance Plan, 1946

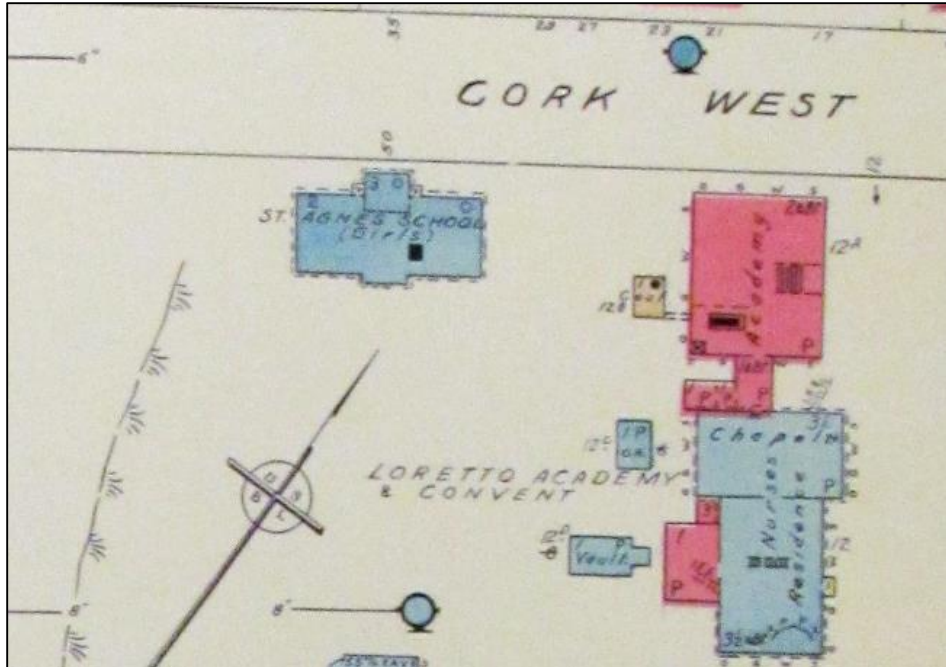


Figure 9: Fire Insurance Plan, 1960



Figure 10: Cooper map, 1877



Figure 11: 1856 Plan- showing erased plans for Catholic Hill

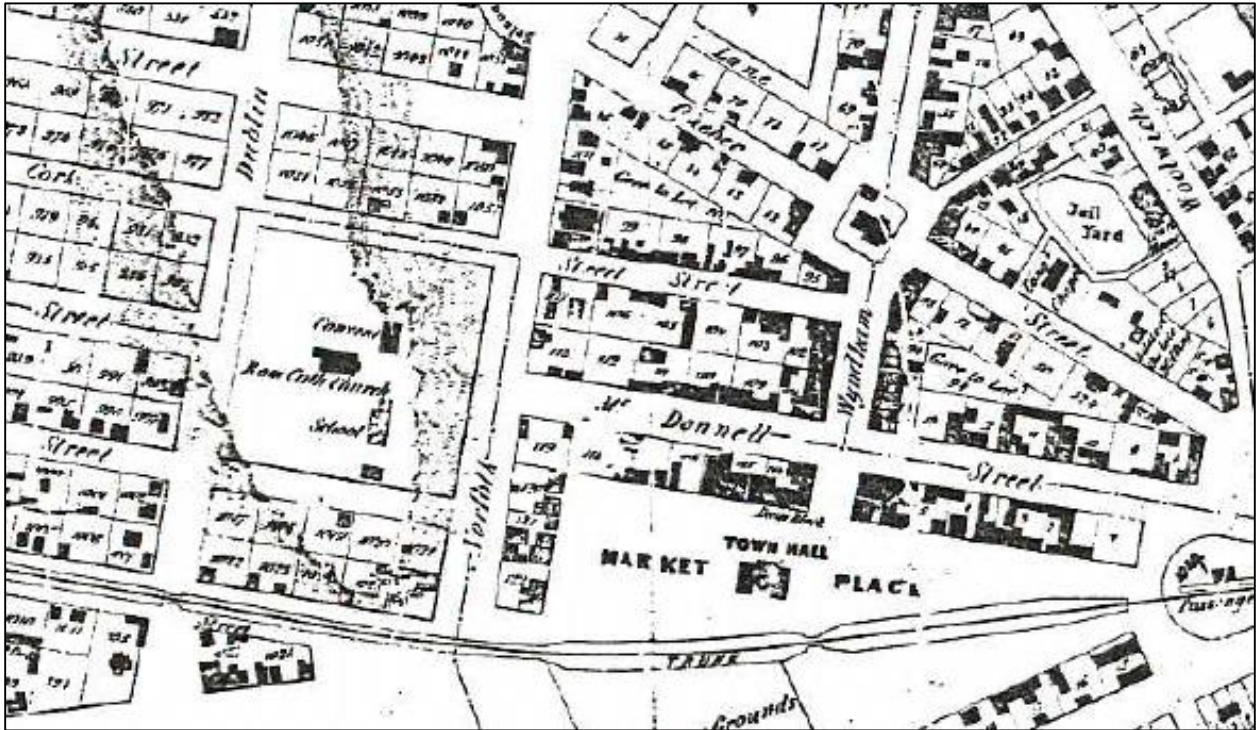


Figure 12: 1862 Plan- Church, convent and rectory are present



Figure 13: Bird's eye view of downtown, 1872

TO EXTEND  
*Plans for Enlargement of Separate School.*

A committee of the Separate School Board of Education are meeting this afternoon to consider the plans prepared for the increasing of the accommodation at the Girls' school.

The plans submitted are to build an additional storey over the whole building of stone, which would almost double the accommodation.

At present there are four small rooms, while under the new arrangement there would be five large ones. The whole building would be re-arranged and refitted throughout. The stairways would of course reduce the ground floor space.

Figure 14: Guelph Mercury, January 1908, p.1

*Guelph - Church of our Lady*  
**"THE KNIGHT"**



**The Knight**

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**In Memoriam**

Anniversaries of deceased Knights  
 For the month of April.

- Dr. Frank Walsh
- J. H. Brooks
- J. O. Ostrander
- Clarence J. Goetz
- Wm. C. Goetz
- F. W. Kramer

May their souls rest in Peace.

The rosary is recited by Guelph Knights of Columbus at the home of a newly deceased Brother, or a very close relative of a Knight, on the evening immediately preceding the funeral service.

**The Schools on the Hill**  
 by J. E. Phelan

With the thought that a story could be written about the schools named St. Stanislaus, St. Agnes and Loretto, I have made an effort to get some information from old records on the Royal City.

Loretto Convent was founded on June 10th, 1856, with Rev. Mother Berchmans Lalor as Superior of the House, three nuns and one lay teacher. Within three years Loretto Community had increased to thirteen and the boarding school enrolment showed forty seven pupils.

The Community at Guelph prospered from the beginning. Besides having wise and experienced Superiors in charge it also had the powerful support of Father Y. Holzer, S.J., who was instrumental in bringing the Loretto teachers to Guelph. The Convent staff was strengthened by some of the early pupils having the desire to become members of the Institute, among the first of these to enter being Sr. M. Patricia O'Dea, Sr. M. Regis Harris and Sr. M. Dosthina Gibney. It soon became an important school for girls. The boarders lived at the Convent during their years of training and made of it their second home. Many families in the town and in the country, some of them not of the Catholic faith, were eager to send their daughters to Loretto to be educated.

As time passed and conditions changed the number of boarders grew less and eventually the Academy became for the most part a day school but the Sisters had already taken on the task of teaching in the schools of St. Stanislaus and St. Agnes and later on they served in the two schools in the new parish of the Sacred Heart. In this noble effort they have kept high in Guelph for ninety three years the tradition of Loretto as a teaching Order.

In this long period of time there must have been many ups and downs in the life of the Convent school, and who knows—perhaps as the pendulum swings a few more times the old building will be replaced by a modern school with accommodation for many boarders, the old prestige will be restored and at the gate on Norfolk Street will appear a brass plate reading—Loretto Academy for Young Ladies—Founded 1856.

From the book, The Life and Letters of Rev. M. Teresa Dease, we learn that a praiseworthy feature of the Mission in the early days was the opening of a night school by Father Plaunt when classes were formed in the Convent to teach the catechism to the poor who were unable to attend during

the day and to whom the acquisition of a little knowledge of reading, writing and arithmetic proved an extra inducement. Rev. Mother Teresa Dease, Foundress of the Institute of the Blessed Virgin in America, on one of her visits to Guelph was greatly pleased to see sixty or seventy children of all denominations gathered in the evening for instructions. It would appear that these night classes, at the time of her visit, were being taught gratuitously by Miss McElderry assisted by Mrs. Kelly and Miss Williams, all three being former pupils of Loretto.

A write up in the Canadian Freeman of 1859 about the old Loretto Convent on Bathurst Street, Toronto, gave some of the rules and regulations for the boarders and no doubt these requirements were the very same for the Convent at Guelph. It is interesting to read the list of clothing to be provided by the new pupils beginning life at the school.

**Uniform for Summer—**

- One light blue dress.
- One white muslin dress.
- Three lilac muslin dresses.
- Coarse straw bonnet trimmed with blue.
- Three lilac muslin sun bonnets.
- One black silk cape.

**Uniform for Winter**

- Two dark blue cashmere dresses.
- One black velvet bonnet trimmed with dark blue.
- One black mantella.
- Two black aprons.

Surely there are some in Guelph and vicinity who will be able to visualize their grandmamas or great-grandmamas taking their fresh air exercises on the terraces at Loretto decked out in their lilac muslin sun bonnets and black silk capes or in winter, under the supervision of the Sister, stepping out in black velvet bonnet and mantella.

To all past students of the school—you young ladies recently graduated, now taking your places in the business and social life, you mothers of young children with household cares and worries, you grandmothers looking back over a long life—it should be your pride to remember that for a few years in your youth you were under the refining influence of the Ladies of Loretto.

Passing over a generation or two in the history of the school. Father F. W. Doyle, S.J., of revered memory, was Rector at the Church of Our Lady for about twenty years—1915 to 1935, and was also Superintendent of all the schools on the hill. There is a story told by the Sisters that on a visit to the

(Continue on Page 3)

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Figure 15: "The Schools on the Hill," The Knight, 1948, p. 1

## Education Well-Served In Guelph With Five Schools

The first separate schools in Guelph were erected in 1854. These were given the titles of St. Stanislaus and St. Agnes, the former for use as a separate building for boys, the latter for girls. At the present time, these two schools are combined into a unit in the parish of the Church of Our Lady. St. Agnes School houses the lower grades for boys and

girls; St. Stanislaus school is used for boys and girls of the upper grades of primary school.

With the growth of the city and the accompanying increase in Catholic population after World War I, it was found necessary to build another school in what is now Sacred Heart Parish. This school erected in 1924 was called St. Patrick's School. Growth in this parish was so rapid that an additional building was constructed in 1932. The two school buildings are combined into a unit and now go by the name of Sacred Heart Separate School.

### OPEN FOUR ROOMS

The total school accommodation for elementary grades in this city including St. Joseph's School is now 1,175. The Sisters of Loretto have been teaching in all the separate schools in Guelph since 1856. The new school temporarily will operate only four of the six rooms. Three Sisters and one lay teacher will instruct the classes.

St. Joseph's School is located in a section of Church of Our Lady Parish. The Sisters of Loretto also conduct an Academy providing High School studies for girls. One hundred and seventy-five girls received their secondary education here. Tentative plans are being formulated for the erection of a High School for boys. A fund has been established for this purpose and within a few years this venture will be a reality.

**MAKE A DATE TO MEET  
CHRIST AT THE EUCHARIS-  
TIC CONGRESS, MARYHILL,  
JUNE 20.**



**REV. J. A. O'REILLY, J.C.D.**, pastor of Church of Our Lady, Guelph and one of the priest-superintendents of the Guelph Separate Schools. Dr. O'Reilly has been pastor of the above parish since 1931 and has played a major role in the planning and erection of St. Joseph's School.

Figure 16" Education Well Served in Guelph with Five Schools," The Canadian Register, June 16, 1951, p. 1.



# The Second Annual Schoolchildren's Festival

Presented by

The Children of St. Stanislaus' and St. Agnes' Schools

TUESDAY and WEDNESDAY Evenings, MAY 7th, 8th

at 8.15 sharp

## PROGRAMME

1. **OPENING CHORUS**:—Roméo Bordignon, James Flack, Cyril Farrell, Billie Peplow, George Boloys, Lloyd Zinger, Douglas Howitt, Billie Harcourt, Clarence Hanson, Victorino Bordignon, James Harrington, Dick Egan, Jacob Brohman, George Martin, Michael Campagnaro, Frank Beitz, Roger Benzey, Lloyd Schmitt, Pat Kloepfer, Billy Kay, Elie Cozzarin, George Heffernan, Anselio Bordignon, James Martin, Joe Heeg, Earl Reinhart, Gordon Doll, William Carter.
2. **SPRITES' DANCE**:—Josephine Shields, Margaret Howitt, Marie McKinty, Margaret Hogan, Evelyn McCann, Alberta Brohman, Ross Steffler, Pauline Sawyer, Marjorie McKee.
3. **THE POSEY MAIDS AND GARDENERS**:—Betty Belle, Sera Campagnola, Annie DiCarlo, Nancy Goetz, Joan Heffernan, Mary Martin, Dolores Meyer, Marion Porter, Linda Tonaguzzo, Rosie Uram, Marie Wilson, Betty Zinger, Cecil Bot, Patrick Conroy, James Costigan, Frank Dawes, Danny Doyle, Stanley Goetz, Ronald Hall, Thomas McKenna, Gregory Merlihan, Billy O'Gorman, Anthony Priano, Thomas Quinn.
4. **"TOY SHOP"**  
**DOLLS**:—Geraldine Schmitt, Patricia Conroy, Shirley Toner, Beatrice Melancon, Rose Steffler, Mary P. Hurley, Betty Hurley, Mary Weiler, Evelyn Lasseler, Colleen O'Brien.  
**WOODEN SOLDIERS**:—G. Huck, D. Kloepfer, B. McGee, E. Schmitt, J. O'Gorman, J. Mooney, W. Campbell, C. Fletcher, D. Dennis, Jas. O'Brien, John O'Brien, L. Sartin, F. McCloskey, J. McKee, K. Prior, J. Peacock, H. Sheedy.  
**SINGERS**:—H. Bot, L. McCann, B. McCann, M. Zinger, C. Tonaguzzo, M. Dawes, V. Embro, M. Quinn, D. Tantarini, E. Campagnaro, B. Goetz, A. Brohman.
5. **"ALICE IN WONDERLAND"**  
 Mad Hatter, Richard Goldin; Dormouse, Gerald McCann; March Hare, Lawrence Barrett; The Cat, Anthony DiCarlo; Mock Turtle, Jack Wellhauer; Tweedle Dee, Charles Burns; Tweedle Dum, Anthony Kalaman; Humpty Dumpty, Stephen Neenan; King of Hearts, Joseph Bordignon; Queen of Hearts, Dorothy Smith.  
**SINGERS**:—C. Toner, Mary Conroy, J. O'Brien, M. O'Brien, I. Hursey, P. Rowland, E. Coone, M. Kloepfer, M. Snyder, L. McDermott, R. McCloskey, A. Bennett, B. Cremen, C. Tonaguzzo, E. Brohman, D. Lazzari, A. Bostin, R. Walsh, E. Saunders, M. Fox, R. Henry.
6. **"SPRING TIME" DANCE**:—Julia Carter, Marion Toner, Charmian Toner, Evelyn Goetz, E. Saunders, C. Carey, C. Beitz, J. Brohman, M. LePard, C. McGibbon.
7. **"BERNADETTE OF LOURDES"**. Commemorating the 75th anniversary of Our Lady's Apparitions.  
 Muriel Goetz, Rita Fitzpatrick, Edith Embro, Laura Embro, Kathleen Corbett, Patricia Corrigan, Katherine Hanlon, Evelyn Snyder, Margaret DiCarlo, Barbara Lawlor, Norman Snyder, Peter O'Gorman, Bobby Wilson, Marcelle O'Brien, Eddy Brohman, John Callahan, Jack Schmitt, Wilfred Pitton, Walter Burns, Alex. Snyder, Grant Howitt, Cleo Heimler, Shirley Walsh, Kenneth Howard, James Beaudry, James Hohenadel, George Beaudry, Angela Bordignon, Virginia Treante.
8. **"SAILORS' HORN PIPE"**:—M. Willis, E. Coone, R. McCloskey, L. McDermott, B. Cremen, J. O'Brien.
9. **"OUR FESTIVE DAY" SONG**:—The same cast as in the "OPENING CHORUS".
10. **OPERA**  
**"MIDSUMMER EVE"**  
 SCENE I. "A DARK FOREST".  
 SCENE II. "THE FAIRY QUEEN AND HER COURT".  
 SCENE III. "THE FAIRIES' CHORUS".  

FAIRY QUEEN	Margaret Willis.
DOROTHY "SEEKING THE FAIRIES"	Mary Heffernan.
HERALD	Gordon Doll.
FLOWER GIRLS	Yvonne Dickson, Mary Schmitt.
PAGES	Albert Peplow, Gerald Toner.
SPIRIT OF THE DAWN	Sheila Kirby.
LITTLE GREEN ELVES	Barbara Goetz, Eileen Luzzier, Mary Pat Hurley, Lillian McCann, Sheila Corbett, Marion Zinger, Geraldine Schmitt, Patricia Conroy, Shirley Toner, Betty Hurley, Lovette Barry, Hilda Bott.

 THE FLOWER FAIRIES:—Julia Carter, Dorothy Drummond, Mary O'Gorman, Rita Sweeney, Mary Doyle, Evelyn Fitzpatrick, Margaret

Figure 17: Second Annual Schoolchildren's Festival, 1933

### Death of Aid. John Hall.

The announcement in the obituary column of the death of Aid. John Hall will be read with feelings of sorrow by a great many citizens of Guelph. His demise was sudden and unexpected by the majority of his acquaintance, it being only two or three days ago that a reference was made in these columns to his illness. Though suffering from a bad cold for some time previously it was only on Saturday, the 13th inst., that he was compelled to take to bed, inflammation of the lungs having set in by that time. The attack was a severe one, and from the first he sank gradually, with the exception of yesterday, when he rallied somewhat, but again relapsed and passed away near noon to-day. The deceased gentleman was born in the city of Hamilton in 1839, and came with his family to Guelph about 1862, working at his trade of carpenter and builder. During the oil fever at Petrolia and Oil Springs he went thither and engaged in contracting, being much sought after on account of the energy and ability he displayed in pushing through his contracts. Returning to Guelph he commenced business as an architect, which profession he was engaged in till stricken down by the illness which has resulted in his death. Among many buildings which give evidence of his ability and taste in designing the most prominent are the factory of Messrs. W. Bell & Co., the splendid block of the Guelph Baking Co. the Towell block, the new county building and the beautiful residence of Messrs. T. Gowdy and J. W. Lyon. He married in 1865 the second daughter of the late Geo. Sunly. The deceased has filled various important positions both in the Council and the School Board and was Chairman of Finance for the Council and Chairman of the Committee on Sites and Buildings for the School Board at the time of his decease. His death will cause a vacancy in the representation of St. John's Ward, and a new election will have to be held there. He was a member of Royal Lodge of United Workmen, and the members of that Order in the city, as well as the members of the City Council and Board of Education will probably attend the funeral in a body. At the time of his death Mr. Hall was forty-five years of age, and he leaves a wife and four children to mourn his death.

Figure 18: Obituary of John Hall Junior, Guelph Daily Mercury, 22 February 1886, p. 1)

---

## REGULAR MEETING.

---

### Separate School Board Will Re-model St. Agnes School.

The Separate School Board held their regular meeting on Tuesday night, President McElderry in the chair. The only absentee was Mr. J.C. Keleher who is out of the city.

#### FINANCE REPORT.

The Finance Committee reported recommending the payment of accounts; H. Harper, \$1.05; T. J. Day, \$23.59; J. M. Dooley, \$1.50; J. N. Bond & Co., \$1.00; J. Hughes, \$3.85; R. Stewart, \$1.95.

#### WILL ALTER ST. AGNES SCHOOL.

Chairman Ryan of the property committee submitted a plan for the proposed alterations in St. Agnes school which was approved of by the Board. The work was authorized to be commenced during the holidays.

#### A GOOD AVERAGE.

Father Kenny local superintendent read a report of the attendance for April.

Form I—Number on roll, boys 66, girls 75, total 141. Average attendance 118.

Form II—Boys 66, girls 42—108, average 100.

Form III—Boys 40, girls 36—76, average 68.

Form IV—Boys 20, girls 24—50, average 45

---

Figure 19: "Separate School Board Will Re-model St. Agnes School," Guelph Advocate, Vol. III, No. 117 (May 4, 1898)

## CHURCH AND SCHOOLS.

Girls' Separate School, Cork street  
—addition of one story and tower; all  
of Guelph stone. Sam Rundle, stone  
and brick; V. E. Shepherd, carpenter;  
J. J. Mahoney, plastering; Dennis &  
Bennett, painting; Stevenson & Mal-  
colm, plumbing; Guelph Stove Co.  
galvanized iron and heating and ven-  
tilation. W. A. Mahoney, architect.

Figure 20: Building Operations, The Weekly Mercury, Thursday September 17, 1908, p. 1

# Advisory Committee of Council Information Report

---



Committee	Heritage Guelph
Date	Monday, November 13, 2023
Subject	<b>167 Suffolk Street West: Heritage Attributes and Designation Recommendation</b>

---

## Recommendation

1. That Heritage Guelph supports the heritage attributes identified for 167 Suffolk Street West as outlined in the staff report dated November 13, 2023; and
  2. That Heritage Guelph recommends that City Council give notice of its intention to designate 167 Suffolk Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act.
- 

## Executive Summary

### Purpose of Report

The building within the property addressed as 167 Suffolk Street West 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. This report recommends that subject property meets four of the nine prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, made under the Ontario Heritage Act. This report provides a draft list of heritage attributes and staff’s recommendation that City Council give notice of its intention to designate 167 Suffolk Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act.

### Strategic Plan Alignment

The recommendations of this report support the Strategic Theme of City Building. Conservation of cultural heritage resources in the City of Guelph is aligned with improving housing supply by building and maintaining vibrant and resilient communities.

---

## Report

### Location

167 Suffolk Street West is located on the north side of Suffolk Street West, west of Yorkshire Street North, east of Arnold Street and south of Home Street. The legal description of the property is LOT 13, NORTH SIDE SUFFOLK ST, PLAN 29; PT LOTS

12 & 14 NORTH SIDE SUFFOLK ST, 29; PT PARK LOT 10, PLAN 8, AS IN RO780210;  
CITY OF GUELPH.

## **Statement of Significance**

167 Suffolk Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets four of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06, as amended by Ontario Regulation 569/22. The heritage attributes of 167 Suffolk Street West display: design/physical, historical/associative, and contextual value.

### **Design/Physical Value**

167 Suffolk Street West meets Criterion 1 having design or physical value as it is an early example of an industrial factory built in Guelph for the purposes of manufacturing in the mid-19<sup>th</sup> century. The 2 and 2.5-storey limestone design makes use of local materials and the iconic façade can be seen in multiple photographs of well-known Guelph businesses over time.

### **Historical/Associative Value**

167 Suffolk Street West meets Criterion 4 because it has direct associations with a past mayor of Guelph, Thomas Gowdy, and his industry but also with agriculture as being the origin of multiple implements manufactured by Gowdy and L. Cossitt. Guelph has strong ties in the agricultural community and since this factory was used to promote and support this industry, it contributes to agriculture's continued legacy in the city.

### **Contextual Value**

167 Suffolk Street West meets Criterion 7 because it is important in defining, maintaining and supporting the architectural character of the area. This segment of Suffolk Street West is an important historic area of the Guelph Collegiate Candidate Cultural Heritage Landscape as identified in the Cultural Heritage Action Plan (2021).

167 Suffolk Street West meets Criterion 9 because the building's distinctive form as well as its limestone and concrete block construction has become a landmark within the Suffolk Street West streetscape.

### **Heritage Attributes**

The following elements of the property at 167 Suffolk Street West should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- exterior limestone walls of the 2/2.5-storey of original L. Cossitt construction;
- original form of the 2/2.5-storey with parapet to gable roof of L. Cossitt construction
- exterior limestone walls of the 2-storey, flat roof eastern addition of T. Gowdy construction;
- original form of the 2-storey, flat roof eastern addition of T. Gowdy construction

- front and rear gabled roof with limestone southern façade with coping at the top seen on original L. Cossitt construction
- exterior walls of rock-faced concrete block associated with the ten bay, 3-storey flat roofed west extension of Morlock Brothers construction;
- original form of the ten bay, 3-storey flat roofed west extension of rock-faced concrete of Morlock Brothers construction;
- metal door to original boiler on the north side of the limestone exterior

It is intended that non-original features may be returned to the documented earlier designs or to their documented original without requiring City Council permission for an alteration to the design.

### **Staff Recommendation**

Staff have completed an evaluation of the subject property and determined that 167 Suffolk Street West meets four of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06. Staff recommend that the property should be designated under Part IV, Section 29 of the Ontario Heritage Act.

### **Consultations**

On [October 10, 2023](#), Heritage Guelph passed the following motion:

THAT the comments provided by Heritage Guelph members on the '167 Suffolk Street: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

Heritage Planning staff have reached out to the property owner by email to inform them of the progress being made in the cultural heritage evaluation and proposed heritage attributes of their property. No response has been received from the owner as of the writing of this report.

### **Attachments**

Attachment-1: 167 Suffolk Street West: Cultural Heritage Evaluation Report

### **Report Author**

Victoria Nagy, Heritage Planner

# Advisory Committee of Council Information Report

---



Committee	Heritage Guelph
Date	Tuesday, October 10, 2023
Subject	<b>167 Suffolk Street West: Cultural Heritage Evaluation Report</b>

---

## Description

This information report provides a cultural heritage evaluation and draft statement of significance and determination of cultural heritage value or interest for 167 Suffolk Street West. This report is provided to Heritage Guelph for review and comment in preparation for a notice of intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

---

## Executive Summary

### Key Findings

167 Suffolk Street West 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. This report recommends that 167 Suffolk Street West meets four of the prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, made under the Ontario Heritage Act.

---

## Cultural Heritage Evaluation Report

### Location

The subject property is located on the north side of Suffolk Street West, west of Yorkshire Street North, east of Arnold Street and south of Home Street. The legal description of the property is LOT 13, NORTH SIDE SUFFOLK ST, PLAN 29; PT LOTS 12 & 14 NORTH SIDE SUFFOLK ST, 29; PT PARK LOT 10, PLAN 8, AS IN RO780210; CITY OF GUELPH. Photos of the property are included in Attachment-1 Current Photos of 167 Suffolk Street West (Figures 1-7).

The subject property includes multiple connected businesses with a parking lot on the north side of the property with a grassed area on the west side of the property. The limestone structure is a Neo-Classic vernacular building 2-storeys in height with an additional attic, 5-bay parapet to gable roof (ca. 1876). Multiple extensions have been added to the original structure including a limestone and red brick, 4-bay, two-storey flat roofed extension on the east corner, a 2-storey, flat roof addition to



the north in smooth-faced concrete block and a 3-storey, 10-bay, rock-faced concrete block west addition (ca. 1900) built on top of an earlier single-storey, limestone west wing (Figure 1).



Figure 1: Aerial image of 167 Suffolk Street West, indicated in light blue (City of Guelph GIS)

## Background

The property known as 167 Suffolk Street West was part of lands originally owned by John Arnold in 1857. The lot was subsequently sold multiple times, specifically to key titans of commerce and successful industrialists. Refer to Attachment-2 Historical Photos and Documents of 167 Suffolk Street West for early maps of the subject property (Figures 1-3). In 1873, John Hogg, a wealthy dry goods merchant bought the property with his wife Helen. In 1876, Levi Cossitt bought the property and built a factory for his company Cossitt's Agricultural Implement Works. Cossitt specifically patented, built and sold the Farmer's Friend Gang Plow along with other farming implements such as fanning mills, horsepower feed cutters, hand power feed cutters, turnip seed drills, lawn mowers, horse pokes, etc. (Attachment-2, Figure 4). Unfortunately, the farm implements industry proved challenging for Cossitt, especially after an intense fire at the factory. Eventually, Thomas Gowdy and his wife Margaret Gowdy (née Moore) bought out Cossitt's business between

1880-1882 and eventually bought the factory on Suffolk Street in 1885 (Attachment-2, Figure 5-6).

Thomas Gowdy was a successful industrialist who was financially interested in multiple businesses across the province (Attachment-2, Figure 7-8). He was the president of the Toronto Lime Company, director of the Wellington Lime Company, Dominion Life Assurance Company, Wellington Mutual Fire Assurance Company and Waterloo Mutual Fire Insurance Company. Gowdy was one of the original directors of the Guelph Junction Railway and was also a prominent director of the Guelph General Hospital. From 1889-1890, Thomas Gowdy was the Mayor of the incorporated City of Guelph. His large home at 136 Glasgow Street North still stands. Gowdy is also associated with 'Guelph Bay' a small area near Magnetawan, Ontario frequented by prominent Guelphites in the summer months (Attachment-2, Figure 9).

Gowdy's Agricultural Works, established in 1865 in a different location in downtown Guelph, focused on devising implements designed to lighten the labours of the farmer. Specifically, they manufactured reapers, mowers, sulky rakes, fanning mills, land rollers, root cutters, turnip sowers, straw cutters, sulky ploughs, hang ploughs, single ploughs of all kinds, harrows, lawn mowers, etc. Their goods were shipped throughout Canada, Australia and other countries. Under Gowdy's ownership the Suffolk Street factory encompassed 2.5 acres of ground, with six separate buildings and stables. The factory is described as having a main building 3.5 storeys in height with a 1-storey foundry, polishing shop, and blacksmith shop. The works were powered by a 50-horsepower engine and over 40 skilled workmen were employed.

Gowdy eventually sold the factory to William and John Morlock of the Morlock Brothers Company in 1902 (Attachment-2, Figures 10-11). Their company, established in 1888, manufactured upholstered furniture, mattresses and bedsprings and parlour goods. In 1908, the Morlock Bros. had an annual output of more than \$150,000. Under their leadership the Suffolk Street factory was expanded with a 3-story, 100 x 54 feet addition in concrete block with almost 100 hands employed to maintain daily operations (Attachment-2, Figure 12).

After the Morlock Bros. sold the factory, the property exchanged hands fairly frequently, although it was always a home for business. The Rowen & Ogg Co. Ltd. operated out of the premises in 1912 and by 1915, New Idea Spreader Co. Ltd. had taken ownership. The Suffolk Street building was likely used to produce the New Idea Spreaders, a recently invented manure spreader. By 1922, a different business used the space, Sherer Gillett Co Ltd. By 1947, Holman Luggage Company, established 1925, took over the Suffolk Street factory, after their Carden Street location burned down in 1946 (Attachment-2, Figure 13). Their business focused on manufacturing leather luggage and card tables, although they later branched out into selling musical instruments (Attachment-2, Figures 14-15). By 1978, the Barber family acquired the building for their glass business and has remained in this location ever since.

Barber Glass and Barber Gallery, divisions of the parent company BG1883 Inc., are both located at 167 Suffolk Street West and represent a family run business of over one hundred years. Originally a painting and glazing store, the business expanded to include custom glass, mirrors, antique glass, framing and currently they

fabricate, supply and install glass, mirror and metal products for both commercial and residential projects. Even though the business went into receivership in 2011, the family were able to continue operations on Suffolk Street by refocusing and rebranding. Their work can be seen at 1 World Trade Center in New York City, the Perimeter Institute in Waterloo, the Four Seasons Hotel in Toronto and closer to home at the bus shelters in Guelph's Central Station.

167 Suffolk Street was used by multiple owners over the years for several distinct industries. The original structure remains, although there are multiple additions that illustrate how the building has been changed over the years to suit its owners' needs.

### **Building Description**

The building we see today evolved over time with multiple visible additions to the original limestone structure. The original 2-storey limestone structure with an attic has a 5-bay design and a parapet to gable roof. The remnants of tape pointing on the limestone can be seen on this part of the exterior structure. The eastern addition is a 2-storey, 4-bay design of limestone and red brick as well. There is a distinct difference in the stone used for the first storey in comparison to the secondary storey. This difference may be due to the renovations made by Thomas Gowdy after the fire under Cossitt's ownership in the 1870s. The western addition was added about 1900 using rock-faced concrete block, building on top of a limestone building leftover from the Gowdy Agricultural Works. This addition is 3 storeys in height and has a 10-bay design with a flat roof. Many of the windows in the limestone walls have tooled sills and hammer dressed lintels, although replacement of window sashes and doors has occurred throughout the property (Attachment-1, Figures 1-3). The doors to an original boiler for the building have been retained and are visible on the north side of the limestone exterior (Attachment-1, Figure 7).

Further additions were made to the east and north side of the property. A 2-storey red brick addition with a flat roof and wood siding on the east side of the limestone structure with a 4-bay design is the current main entrance to the Barber Glass Gallery. A further 2-storey addition on the north side of the limestone structure is smooth concrete block painted black with a loading dock and two-bay design. Another entrance to the property was added to this black brick addition. This addition is attached to the 1-storey brick structure moving west on the northern side of the limestone structure, again with a flat roof. A sea can is currently placed directly adjacent to the one storey addition for extra storage. The remainder of the property is taken up by paved and unpaved parking lot (Attachment-1, Figures 4-6).

### **Statement of Significance**

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets four of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by Ontario Regulation 569/22. The heritage attributes of 167 Suffolk Street West display: design/physical, historical/associative, and contextual value.

### **Design/Physical Value**

167 Suffolk Street West meets Criterion 1 having design or physical value as it is an early example of an industrial factory built in Guelph for the purposes of manufacturing in the mid-19<sup>th</sup> century. The 20-storey limestone design makes use of local materials and the iconic façade can be seen in multiple photographs of well-known Guelph businesses over time.

### **Historical/Associative Value**

167 Suffolk Street West meets Criterion 4 because it has direct associations with a past mayor of Guelph, Thomas Gowdy, and his industry but also to agriculture as being the origin of multiple implements manufactured by Gowdy and L. Cossitt. Guelph has strong ties in the agricultural community and since this factory was used to promote and support this industry, it contributes to agriculture's continued legacy in the city.

### **Contextual Value**

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character of the area. This segment of Suffolk Street West is an important historic area of the Guelph Collegiate Candidate Cultural Heritage Landscape as identified in the Cultural Heritage Action Plan (2021).

The subject property meets Criteria 9 because the building's distinctive form and limestone construction has become a landmark within the Suffolk Street West streetscape.

### **Attachments**

Attachment-1: Current Photos of 167 Suffolk Street West

Attachment-2: Historic Photos and Documents of 167 Suffolk Street West

### **Departmental Approval**

Melissa Aldunate, MCIP, RPP – Manager, Policy Planning and Urban Design

### **Report Author**

Victoria Nagy, Heritage Planner

**Attachment-1 Current Photos of 167 Suffolk Street West**



Figure 1 – Image of 167 Suffolk Street West, facing west (S. Robinson 2023).



Figure 2 - Image of 167 Suffolk Street West, facing northwest (S. Robinson 2023).



Figure 3 - Image of 167 Suffolk Street West, facing north (S. Robinson 2023).



Figure 4 - Image of 167 Suffolk Street West, facing south (S. Robinson 2023).



Figure 5 - Image of 167 Suffolk Street West, facing south (S. Robinson 2023).



Figure 6 - Image of 167 Suffolk Street West, facing south (S. Robinson 2023).



Figure 7 - Image of 167 Suffolk Street West, facing southeast (S. Robinson 2023).



# Attachment-2 Historic Images and Documents of 167 Suffolk Street West



Figure 1 – Plan 8 of the Town of Guelph, approximate location of 167 Suffolk Street West indicated in red.



Figure 2 – Map of the Town of Guelph, Thomas W. Cooper (1862) with 167 Suffolk Street West indicated in red.

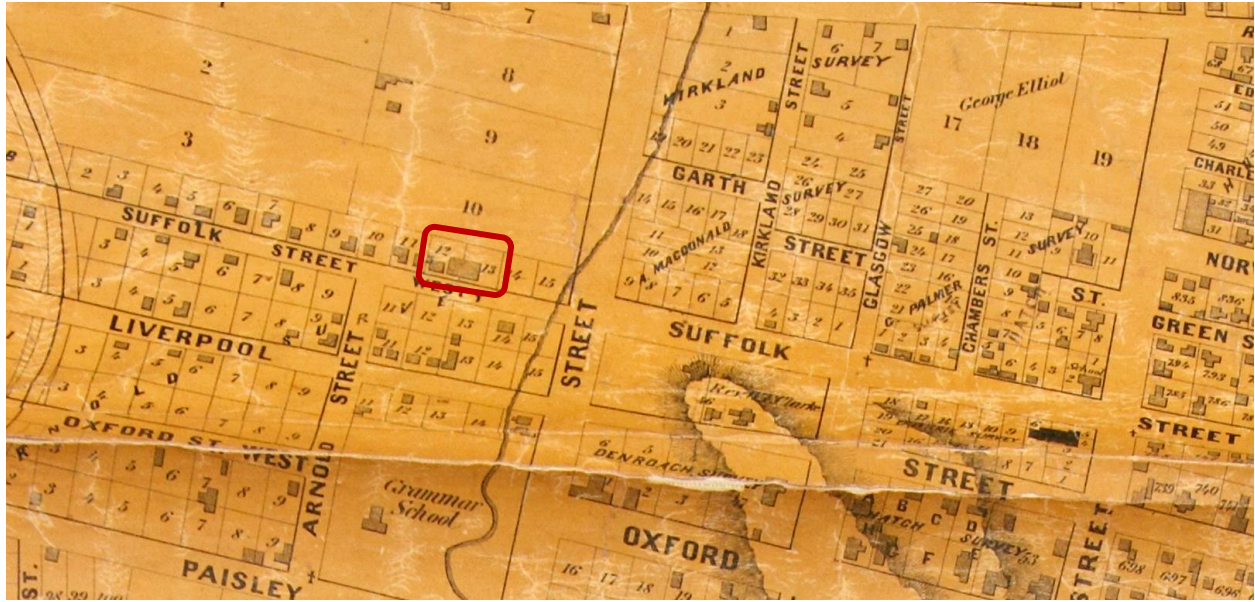
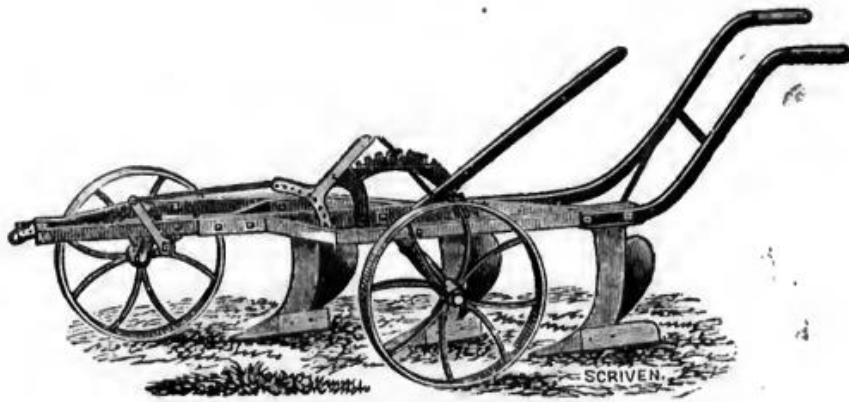


Figure 3 – Map of the Town of Guelph, T.W. Cooper (1877), the factory is show on Lots 12 and 13.

**COSSITT'S  
AGRICULTURAL IMPLEMENT WORKS  
GUELPH, ONT.**



Buy only the genuine FARMER'S FRIEND GANG PLOW, patented  
March 1875. Send for circular and terms.

**L. COSSITT,**

Manufacturer of Gang Plows, Fanning Mills, Horse Turnip Seed Drills,  
Horse and Hand Power Feed Cutters, Lawn Mowers, Horse Pokes, &c.

Figure 4 – Advertisement for Cossitt's Agricultural Implement Works from 1875 (The Annals of the Town of Guelph 1827-1877, pg. 166).

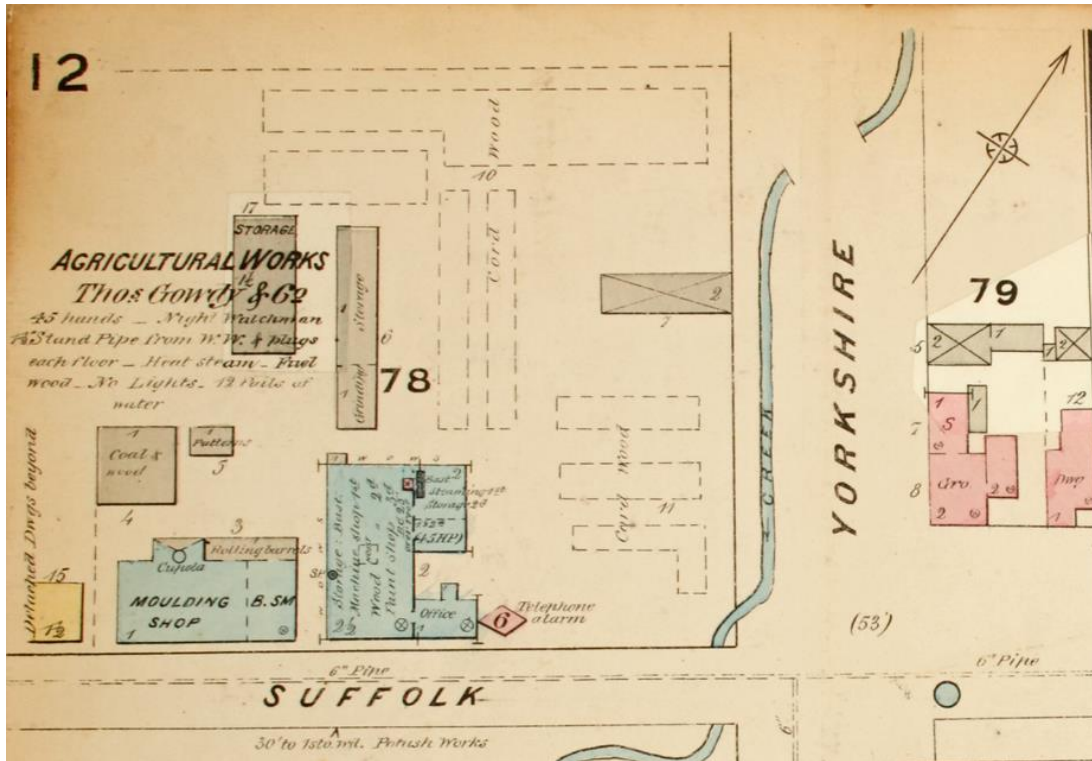


Figure 5 - Fire Insurance Plan showing 167 Suffolk Street West and the Gowdy Agricultural Works, 1881 revised 1892(Guelph Civic Museum)

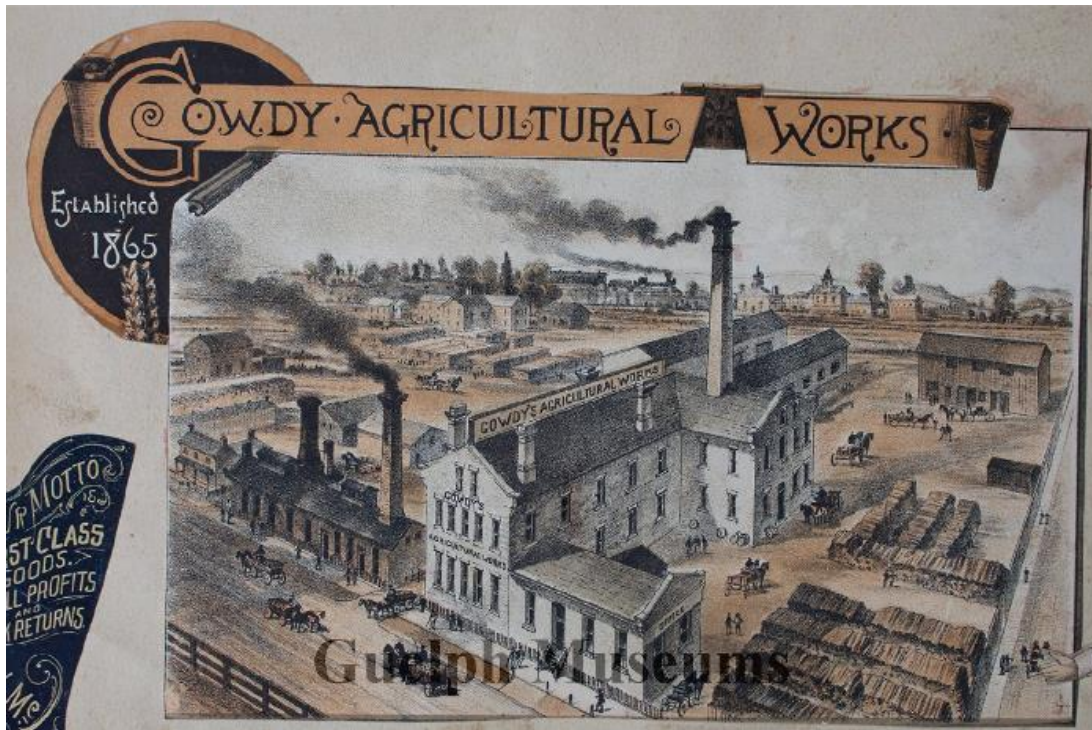


Figure 6 - Image of the Gowdy Agricultural Works located at 167 Suffolk Street (Guelph Civic Museum 2016.24.3)

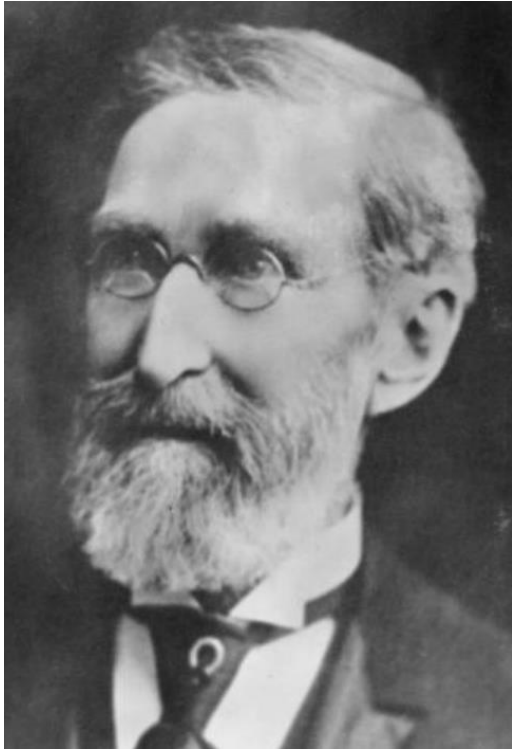


Figure 7 – Image of Thomas Gowdy, Mayor of Guelph from 1899-1890 (Guelph Public Library, F38-0-4-0-0-6 - Thomas Gowdy)

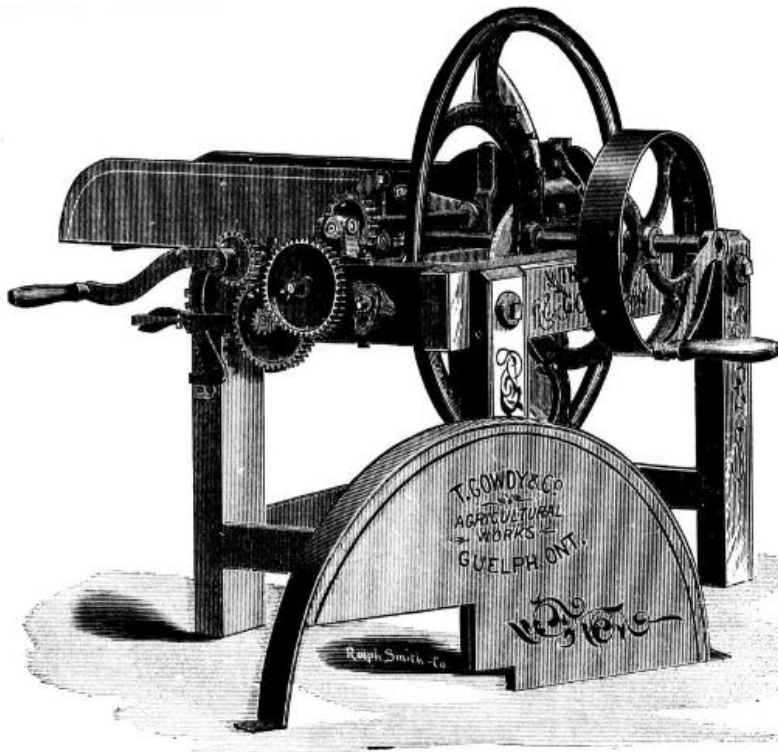


Figure 8 – Image of a piece of Gowdy Agricultural Works equipment (Industries of Canada, 1886, pg. 108)



Figure 9 – Image of Guelph Bay, cottage country of Guelph's industrial elite, 1910 (Toronto Public Library PCR-917)

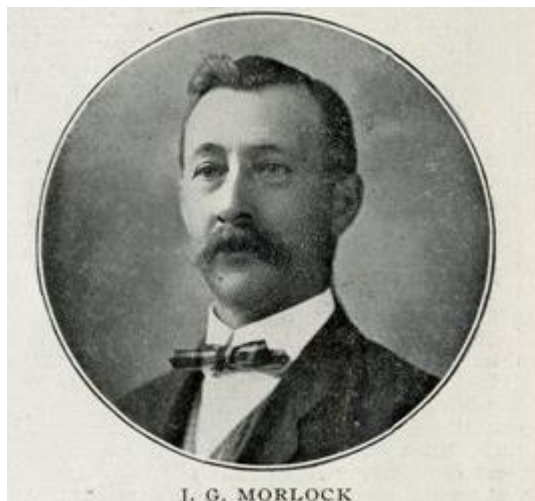


Figure 10 – Image of John G. Morlock, owner of Morlock Bros Company, who operated out of 167 Suffolk Street West in the early 20<sup>th</sup> century (Guelph Public Library 1974.15.7, pg. 47.



Figure 11 - Image of William Morlock, owner of Morlock Bros Company, who operated out of 167 Suffolk Street West in the early 20<sup>th</sup> century (Guelph Public Library 1974.15.7, pg. 47).

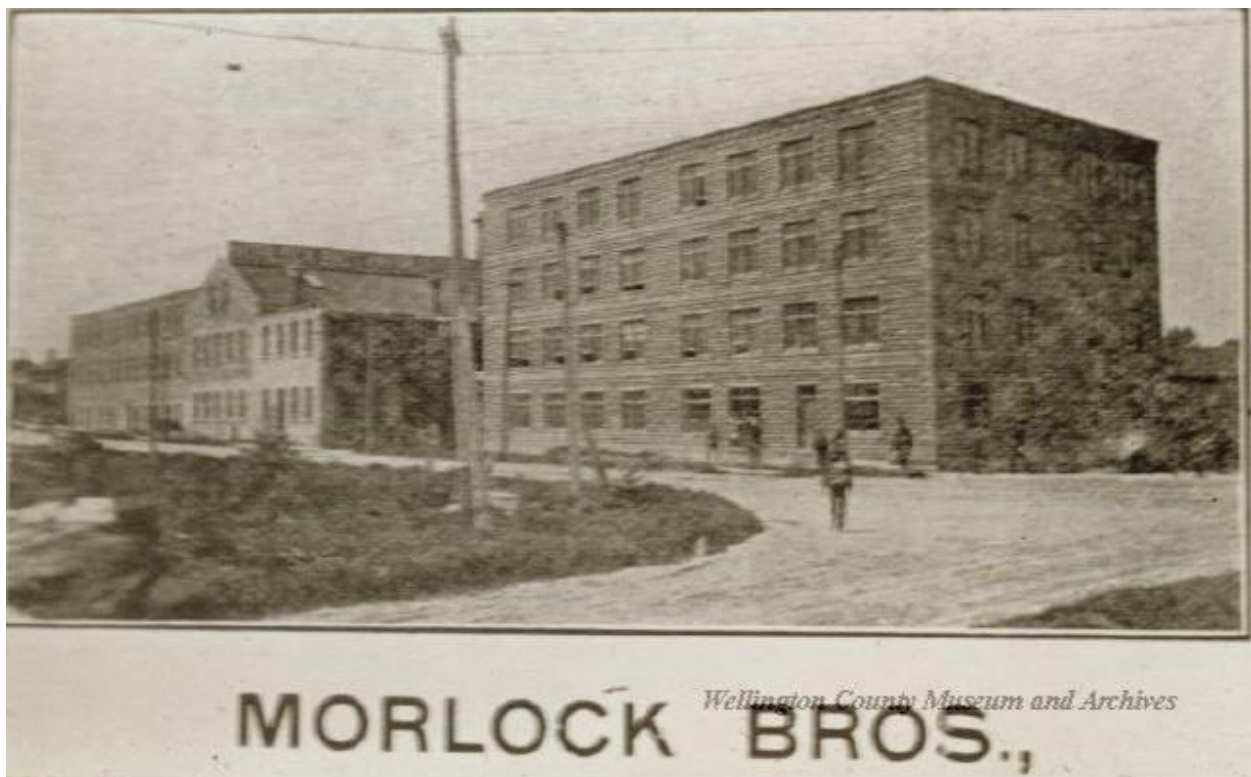


Figure 12 - Image of the Morlock Bros. factory at 167 Suffolk Street West, including the western addition, in 1908 (Wellington County Archives A1985.110)

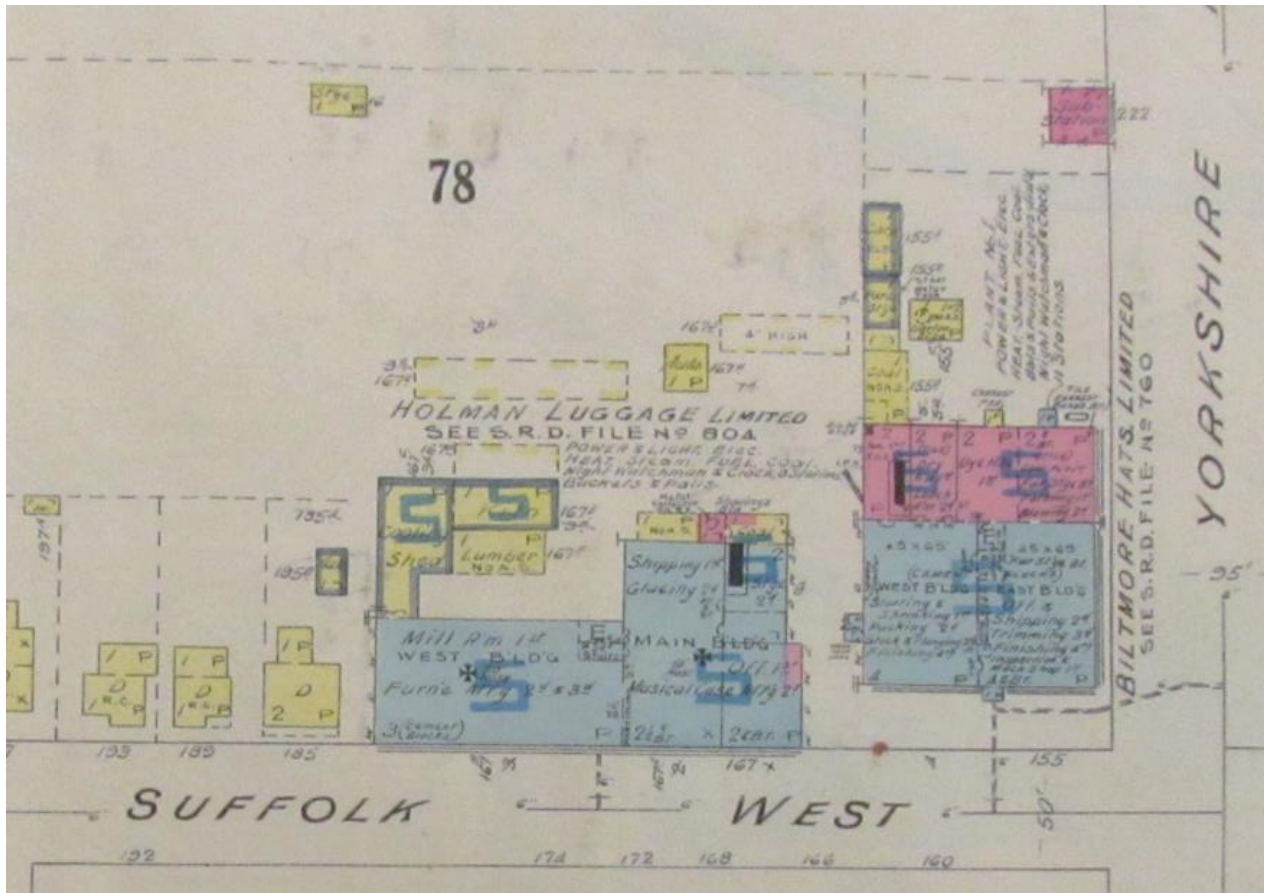


Figure 13 – Fire Insurance Plan showing 167 Suffolk Street West from 1922, revised 1946 (Opta Information Intelligence)



Figure 14 – Image of five rows of employees of Holman Luggage Ltd., 1951 (Guelph Civic Museum 1996.15.1)



Figure 15 – Image of 167 Suffolk Street from 1977 with the Holman Luggage insignia on the limestone façade (Wellington County Archives A1985.110)



# 167 Suffolk Street West

Heritage Attributes and Designation Recommendation

November 13<sup>th</sup>, 2023

# Current photo of 167 Suffolk St W



# Heritage Attributes for 167 Suffolk St W

- exterior limestone walls of the 2/2.5-storey of original L. Cossitt construction;
- original form of the 2/2.5-storey with parapet to gable roof of L. Cossitt construction
- exterior limestone walls of the 2-storey, flat roof eastern addition of T. Gowdy construction;
- original form of the 2-storey, flat roof eastern addition of T. Gowdy construction
- front and rear gabled roof with limestone southern façade with coping at the top seen on original L. Cossitt construction
- exterior walls of rock-faced concrete block associated with the ten bay, 3-storey flat roofed west extension of Morlock Brothers construction;
- original form of the ten bay, 3-storey flat roofed west extension of rock-faced concrete of Morlock Brothers construction;
- metal door to original boiler on the north side of the limestone exterior

# Staff Recommendation

Staff have completed an evaluation of the subject property and determined that 167 Suffolk Street West meets four of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06. Staff recommend that the property should be designated under Part IV, Section 29 of the Ontario Heritage Act.

# Advisory Committee of Council Staff Report



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To Heritage Guelph  
Date Monday, November 13, 2023  
Subject **12 Eramosa Road: Heritage Attributes and Designation Recommendation**

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## Recommendation

1. That Heritage Guelph supports the heritage attributes identified for 12 Eramosa Road as outlined in the staff report dated November 13, 2023; and
  2. That Heritage Guelph recommends that City Council give notice of its intention to designate 12 Eramosa Road pursuant to Part IV, Section 29 of the Ontario Heritage Act
- 

## Executive Summary

### Purpose of Report

The corner building within the property addressed as 12-16 Eramosa Road is listed as a non-designated built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Section 27, Part IV of the Ontario Heritage Act. This report recommends that together the corner building and its associated stable building (addressed as 161 Arthur Street North) meet six of the nine prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22) made under the Ontario Heritage Act. This report provides a draft list of heritage attributes and staff's recommendation that City Council give notice of its intention to designate both buildings within 12 Eramosa Road pursuant to Part IV, Section 29 of the Ontario Heritage Act.

### Strategic Plan Alignment

The recommendations of this report support the Strategic Theme of City Building. Conservation of cultural heritage resources in the City of Guelph is aligned with improving housing supply by building and maintaining vibrant and resilient communities.

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## Report

### Location

The subject real property is located on the northwest corner of the intersection of Eramosa Road and Arthur Street North. The legal description of the subject real property is PLAN 99 PT LOT 7 PT LOT 8.

The real property includes the following addresses: 12, 14 and 16 Eramosa Road as well as 157 and 161 Arthur Street North. For the purposes of this report, the subject property will be referred to generally as 12 Eramosa Road.

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## **Statement of Significance**

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets six of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The heritage attributes of 12 Eramosa Road Street display: design/physical, historical/associative, and contextual value.

### **Design/Physical Value**

The subject property meets Criterion 1 because its two original buildings exhibit design or physical value are representative of Romanesque Revival architectural style from the end of the 19<sup>th</sup> century in a commercial/residential building design.

The subject property meets Criterion 2 because both buildings have high physical integrity in that they have retained most of their original architectural design features in red brick and limestone displaying a high degree of craftsmanship.

### **Historical/Associative Value**

The subject property meets Criterion 4 because it has direct associations with a theme of historical mixed use involving local corner stores with housing above – a combination that was conventional in many of Guelph’s residential neighbourhoods since the establishment of the Town and in some cases continuing into the first half of the 20<sup>th</sup> century.

### **Contextual Value**

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character of the area. These segments of the Eramosa Road and Arthur Street North streetscapes are important elements of the Arthur Street North candidate cultural heritage landscape identified by the City of Guelph’s Cultural Heritage Action Plan.

The subject property meets Criteria 8 because its two buildings maintain their original configuration and are functionally, visually and historically linked. The 1920s addition to the north expanded the commercial/residential uses and its architectural design (although simplified) is quite compatible with the original building. The close proximity of the corner store doors and windows to the street gives it visual prominence at the intersection of these historic streetscapes.

The subject property meets Criteria 9 because the building’s distinctive form and elaborate red brick and limestone construction has become a landmark within the historic Eramosa hill streetscape.

### **Heritage Attributes**

The following elements of the property at 12 Eramosa Road should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- 2-storey, corner building form with elaborate roofline created by red brick parapet, corebelled brick corners and limestone coping
- original red brick exterior walls, pilasters and limestone belt courses facing Eramosa Road and Arthur Street North
- carved datestone in parapet above front corner door and upper level window

- original window and door openings with coursed brick semi-circular, segmental and flat arch heads and rock-faced limestone sills
- half-glass front corner entrance door below a large transom window
- two large storefront windows below a large, wooden entablature resting on brick pilasters with rock-faced limestone capitals
- single door facing Arthur Street North with two-pane transom below a coursed brick skewback arch head with the appearance of a protruding keystone constructed in brick
- 2-storey north addition with red brick exterior and stone coping above band courses of corbelled brick over two large storefront windows
- 2-storey, low pitch gable roof, stable building with a corbelled brick parapet and stone coping over the façade
- triangular courtyard space between the corner building and the stable building

It is intended that non-original features may be returned to the documented earlier designs or to their documented original without requiring City Council permission for an alteration to the design.

### **Staff Recommendation**

Staff have completed an evaluation of the subject property and determined that together the two buildings at 12 Eramosa Road meet six of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 569/22. Staff recommend that the property should be designated under Part IV, Section 29 of the Ontario Heritage Act.

### **Consultations**

On September 11, 2023, Heritage Guelph passed the following motion:

THAT the comments provided by Heritage Guelph members on the '12 Eramosa Road: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

Heritage Planning staff have reached out to the property owner by email to inform them of the progress being made in the cultural heritage evaluation and proposed heritage attributes of their property. No response has been received from the owner as of the writing of this report.

### **Attachments**

Attachment 1 - Cultural Heritage Evaluation Report (Sept 11 2023)

Attachment 2 - Current Photos

Attachment 3 - Historical Images and Documents

### **Departmental Approval**

Melissa Aldunate Manager, Policy Planning and Urban Design  
City of Guelph

### **Report Author**

Stephen Robinson, Senior Heritage Planner, Policy Planning and Urban Design  
City of Guelph

# Advisory Committee of Council Information Report

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Committee	Heritage Guelph
Date	Monday, September 11, 2023
Subject	<b>12 Eramosa Road – Cultural Heritage Evaluation Report</b>

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## Description

This information report provides a cultural heritage evaluation, a draft statement of significance and determination of cultural heritage value or interest for 12 Eramosa Road. The report is presented for review and comment by Heritage Guelph in preparation for a notice of intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

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## Executive Summary

### Key Findings

The corner building within the property addressed today as 12-16 Eramosa Road is listed as a non-designated built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Section 27, Part IV of the Ontario Heritage Act. This report recommends that together the corner building and its associated stable building meet six of the nine prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22) made under the Ontario Heritage Act.

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## Cultural Evaluation Report

### Location

The subject real property is located on the northwest corner of the intersection of Eramosa Road and Arthur Street North (Figure 1). The legal description of the subject real property is PLAN 99 PT LOT 7 PT LOT 8.

The real property includes the following addresses: 12, 14 and 16 Eramosa Road as well as 157 and 161 Arthur Street North. For the purposes of this report, the subject property will be referred to generally as 12 Eramosa Road.





Figure 1: Location of 12 Eramosa Road. (City of Guelph GIS)

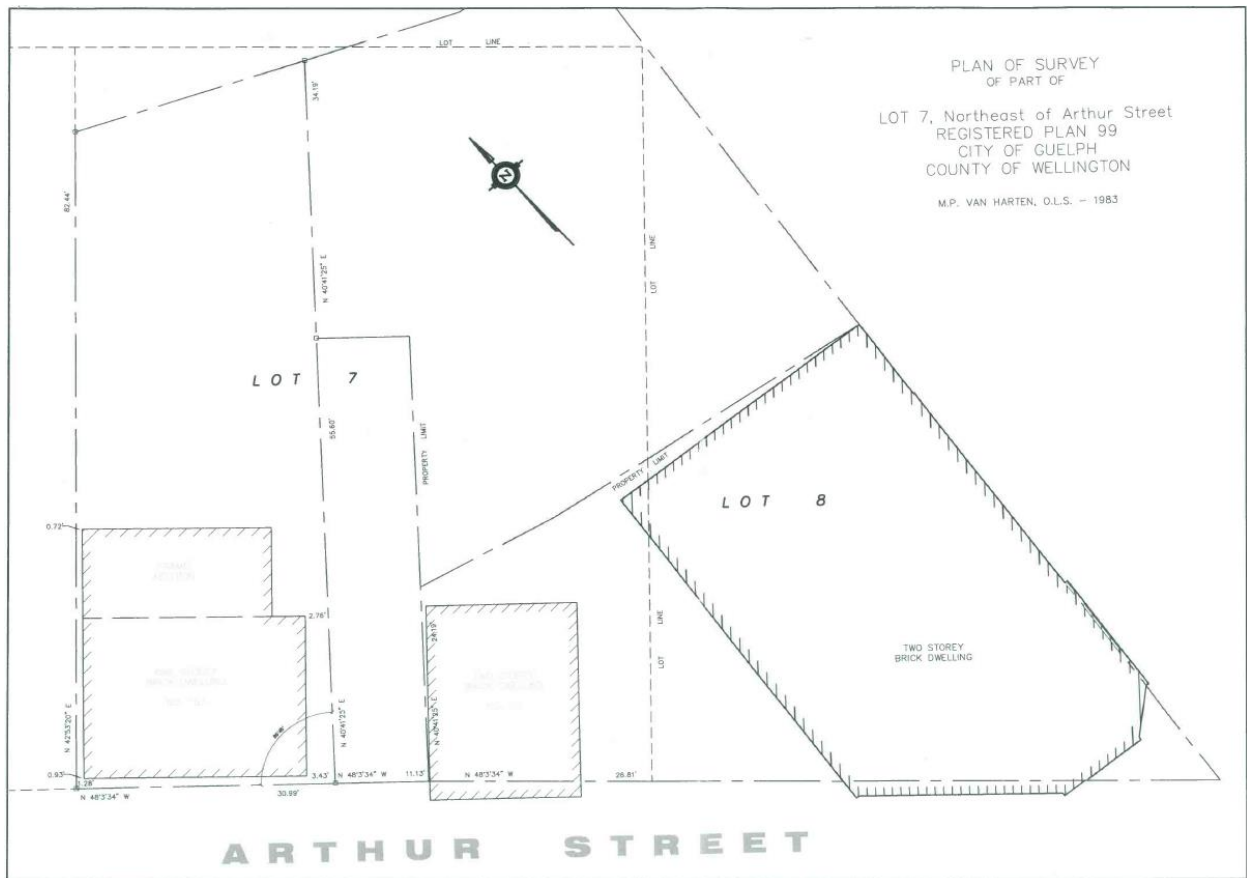


Figure 2: Plan of Survey. (M. P. Van Harten, O.L.S., 1983)

The property includes a 2-storey, red brick, corner store building with residential units above (Figures 3 and 4) and a detached, 2-storey, red brick stable building (now painted black) fronting Arthur Street North (Figure 5).



Figure 3 – 12 Eramosa Road, view from south. (Photo: S. Robinson, 2023)



Figure 4 – 12-16 Eramosa Road, view from east. (Photo: S. Robinson, 2023)



Figure 5: Stable building fronting Arthur St N. (Photo: S. Robinson, 2023)

## Background

The subject property is part of Lots 7 and 8 of Plan 99. Plan 99, also known as Adam Fergusson's Survey, was registered in 1856 (Attachment-2, Figure 1). The land title abstract describes the ownership history of Lots 7 and 8 on the northeast side of Perth Street. Mitchell Street (to the north) and Perth Street (renamed Arthur Street in 1956) were named for John Mitchell and his previous home in Scotland. Mitchell was an early settler of Guelph Township and Guelph whose subdivided farmland become what is now the neighbourhood to the northwest of the subject property.

A corner building has stood on the northwest corner of Eramosa Road and Perth Street since at least 1862 as a building footprint is seen on Cooper's 1862 Map of the Town of Guelph, the 1872 Bird's Eye View of Guelph and Cooper's 1875 Map of Guelph (Attachment-2, Figures 2, 3 and 4). A building has stood on the northwest corner of Eramosa Road and Perth Street since at least 1862 as a building footprint is seen on Cooper's 1862 Map of the Town of Guelph, the 1872 Bird's Eye View of Guelph and Cooper's 1875 Map of Guelph (Attachment-2, Figures 2, 3 and 4). It is not known if that building was used as a corner store.

The land title abstract indicates David Brown purchased Lots 7 and 8 of Plan 99 in 1871. Brown's plans were to replace the existing building as reported in November 1874 Guelph Evening Mercury in its annual summary of building operations:

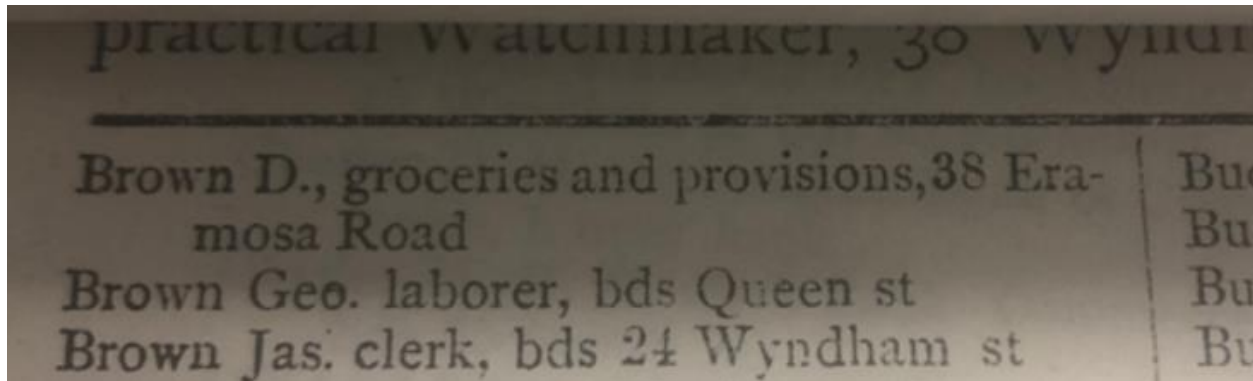
"On the corner of the Eramosa Road and Perth Street, Mr. David Brown has erected a rough-cast store and dwelling. The size of the building is 60x40, with a Mansard roof and containing, besides the store, twelve rooms, and costing \$1,600."

Brown's new building was addressed as 38 and 40 Eramosa Road, and according to the Hacking Directory of 1873 David Brown ran the "groceries and provisions" store and resided on the property. (Attachment-2, Figures 5 and 6).

The 1881 (1892) Fire Insurance Plan (Attachment-2, Figure 8) shows the 1.5-storey store building as clad in rough-cast stucco with a single address of 40 Eramosa Road. The building had an irregular shape as it followed the angle of the street intersection. The northwest side of the building was a single-storey with an attached shed. A detached shed stood to the north of the building. Also shown on the fire plan is a stone dwelling at 48 Eramosa Road. In 1875 the Guelph Evening Mercury had reported the following:

"D. Brown, stone cottage, 30 by 36. Contractors—Winton & Griffiths, stonework; Shand & Carver, carpenters; Day, plasterer; Pass, painter; Mills, tinsmith. Cost \$1200."

The building included 38 and 40 Eramosa Road. According to the directory 38 Eramosa Road was listed as "groceries and provisions", and 40 Eramosa Road was listed as the residence.



In the 1873 Hacking Directory David Brown is listed as running the grocery store and residing on the property. Though David Brown still owned the property in 1882, Mrs. M. Hyde is listed as the proprietor of the grocery and a resident of the property.

By 1882, though David Brown still owned the property, Mrs. M. Hyde both ran the grocery and resided on the property.

Robert Dowrie is listed as running the grocery store and living in the attached home, and then in 1885. In the 1894-1996 directory, Alex Cutting is listed as running the grocery on the Eramosa property and livesgrocer and living on Perth Street.

The land title abstract shows that in November 1890 David Brown's will transferred ownership of the property to his 12-year old daughter Maggie M. Brown. In 1899 Brown's widow Ellen Brown took a mortgage of \$13,000 which was likely for the construction of the subject buildings. In 1910, after Ellen Brown's death, the executors transferred ownership of the property to Margaret M. Harbour (Maggie Brown). By 1916 Margaret Harbour and her husband Charles Harbour sold the property to Elizabeth Calloway.

The 1897 Fire Insurance Plan (revised in 1907 and 1911) (Attachment-2, Figures 9 and 10) show the two subject buildings: a 2-storey, brick store building addressed

as 3 Perth Street and a 2-storey, brick stable at 7 Perth Street. The store building is indicated with its original footprint with a single-story, brick wing and a wood frame porch and shed to the north.

The 1922 Fire Insurance Plan (revised in 1929) (Attachment-2, Figure 11) shows that between 1922 and 1929 a 2-storey addition was made on the north side of the store building providing two additional shops addressed as 14 and 16 Eramosa Road. Additionally, it was at this time that the stable at 7 Perth Street was converted to a dwelling. The only changes indicated on the 1946 Fire Insurance Plan (Attachment-2, Figure 12) have to do with addresses: the former stable is listed as 5 Perth Street and the store building as 12, 14 and 16 Eramosa Road and 3 Perth Street. The 1960 Fire Insurance Plan (Attachment-2, Figure 13) presents the main door facing Arthur Street as 157 Arthur Street North and the former stable as 161 Arthur Street North.

## **Building Description**

The corner store built in 1899 is a 2-storey building constructed in pressed red brick laid in a stretcher bond (Figures 3 and 4 and Attachment-1, Figures 1-14). The roof is hidden by a brick parapet with a rock-faced limestone coping that creates an elaborate roofline. The parapet has corbelled brick eave stops at the west and north corners of the building (Attachment-1, Figures 4, 5 and 6). The coping is connected by two protruding red brick pilasters dropping down to a rock-faced stone belt course that extends around the entire street-facing exterior.

The corner entrance has a half-glass door under a frosted, rectangular transom window (Attachment-1, Figure 7). The date "1899" is carved into a large date stone set into the brick parapet above the massive stone lintel of the second floor window above the corner entrance (Attachment-1, Figure 8). Both large storefront windows are framed by a large, wooden entablature resting on brick pilasters with rock-faced limestone capitals (Attachment-1, Figure 9). The right side of the Eramosa Road store window appears to have been filled in with brick. Over both storefront windows are paired windows with coursed brick, semi-circular arches and rock-faced limestone sills (Attachment-1, Figures 11 and 12). The store window sills are rowlock brick.

The single door facing Arthur Street North is within an unusually tall opening and has a two-pane transom below a coursed brick skewback arch head with the appearance of a protruding keystone constructed in brick (Attachment-1, Figure 10).

The 2-storey addition built between 1922 and 1929 (Attachment-1, Figure 14) has a thinner coping above two band courses of corbelled red brick with a pattern of headers and stretchers between. The windows of the addition have stone lintels and sills. Three entrance doors are inset in the middle of the ground floor flanked by large store windows.

The detached, 2-storey, red brick stable building (Figure 5) has been painted black in a recent renovation. The building fronts onto Arthur Street North creating a triangular courtyard space between it and the corner building (Attachment-1, Figures 15 and 16). The building form is rectangular in plan with a low-pitch gable roof and a brick parapet over the façade. The parapet has rock-faced limestone coping stones and is articulated with corbelled brick band courses, pilasters and

eave stops. The outline of the large carriage door from the original use of the building as a stable has been bricked in on the elevation facing the triangular courtyard and an original man door bricked in to create the current ground floor window on the ground floor beside it. The upper window within the corbelled brick parapet appears to have a solid sill and was likely the access door to the stable's hayloft. The Arthur Street front door and all other windows (which have rowlock brick sills) were likely created in the conversion of use from stable to dwelling in the mid-1920s.

Other examples of corner stores in Guelph's residential neighbourhoods that are listed on the Municipal Register of Cultural Heritage Properties include: 220 Gordon St; 217/219 Gordon St; 110 Norwich St E; 294 Woolwich St (now Park Grocery); 295 Woolwich St (now With the Grain); 194 Waterloo Ave; 440 York Rd.

### **Statement of Significance**

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets six of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The heritage attributes of 12 Eramosa Road Street display: design/physical, historical/associative, and contextual value.

### **Design/Physical Value**

The subject property meets Criterion 1 because its two original buildings exhibit design or physical value are representative of Romanesque Revival architectural style from the end of the 19<sup>th</sup> century in a commercial/residential building design.

The subject property meets Criterion 2 because both buildings have high physical integrity in that they have retained most of their original architectural design features in red brick and limestone displaying a high degree of craftsmanship.

### **Historical/Associative Value**

The subject property meets Criterion 4 because it has direct associations with a theme of historical mixed use involving local corner stores with housing above – a combination that was conventional in many of Guelph's residential neighbourhoods since the establishment of the Town and in some cases continuing into the first half of the 20<sup>th</sup> century.

### **Contextual Value**

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character of the area. These segments of the Eramosa Road and Arthur Street North streetscapes are important elements of the Arthur Street North candidate cultural heritage landscape identified by the City of Guelph's Cultural Heritage Action Plan.

The subject property meets Criteria 8 because its two buildings maintain their original configuration and are functionally, visually and historically linked. The 1920s addition to the north expanded the commercial/residential uses and its architectural design (although simplified) is quite compatible with the original building. The close proximity of the corner store doors and windows to the street gives it visual prominence at the intersection of these historic streetscapes.

The subject property meets Criteria 9 because the building's distinctive form and elaborate red brick and limestone construction has become a landmark within the historic Eramosa hill streetscape.

### **Attachments**

Attachment-1 Current Photos

Attachment-2 Historic Maps, Documents and Photographs

### **Departmental Approval**

Melissa Aldunate, Manager, Policy Planning and Urban Design

### **Report Authors**

Stephen Robinson, Senior Heritage Planner

Kaela Anderson, Heritage Research Assistant

Attachment-1 Current Photos



Figure 1: View from south. (Photo: S. Robinson, 2023)



Figure 2: View from southeast. (Photo: S. Robinson, 2023)





Figure 3: View from east. (Photo: S. Robinson, 2023)



Figure 4: View of rear (north) corner. (Photo: S. Robinson, 2023)



Figure 5: View of corner building from west. (Photo: S. Robinson, 2023)



Figure 6: View from southwest. (Photo: S. Robinson, 2023)



Figure 7: View of front store window corner entrance from south. (Photo: S. Robinson, 2023)



Figure 8: Datestone. (Photo: S. Robinson, 2023)



Figure 9: Arthur Street N store window. (Photo: S. Robinson, 2023)



Figure 10: Brick arch over Arthur Street N door. (Photo: S. Robinson, 2023)



Figure 11: Coupled windows facing Arthur St N. (Photo: S. Robinson, 2023)



Figure 12: Coupled windows facing Eramosa Road. (Photo: S. Robinson, 2023)



Figure 13: Eramosa Road elevation. (Photo: Sr. Robinson, 2023)



Figure 14: North addition. (Photo: S. Robinson, 2023)



Figure 15: View of stable building from south. (Photo: S. Robinson, 2023)





Figure 16: View of stable building from west. (Photo: S. Robinson, 2023)

Attachment-2 Historical Maps, Documents and Photographs



Figure 1 - Detail from Plan 99 (Fergusson's Survey) registered in 1858.



Figure 2 - Detail from Cooper's Map of the Town of Guelph (1862) showing a building footprint at the northwest corner of Eramosa Road and Perth St. (Guelph Civic Museum)



Figure 3 - Detail from Bird's Eye Map of Guelph, 1872 (Guelph Civic Museum)



Figure 4 - Detail from Cooper's Map of the Town of Guelph (1875) indicating "Fergusson Survey" and showing a building footprint at the northwest corner of Eramosa Road and Perth St. (Guelph Civic Museum)

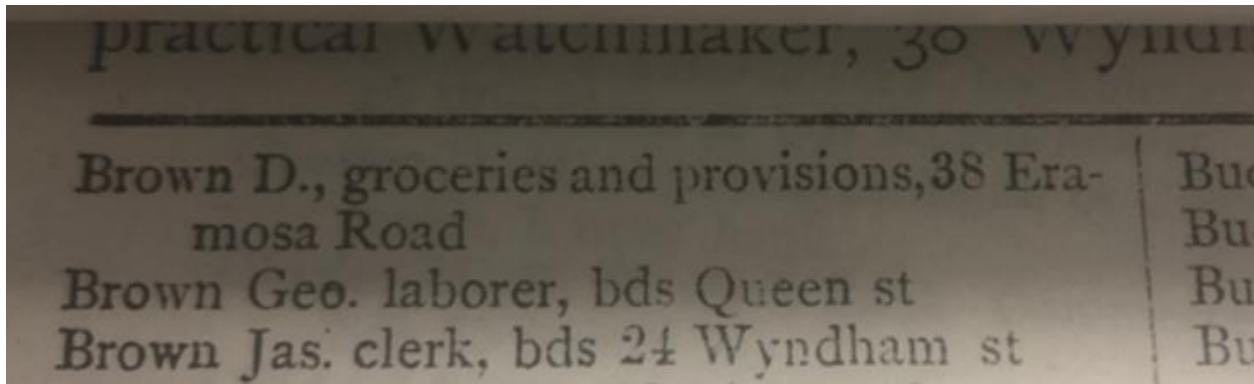


Figure 5: Hacking Directory (1873) indicates David Brown, groceries and provisions

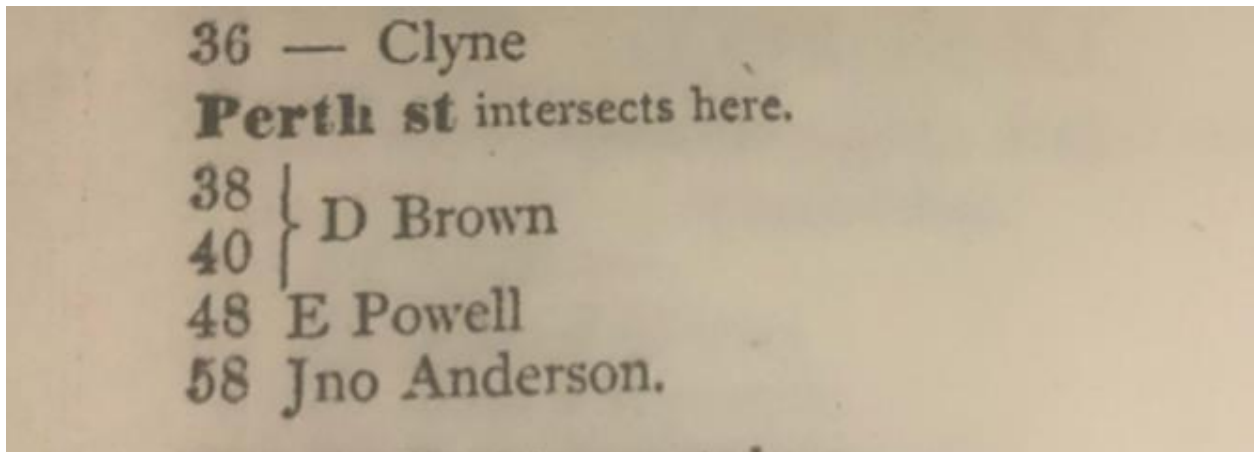


Figure 6: Hacking Directory (1873) David Brown indicated as owner and resident of the single building at 38 and 40 Eramosa Road.

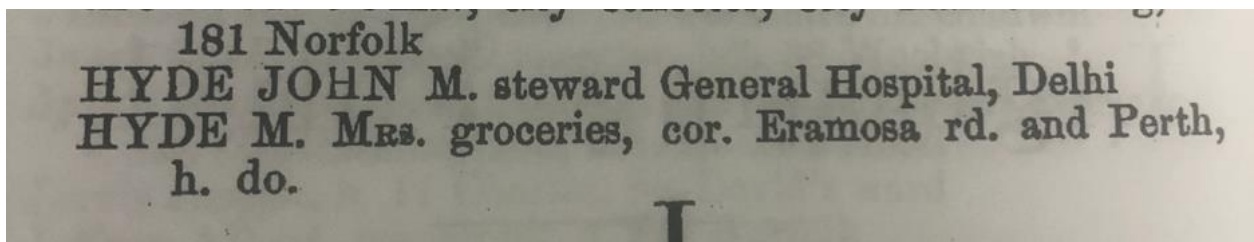


Figure 7: 1882 City Directory, Mrs. M. Hyde Grocer and resident

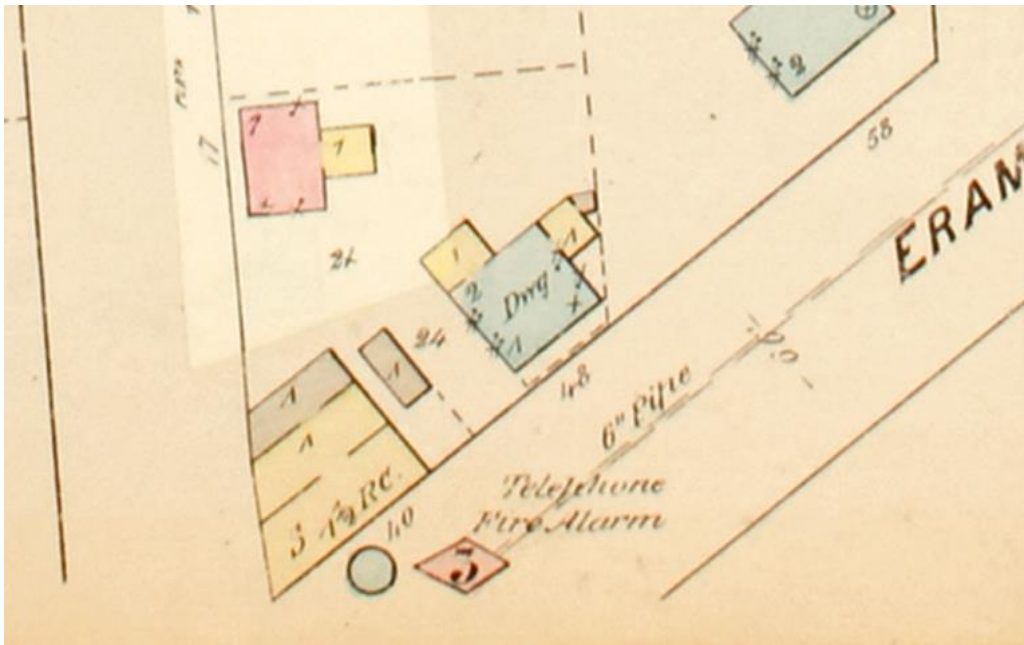


Figure 8 - Detail from 1881 (revised 1892) Fire Insurance Plan. (Guelph Civic Museum)

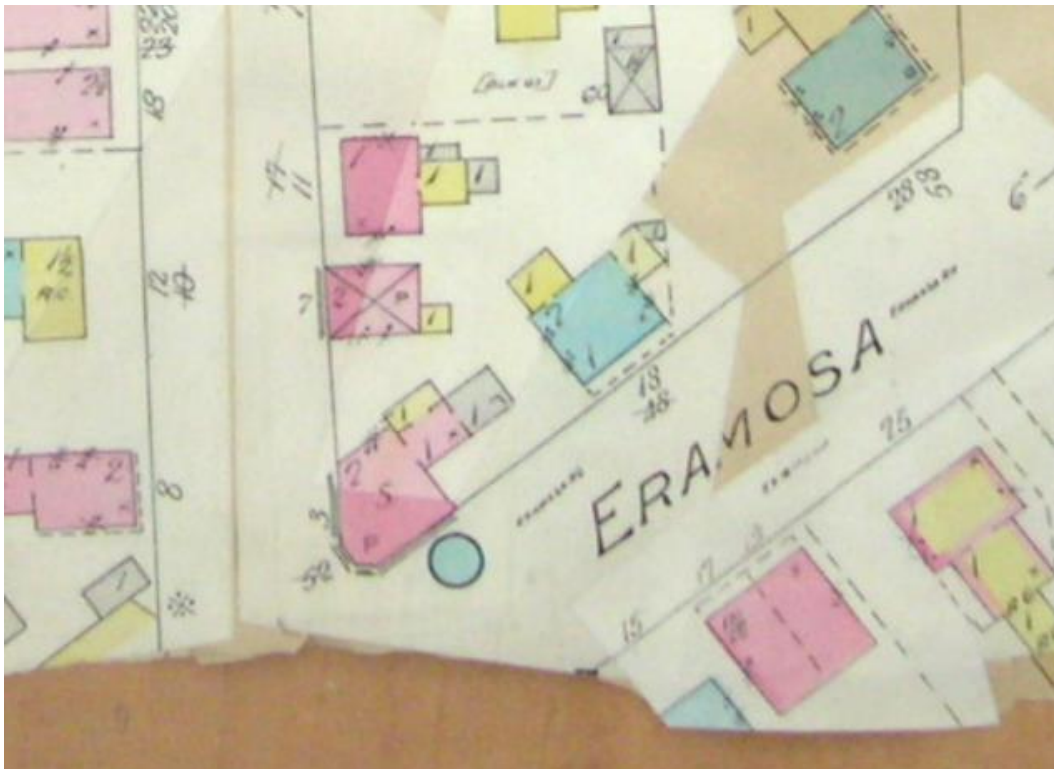


Figure 9 - Detail from 1897 (revised 1907) Fire Insurance Plan. (Guelph Civic Museum)

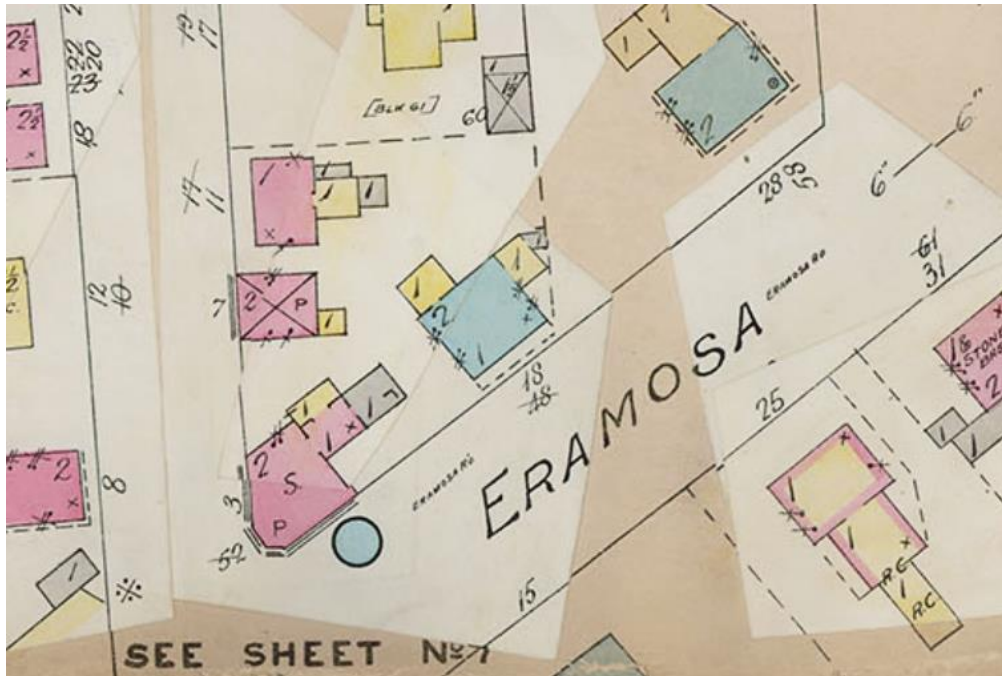


Figure 10 - Detail from 1897 (revised 1911) Fire Insurance Plan. (Guelph Civic Museum)

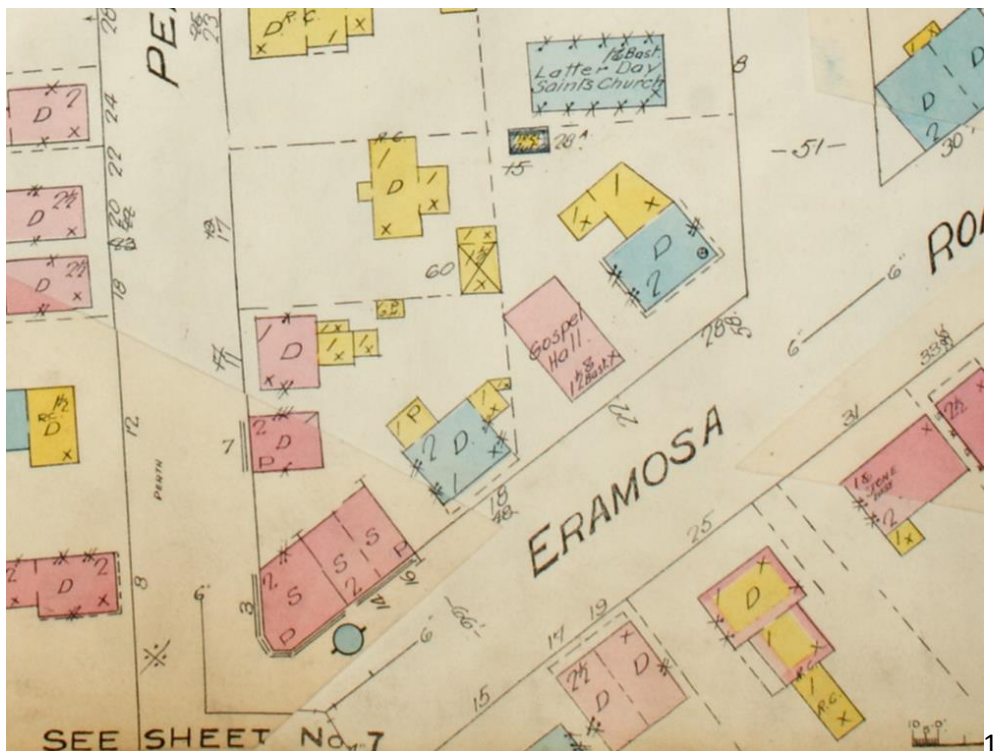


Figure 11 - Detail from 1922 (revised 1929) Fire Insurance Plan. (Guelph Civic Museum)

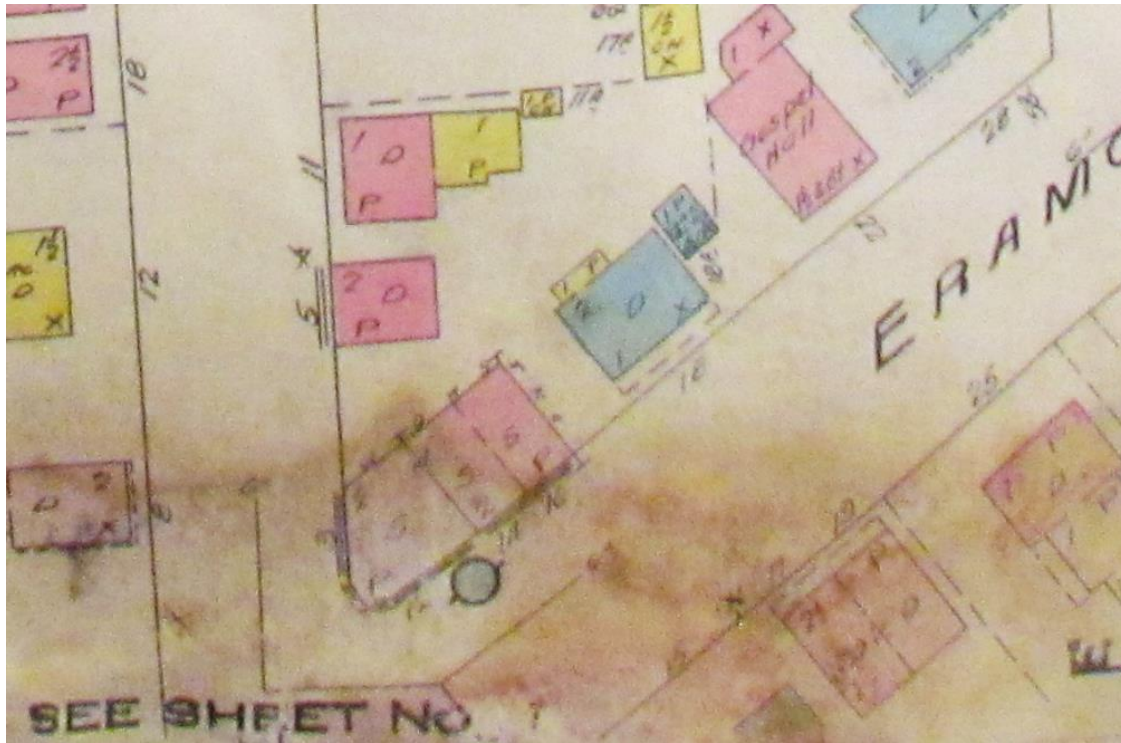


Figure 12 - Detail from 1946 Fire Insurance Plan. (Guelph Civic Museum)

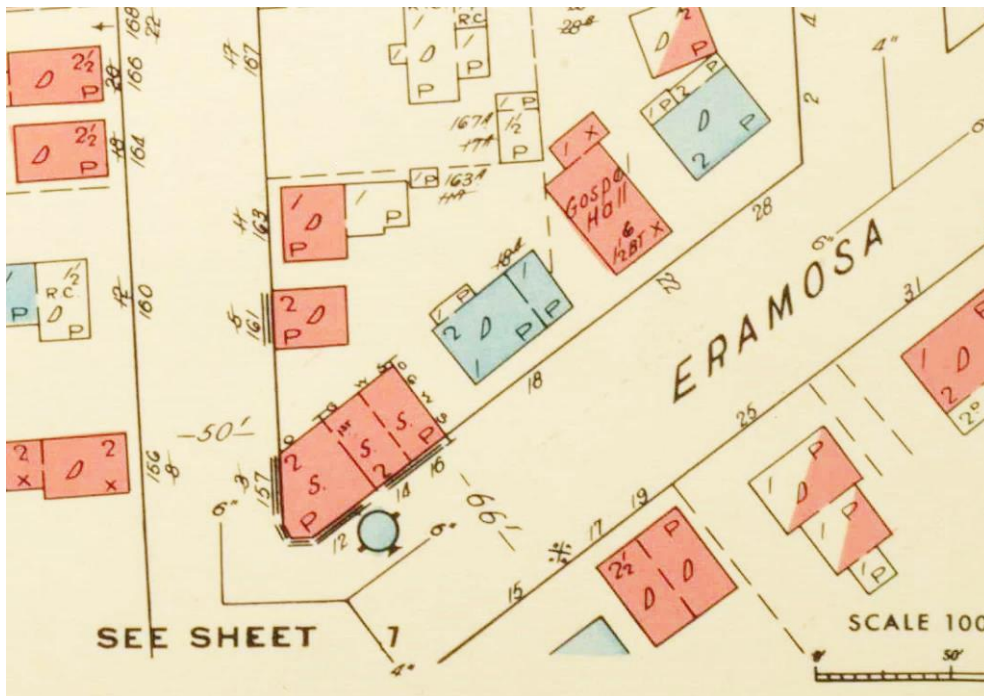


Figure 13 - Detail from 1960 Fire Insurance Plan. (Guelph Civic Museum)



Figure 14 - Photo of property in 1974. (Couling Architectural Inventory)



Figure 15 - Photo of property in 1975. (Couling Architectural Inventory)





Figure 16 - Photo of property in 1974. (Couling Architectural Inventory)



Figure 17 - Stable building facing Arthur St N before black paint applied. (Photo: S. Robinson, 2014)

# 12 Eramosa Road

## Heritage Attributes and Designation Recommendation



# Heritage Attributes

- 2-storey, corner building form with elaborate roofline created by red brick parapet, corebelled brick corners and limestone coping
- original red brick exterior walls, pilasters and limestone belt courses facing Eramosa Road and Arthur Street North
- carved datestone in parapet above front corner door and upper level window
- original window and door openings with coursed brick semi-circular, segmental and flat arch heads and rock-faced limestone sills
- half-glass front corner entrance door below a large transom window



# Heritage Attributes

- two large storefront windows below a large, wooden entablature resting on brick pilasters with rock-faced limestone capitals
- single door facing Arthur Street North with two-pane transom below a coursed brick skewback arch head with the appearance of a protruding keystone constructed in brick
- 2-storey north addition with red brick exterior and stone coping above band courses of corbelled brick over two large storefront windows



# Heritage Attributes

- 2-storey, low pitch gable roof, stable building with a corbelled brick parapet and stone coping over the façade
- triangular courtyard space between the corner building and the stable building



# Advisory Committee of Council Staff Report



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To Heritage Guelph  
Date Monday, November 13, 2023  
Subject **220 Gordon Street: Heritage Attributes and Designation Recommendation**

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## Recommendation

1. That Heritage Guelph supports the heritage attributes identified for 220 Gordon Street as outlined in the staff report dated November 13, 2023; and
  2. That Heritage Guelph recommends that City Council give notice of its intention to designate 220 Gordon Street pursuant to Part IV, Section 29 of the Ontario Heritage Act
- 

## Executive Summary

### Purpose of Report

The stone building at 220 Gordon Street 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. This report recommends that the 2-storey, limestone portion of the building at 220 Gordon Street meets five of the nine prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, made under the Ontario Heritage Act. This report provides a draft list of heritage attributes and staff’s recommendation that City Council give notice of its intention to designate the property at 220 Gordon Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.

### Strategic Plan Alignment

The recommendations of this report support the Strategic Theme of City Building. Conservation of cultural heritage resources in the City of Guelph is aligned with improving housing supply by building and maintaining vibrant and resilient communities.

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## Report

### Location

The subject property is located on the southeast corner of Gordon Street at James Street East. The property is adjacent to the Brooklyn and College Hill Heritage Conservation District. The legal description of the property is Lots 1 and 2 of Benjamin Harrison’s unregistered survey.

The real property includes the semi-detached dwellings at 9 and 11 James Street East and a detached, 3-car garage in southeast corner of subject property. These buildings are not listed on the Municipal Register of Cultural Heritage Properties and

have no heritage status. For the purposes of this report, the subject property will be referred to generally as 220 Gordon Street.

## **Statement of Significance**

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets five of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The heritage attributes of 220 Gordon Street display: design/physical, historical/associative, and contextual value.

### **Design/Physical Value**

220 Gordon Street meets Criterion 1 having design or physical value as it is a representative example of limestone construction from the mid-19th century with an 1875 addition that has a corner entrance door in a rare, rounded, 2-storey limestone corner.

### **Historical/Associative Value**

The subject property meets Criterion 4 because it has direct associations with a theme of historical mixed use involving local corner stores with housing above – a combination that was conventional in many of Guelph’s residential neighbourhoods since the establishment of the Town and in some cases continuing into the first half of the 20<sup>th</sup> century.

### **Contextual Value**

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character of the area. This segment of the Gordon Street streetscape is an important historic element adjacent to the Brooklyn and College Hill Heritage Conservation District.

The subject property meets Criteria 8 because the stone building is visually and historically linked to its surroundings. The 1875 limestone addition to the north expanded the commercial/residential uses and its architectural design is quite compatible with the materials and form of the original building. The close proximity of the corner store doors and flanking windows to the street gives it visual prominence at this intersection within the historic Gordon Street streetscape.

The subject property meets Criteria 9 because the building’s distinctive form and limestone construction have become a landmark within the historic Gordon Street and College Hill streetscape.

### **Heritage Attributes**

The following elements of the property at 220 Gordon Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- 2-storey, limestone corner building form with a rounded corner in the roof and stone exterior of the northern portion of the building
- original limestone exterior facing Gordon Street, James Street East and the east elevation facing the parking area
- limestone parapet on west elevation marking the earlier north wall of the building

- original window and door openings in the stone exterior walls
- two large storefront windows flanking the corner entrance (currently filled in with granite)

It is intended that non-original features may be returned to the documented earlier designs or to their documented original without requiring City Council permission for an alteration to the design.

### **Staff Recommendation**

Staff have completed an evaluation of the subject property and have determined that the corner building at 220 Gordon Street meets five of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 569/22. Staff recommend that the property should be designated under Part IV, Section 29 of the Ontario Heritage Act.

### **Consultations**

On September 11, 2023, Heritage Guelph passed the following motion:

THAT the comments provided by Heritage Guelph members on the '220 Gordon Street: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

Heritage Planning staff have reached out to the property owner by mail to inform them of the progress being made in the cultural heritage evaluation and proposed heritage attributes of their property. No response has been received from the owner as of the writing of this report.

### **Attachments**

Attachment 1 – 220 Gordon Street: Cultural Heritage Evaluation Report

Attachment 2 - Current Photos

Attachment 3 - Historical Images and Documents

### **Report Author**

Stephen Robinson, Senior Heritage Planner



# Advisory Committee of Council Information Report

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Committee	Heritage Guelph
Date	Monday, September 11, 2023
Subject	<b>220 Gordon Street: Cultural Heritage Evaluation Report</b>

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## Description

This information report provides a cultural heritage evaluation and draft statement of significance and determination of cultural heritage value or interest for 220 Gordon Street. This report is provided to Heritage Guelph for review and comment in preparation for a notice of intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

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## Executive Summary

### Key Findings

The stone building at 220 Gordon Street 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. This report recommends that the 2-storey, limestone portion of the building at 220 Gordon Street meets five of the nine prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, made under the Ontario Heritage Act.

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## Cultural Heritage Evaluation Report

### Location

The subject property is located on the southeast corner of Gordon Street at James Street East (Figure 1). The property is adjacent to the Brooklyn and College Hill Heritage Conservation District.

The legal description of the property is Lots 1 and 2 of Benjamin Harrison’s unregistered survey. These lots and the existing buildings are indicated on a surveyor’s plan of the subject property from 1979 (Figure 2).

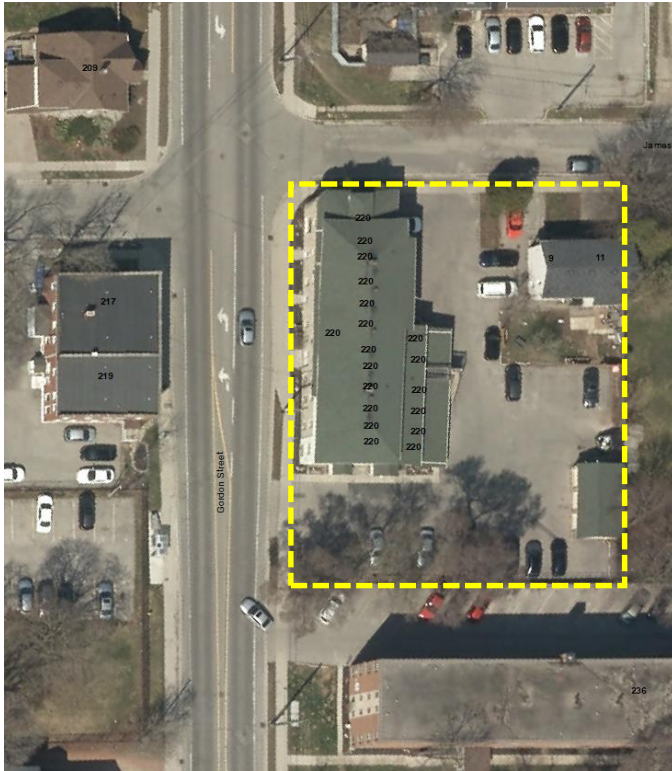


Figure 1 - 2021 orthographic photo with subject property indicated in yellow. (City of Guelph GIS)

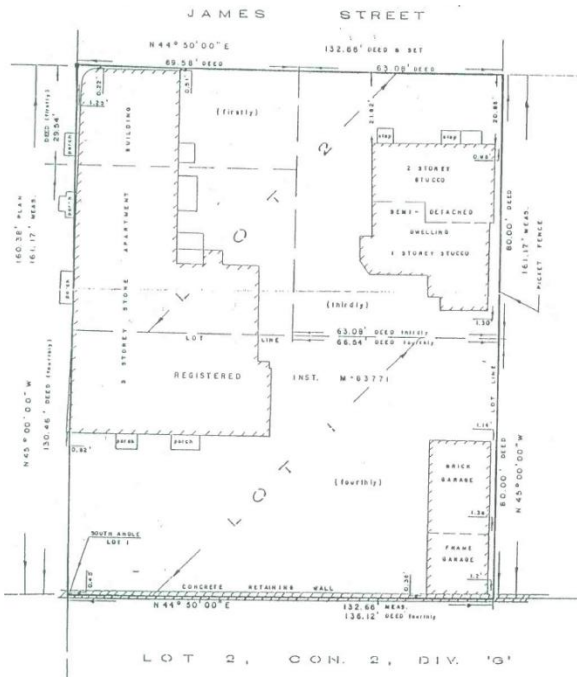


Figure 2 - 1979 Survey Plan (Van Harten Surveying Ltd)

The subject property includes: a 3-storey, apartment building on the corner (Figures 3, 4, 5); two semi-detached dwellings addressed as 9 and 11 James Street East (Attachment 1 - Figure 6); and a brick, 3-car garage in the southeast corner (Attachment 1 - Figure 7).



Figure 3 - 220 Gordon St, view from west. (Photo: S. Robinson, 2023)



Figure 4: 220 Gordon St, view from south, 220 Gordon St (Photo: S. Robinson, 2023)



Figure 5: 220 Gordon St, rear of property from north (Photo: S. Robinson, 2023)

## Background

The property known today as 220 Gordon Street was part of lands originally owned by Benjamin Harrison in 1843. At that time Gordon Street was known as Dundas Road. Harrison had created a survey of his land which was never officially registered but is still used today to determine early land ownership in this block. Harrison's survey is shown in Attachment 2 - Figure 1 and consists of Lots 1,2 and 6-12 all east of Dundas Road (now Gordon Street) and south of Bay Street (now James Street East). The lots indicated on the north side of Bay Street are from William Day's survey registered separately as Plan 302.

In 1835 William Crowe bought Lot 1 from Benjamin Harrison and the south part of Lot 2 in 1856. William Crowe and his wife Emma Masters operated a wagon and carriage building shop on that property. A native of Laxton in Yorkshire, William Crowe settled in Guelph in 1832 with his parents John Crowe and Harriot Aldous. William Crowe had four siblings: Dr. W. R. Crowe, Ann Crowe, John Crowe (farmer) and Robert Crowe (a carpenter and blacksmith). The extended Crowe family was an industrious and significant family in Guelph. William's father was a tailor and his mother taught in school. William's brother Robert Crowe married into the Raymond family who had established the Raymond Sewing Machine Company. William's nephew, John Crowe, initially worked at the Raymond Sewing Machine Company and was responsible for a patent issued for developing improvements to the sewing machine. Later, John Crowe started the Crowe Foundry on Norfolk Street. In 1854 William Crowe constructed a cultivator used for tillage that received an award at the Guelph Exhibition. He was a choir leader, Sunday school superintendent, a Farmers & Mechanics Institute committee member, as well as a lieutenant in the McKenzie Rebellion and a major with the Canadian Rifles.

In 1854, a fire burned the Crowe buildings on the Gordon Street property, including a cottage, the wagon shop, stable, and outbuildings. The cost of replacing the buildings was \$3,000 and without insurance a subscription was started to assist William in recommencing his business. The footprint of the Crowe buildings is seen in Cooper's 1862 and 1875 maps of the Town of Guelph (Attachment 2 - Figures 2 and 3) and in a detail from the 1877 Atlas of the County of Wellington (Attachment 2 - Figure 4). These images show the building on the property as extending from Lot 2 down into Lot 1 with an L-shape footprint. It is not known when the eastern extension of the building was demolished.

By 1864 Crowe withdrew his claim to the property which transferred it to his mortgager John Howitt. William Crowe remained in Guelph until his death November 13, 1866, at the age of 52.

The land title abstract (Attachment 2 - Figure 5) indicates that in 1873 Lots 1 and 2 were purchased by Thomas Oldham who took out a mortgage for \$1,300 in 1875 and then \$3,000 in 1878. According to the Couling Architectural Inventory the building was rebuilt and added onto around 1875 with later additions made at both ends. Couling suggests that the northernmost portion of the existing building was built in 1875 for Thomas Oldham as a corner store with a dwelling above.

According to the Vernon directories, Oldham was a knitter and eventually opened a woolen manufacturing factory on the property. During Thomas Oldham's ownership of the property, Thomas and Isaac Pinder (father and son) lived and worked in the

building as barrel makers (Attachment 2 - Figure 6) and by 1903, Robert Pinder ran a grocery in the corner store. After Thomas Oldham's death, his widow Jane Oldham and their three daughters Miss Eliza B, Miss Harriet (a teacher) and Miss Maria (a teacher at the senior Girl's School) reside on the property (Attachment 2 - Figure 7). Maria Oldham remains unmarried and received the deed to the property in 1899 where she lived until selling to Frederick Walker in 1921. When Walker sold the property to Charles Barber (a shop owner and butcher) in 1929 the property had undergone alterations to become an apartment building as indicated on the 1922 (1929) Fire Insurance Plan (Attachment 2 - Figures 9) and the 1946 Fire Insurance Plan (Attachment 2 - Figure 10).

Vernon's Directory of the City of Guelph indicates the building contained the Edgehill Tea Rooms in 1930 and by 1959 the building was known as the Edgehill Apartments (Attachment 2 - Figures 11 and 13).

A 1940 air photo of the Brooklyn neighborhood (Attachment 2 - Figure 12) as well as Couling's photos of the property in 1974 (Attachment 2 - Figures 14 and 15) show alterations made about 1929 and later.

### Building Description

The building we see today (Figure 6) evolved over time and can be divided chronologically into three sections: William Crowe's wagon factory and Thomas Oldham's knitting mill (c. 1850-1875); William Oldham's corner store with dwelling above (1875); and the additions creating a third floor in 1929 and the 1990s.



Figure 6 - Overlay on photo depicting the stages of construction. (Photo and overlay: S. Robinson, 2023)

The current building has a limestone first and second floor with a hip roof third floor extending from a three-story, 2-bay (wood frame) addition at the south end of the building and continuing (stepped back from the plane of the stone exterior) to the midpoint of the north section of the building. There is a brick chimney near both peaks of the main hip roof.

A stone parapet seen on the west elevation (Attachment 1 - Figure 4) marks the earlier north wall of the building before the 1875 addition. The added northern

portion of the building has a rounded corner in the roof and stone exterior that likely contained a corner entrance to a store. Subsequent alterations have added a hip roof dormer facing James Street East and the corner entrance has been filled in with granite fieldstone rubble (Attachment 1 – Figure 4) in a fashion similar to the masonry of houses nearby at Gordon and James Street West built in the 1930s. A good example is seen at 209 Gordon Street (Attachment 1 - Figure 5).

The first and second floors of the building were constructed with roughly-squared, rock-faced limestone in varied sizes laid in a broken range and pointed to give the appearance of finer cut stone. The pointing is not likely the original as it extends across all the stone exteriors visible on front, side and rear elevations.

The original window and door openings of the building have solid limestone lintels and tooled limestone sills. Openings introduced altered later have multiple stones at the top of the openings and are likely supported by a steel lintel. An example of this would be the two larger store windows and the corner door (now filled in) at the corner of Gordon St and James St W. The original corner window on the second floor over the corner door has a convex, rock-faced lintel stone and a convex, tooled limestone sill.

Other examples of corner stores in Guelph's residential neighbourhoods that are listed on the Municipal Register of Cultural Heritage Properties include 12-16 Eramosa Rd; 217/219 Gordon St; 110 Norwich St E; 294 Woolwich St (now Park Grocery); 295 Woolwich St (now With the Grain); 194 Waterloo Ave; 440 York Rd.

As the semi-detached dwellings at 9 and 11 James Street East (Attachment 1 – Figure 6) and the 3-car garage in southeast corner of subject property (Attachment 1 – Figure 7) are not listed on the Municipal Register of Cultural Heritage Properties and have no heritage status.

### **Statement of Significance**

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets five of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by Ontario Regulation 569/22. The heritage attributes of 220 Gordon Street display: design/physical, historical/associative, and contextual value.

### **Design/Physical Value**

220 Gordon Street meets Criterion 1 having design or physical value as it is a representative example of limestone construction from the mid-19th century with an 1875 addition that has a corner entrance door in a rare, rounded, 2-storey limestone corner.

### **Historical/Associative Value**

The subject property meets Criterion 4 because it has direct associations with a theme of historical mixed use involving local corner stores with housing above – a combination that was conventional in many of Guelph's residential neighbourhoods since the establishment of the Town and in some cases continuing into the first half of the 20<sup>th</sup> century.

## **Contextual Value**

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character of the area. This segment of the Gordon Street streetscape is an important historic element adjacent to the Brooklyn and College Hill Heritage Conservation District.

The subject property meets Criteria 8 because the stone building is visually and historically linked to its surroundings. The 1875 limestone addition to the north expanded the commercial/residential uses and its architectural design is quite compatible with the materials and form of the original building. The close proximity of the corner store doors and flanking windows to the street gives it visual prominence at this intersection within the historic Gordon Street streetscape.

The subject property meets Criteria 9 because the building's distinctive form and limestone construction has become a landmark within the historic Gordon Street and College Hill streetscape.

## **Attachments**

Attachment-1: Current Photos

Attachment-2: Historic Images and Documents

## **Departmental Approval**

Melissa Aldunate, MCIP, RPP – Manager, Policy Planning and Urban Design

## **Report Author**

Stephen Robinson – Senior Heritage Planner

Kaela Anderson, Heritage Research Assistant

Attachment 2: Current Images



Figure 1 - 220 Gordon St, view from the west. (Photo: S. Robinson, 2023)



Figure 2 - 220 Gordon St, View from the south, 220 Gordon St (Photo: S. Robinson, 2023)





Figure 3 - 220 Gordon St, rear of the property viewed from north. (Photo: S. Robinson, 2023)



Figure 4 - (Left) Rounded corner at Gordon St and James St E; (Right) stone parapet marks earlier north wall. (Photos: S. Robinson, 2023)



Figure 5 - 209 Gordon St, example of mixed fieldstone with brick trim construction (Photo: S. Robinson, 2023)



Figure 6 - 9 and 11 James St W in southeast corner of subject property (Photo: City of Guelph, 2005)



Figure 7 – 220 Gordon St, car garage in southeast corner of subject property.  
(Photo: S. Robinson, 2023)

Attachment 3: Historic Photographs and Documents

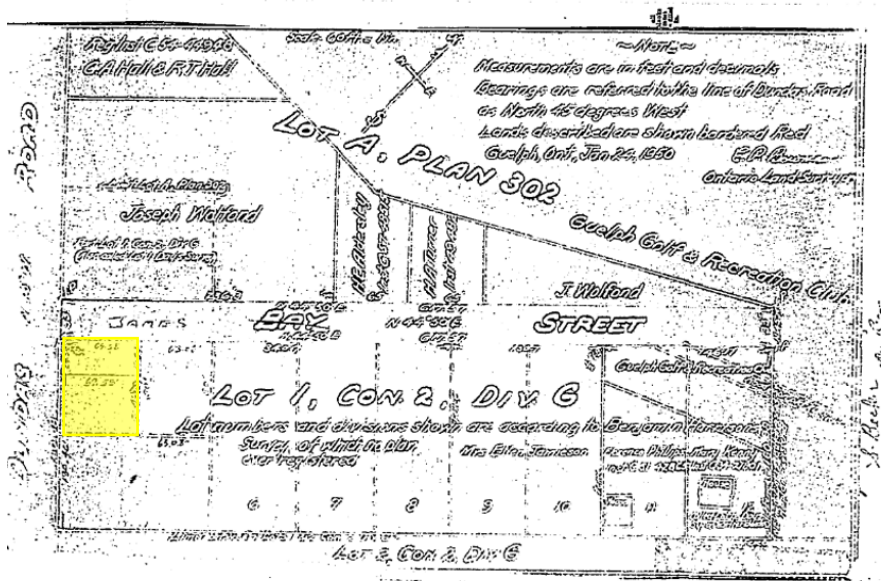


Figure 1 - Benjamin Harrison's unregistered survey showing Lots 1 and 2 in yellow. (Onland: Ontario Land Registry Access)



Figure 2 - Detail from Cooper's Map of the Town of Guelph 1862 indicating the footprint of the subject building at that time. (Guelph Civic Museum)



Figure 3 - Detail from Cooper's Map of the Town of Guelph, 1875. (Guelph Civic Museum)



Figure 4 - Detail from 1877 Atlas of the County of Wellington (Canadian Research Knowledge Network [CRKN])

Book	Instru No	Instru	Date	RegDate	Grantor	Grantee	Qty of Land	Consid	Remarks
B	135	B&S	12 Jan 1836	2 Mar 1843	Benjamin Harrison	James H. Stannard	¼ acre		Lot 2
B	136	B&S	15 Nov 1842	2 Mar 1843	James H. Stannard & wife	George Wilson	¼ acre		Lot 2
B	137	Mge	8 Dec 1842	2 Mar 1843	George Wilson	Richard Juson	¼ acre	£80	Lot 2
B	448	Release Mge	30 Jan 1844	31 Jan 1844	Richard Juson	George Wilson			MgeB137
D	208	Mge	5 June 1845	10 June 1845	George Wilson & wife	John Howitt	¼ acre	£70	Lot 2
D	396	DisMge	2 Mar 1857	14 Mar 1857	John Howitt Sr	George Wilson			MgeD208
A2	5739	B&S	11 Jan 1856	12 Jan 1856	George Wilson & wife	William Crowe	1/8 acre		S ½ of Lot 2
A5	9139	B&S	12 Nov 1835	30 June 1856	Benjamin Harrison & wife	William Crowe	¼ acre		Lot 1
A5	9392	Mge	20 June 1856	19 Sept 1856	William Crowe & wife	John Howitt the elder	¼ acre	£600	Lot 1 & other land
A5	10705	B&S	8 June 1857	8 June 1857	Andrew Daly	William Crowe	¼ acre		Lot 6
A5	12185	Mge	30 June 1858	20 July 1858	George Wilson & wife	Milton C. Scholfield	¼ acre	£92.116	Lot 2
A7	22016	B&S	14 July 1864	18 July 1864	William Crowe & wife	John Horseman & Richard Horseman			Lot 6

A8	23889	Quit Claim	3 June 1864	31 July 1865	William Crowe	John Howitt			Lot 1 (¼ acre) and part of Lot 2 (1/8 acre)
		B&S	13 Sept 1873	16 Sept 1873	John Howitt	Thomas Oldham	All ¼ acre [Lot 1]		"
		Mortg	1875	1875	Thomas Oldham	John Howitt	All ¼ acre	\$1,300	"
		Mortg	1878	1878	Thomas Oldham	John Howitt	All ¼ acre	\$3,000	"
11	5006	B&S	21 Jan 1891	23 Feb 1891	Thomas Oldham & wife	Chas. Walker	All ¼ acre		"
12	5565	Mortg	25 Mar 1895	30 Mar 1895	Chas. Walker & wife	Thomas A. Keating & Chas. E. Howitt, Trustees	All ¼ acre	\$1,000	"
15	6886	Deed	8 May 1899	10 May 1899	Thomas A. Keating & Chas. E. Howitt, Trustees	Maria Oldham	All ¼ acre	\$1,300	"
15	6887	Mortg	8 May 1899	10 May 1899	Maria Oldham, spinster	Constance G. Lee	All ¼ acre	\$1,300	"
		DMortg	May 1903	May 1903	Constance G. Lee by her attorney Thomas A. Keating	Maria Oldham	All ¼ acre		"
C26	21283	Grant	23 Nov 1921	28 Nov 1921	Maria Oldham	Frederick A. Walker	All ¼ acre	\$1,500	"

Figure 5 - Selected entries from land title abstract. (Source: OnLand: Ontario Land Registry Access)

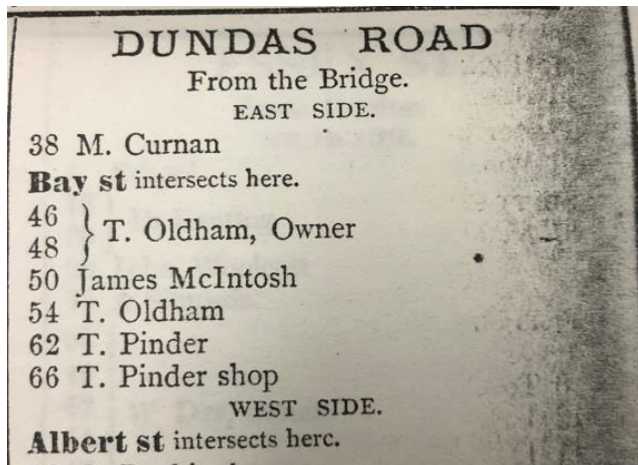


Figure 6 – Charleton’s Directory (1875) showing Thomas Oldham as owner and Thomas Pinder residence and shop.

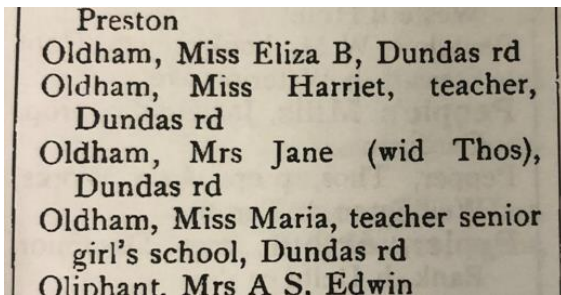


Figure 7 - Vernon Directory of the City of Guelph indicating the Oldham family women living in the subject building on Dundas Rd.



Figure 8 - Vernon’s Directory of the City of Guelph, 1920 indicating Classic Shoe Repair at the corner.



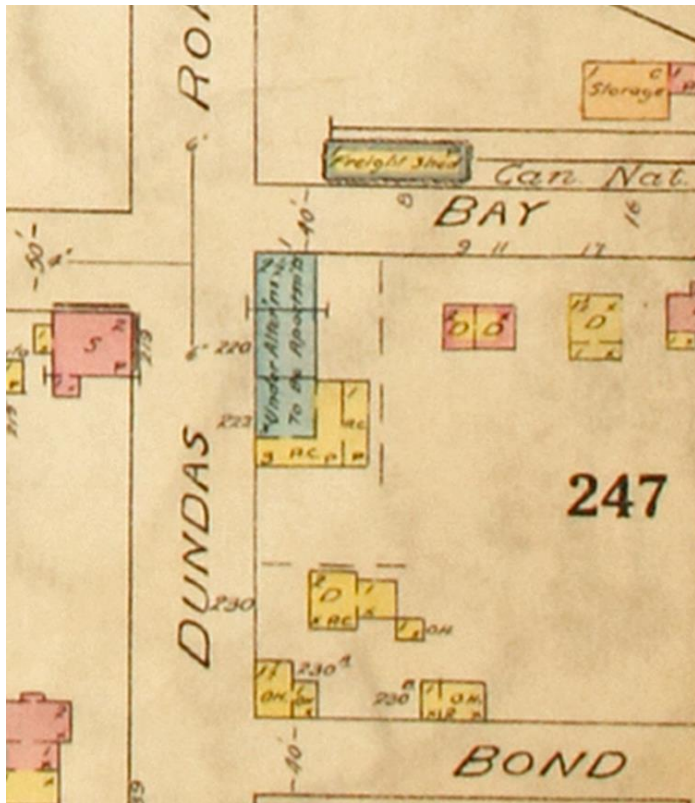


Figure 9 - Detail from 1922 (1929) Fire Insurance Plan of the City of Guelph. (Guelph Civic Museum)

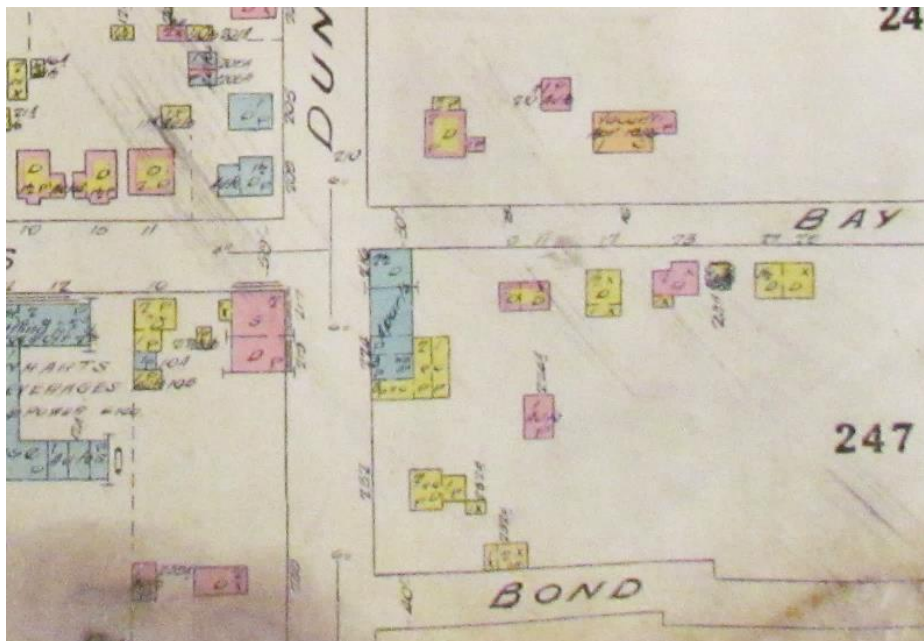


Figure 10 - Detail from 1946 Fire Insurance Plan of the City of Guelph. (Guelph Civic Museum)

H	299
	102 Wm Hebden, contr*
	J F Armstrong,
	canoes
	+ Bay comnes
	216 Richd Yates
	218 Vacant
	224 Edgehill Tea Rooms
	224 Mrs M A Collins
	232 Mrs J Reed*
idas	GORDON. west side

Figure 11 - Vernon's Directory of the City of Guelph, 1930 indicating the "Edgehill Tea Rooms".



Figure 12 - Aerial photo of Brooklyn area c.1940

116 Sea Cadet Barracks	50/AS
176△Hall, R T *	7 Va
180△College Serv Stn	7△O'E
200△Bolley, H, Dr *	9△Ro
+James e comnes	9-13△
216△Rice, Wm, auct	D.
218-224 Edgehill Apts—	(
1 Vacant	15-17 E
	m

Figure 13 - Vernon's 1959 Directory of the City of Guelph, Edgehill Apartments



Figure 14 - Photo of subject property in 1974 (Couling Architectural Inventory)



Figure 15 - Photo of subject property in 1974 (Couling Architectural Inventory)

# 220 Gordon Street

## Heritage Attributes and Designation Recommendation



# Heritage Attributes

- 2-storey, limestone corner building form with a rounded corner in the roof and stone exterior of the northern portion of the building
- original limestone exterior facing Gordon Street, James Street East and the east elevation facing the parking area
- limestone parapet on west elevation marking the earlier north wall of the building
- original window and door openings in the stone exterior walls
- two large storefront windows flanking the corner entrance (currently filled in with granite)

