

City Council - Planning Meeting Agenda

Tuesday, June 11, 2024, 6:00 p.m.

Council Chambers

Guelph City Hall, 1 Carden Street

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

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Pages

1. Call to Order

1.1 O Canada

1.2 Silent Reflection

1.3 Indigenous Territorial Acknowledgement

1.4 Disclosure of Pecuniary Interest and General Nature Thereof

2. Council Consent Agenda

The following resolutions have been prepared to facilitate Council's consideration of various matters and are suggested for consideration. If Council wishes to address a specific report in isolation of the Consent Agenda, please identify the item. It will be extracted and dealt with separately as part of the Items for Discussion.

2.1 408 Willow Road - Notice of Intention to Designate, 2024-279

1

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 408 Willow Road pursuant to Part IV, Section 29 of the Ontario Heritage

Act.

2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

2.2 100 Queen Street - Notice of Intention to Designate - 2024-243 26

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 100 Queen Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

2.3 211 Silvercreek Parkway South - Notice of Intention to Designate - 2024-246 48

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 211 Silvercreek Parkway South pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

2.4 167 Suffolk Street West - Notice of Intention to Designate, 2024-278 82

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 167 Suffolk Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the designation by-law be brought before Council for approval if no objections are received within the thirty (30) day objection period.

2.5 14 Neeve Street - Notice of Intention to Designate - 2024-242 101

Recommendation:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 14 Neeve Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.

2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.

2.6 Request for an Extension to Draft Plan Approval 55 and 75 Cityview Dr. N File 23T-12501, 2024-270

124

Recommendation:

1. That in accordance with Section 51(33) of the Planning Act, the application by GSP Group on behalf of Debrob Investments Limited/Fusion Homes for an extension to Draft Plan Approved Subdivision 23T-12501, municipally known as 55 and 75 Cityview Drive North be approved with a three (3) year lapsing date to July 12, 2027, subject to the draft plan conditions approved by City Council on June 13, 2016, and subject to changes made to the original draft plan conditions approved by City Council on June 10, 2019 to allow transition to the City's assumption model, contained in Attachment-4 of Infrastructure, Development and Environment Report dated June 11, 2024.
2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions originally approved by City Council on June 13, 2016 and June 10, 2019 to update standard wording and new service area names and staff titles, and update By-law numbers.
3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.

2.7 Letter to Premier Ford on Municipal Register Deadline - 2024-249

146

Recommendation:

1. That the Mayor sign and send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, on behalf of City Council requesting that Subsection 27(16) of the Ontario Heritage Act be amended to extend deadline for the removal of non-designated properties from the Municipal Register of Cultural Heritage Properties for five years from January 1, 2025 to January 1, 2030.

3. Public Meeting to Hear Applications Under Sections 17, 34 and 51 of The Planning Act

(delegations permitted a maximum of 10 minutes)

3.1 Public Meeting Report 601 Scottsdale Dr. Proposed Official Plan and Zoning By-law Amendments OZS24-007 Ward 5 - 2024-265

149

Presentation:

Lindsay Sulatycki, Senior Development Planner

Recommendation:

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by MHBC Planning Limited, on behalf of Forum Asset Management, to permit the development of two, 7-storey residential buildings containing 489 residential suites geared to students on the vacant portion of the property municipally known as 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph, from Infrastructure, Development and Environment dated June 11, 2024 be received.

4. By-laws

Resolution to adopt the By-laws.

5. Mayor's Announcements

Please provide any announcements, to the Mayor in writing, by 12 noon on the day of the Council meeting.

6. Adjournment

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 11, 2024
Subject	408 Willow Road: Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 408 Willow Road pursuant to Part IV, Section 29 of the Ontario Heritage Act.
 2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
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Executive Summary

Purpose of Report

The purpose of this report is to recommend that Council publish its intention to designate the stone farmhouse at 408 Willow Road pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

408 Willow Road is listed as a built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22) (Attachment-4).

Heritage planning staff, in consultation with Heritage Guelph, have completed a [Cultural Heritage Evaluation Report](#) and [Statement of Cultural Heritage Value or Interest](#). Staff have determined that the property meets six of the criteria used to determine cultural heritage value according to Ontario Regulation 9/06 (as amended by O. Reg 569/22 under the Ontario Heritage Act). Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

The property owners are supportive of staff's heritage evaluation of the property, the identified heritage attributes and staff's recommendation that Council publish a notice of intention to designate 408 Willow Road under the Ontario Heritage Act.

Strategic Plan Alignment

This designation will align with 2024-2027 Strategic Plan priority 6.1.4 to conserve our cultural heritage resources.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

None.

Report

Location

The subject real property is located on the east corner of Willow Road and Marksam Drive, southwest of the Hanlon Expressway (Attachment-1, Figures 1 and 2). Historically, the property is part of what was Lot 5 in Concession 1 of Division E in the Township of Guelph. The current legal description of the subject real property is Block H, Plan 615, City of Guelph.

Historic Background

Ownership History

According to the land titles abstract, Lot 5 in Concession 1 of Division E in the Township of Guelph was purchased from the Canada Company by Andrew Fisher (Sr.) in 1834 and the 100-acre lot was sold by Andrew Fisher (Jr.) to George Hood in 1837. The name Fountainhead Farm was given to the property by the Hood family inspired by the numerous springs of water in the area that contributed to the Silver Creek watershed. One year after George Hood's death in 1857, the ownership of Lot 5 is indicated as G. Hood on Hobson & Chadwick's 1858 Map of the Township of Guelph (Attachment-3, Figure 1), in 1861 on Leslie & Wheelock's 1861 Map of the County of Wellington (Attachment-3, Figure 2) and also on the 1877 Map of Guelph Township from the Historical Atlas of the County of Wellington (Attachment-3, Figure 3). On the 1877 map George's son Gideon Hood is shown as owner of Lots 5 and 6 in Concession 2 and Lot 5 in Concession 1 of Division E. The land title abstract indicates that Gideon Hood registered the sale of Lot 5 in Concession 1 of Division E to his son George D. Hood in 1888. The map of the Township of Guelph from the 1906 Historical Atlas of the County of Wellington shows George D. Hood as the subject property owner. The 1906 Atlas map also shows properties owned at that time by other Hood family members (Attachment-3, Figures 4 and 5). In 1920 George David Hood sold all of Lot 5 to Robert McCorkindale and Jessie B. McCorkindale. The McCorkindales sold the entire lot to Dorothea R. Smith in 1960 who (as Dorothea R. Garrad) sold the lot to Armel Properties. The subject real property was created as Block H with the registration of Plan of Subdivision 615 (Attachment-3, Figures 9 and 10).

Hood Family

The patriarch of the Hood family in Guelph Township was George Hood, born in 1782 and died on the subject property in 1857 (Attachment-3, Figure 6). George Hood was from a family of merchant millers in Selkirk, Scotland. George married Elizabeth Scott and emigrated to Canada with his children (James, Mrs. Robert Buchan, Gideon, George Jr., William, Thomas, Mrs. John Shortreed, and Elizabeth) arriving in Guelph in 1832. George Hood purchased Lot 12 in Concession 1 of Division B and named it Elderslie.

Gideon Hood was born in Selkirk, Scotland in 1807 (Attachment-2, Figure 7). The 1906 Historical Atlas of the County of Wellington, described Gideon Hood as follows:

"In a business way, he was one of the most notable men in the district. He did the first regular teaming between Guelph and Hamilton, and carried the first mail between the two places, not for the Government, but for the accommodation of the settlers, and without remuneration. He also carried the funds for the Gore Bank, to and from its head office in Hamilton to the Guelph Branch. During the trouble of 1837-1838, he was drafted into service at Hamilton, and with his team, drew the cannon, ammunition and supplies for the Government troops to the Niagara River. He, and his brother William, introduced the first open cylinder threshing machine into Wellington Co.

As a cattle buyer, drover and feeder of cattle, he became noted, winning first prizes in various parts of the Province. A Liberal in politics, he never aspired for office. He was one of the Trustees of the Chalmer's Pres, Church for two years, being one of the promoters. His motto was, "Never risk, never win," and while he made losses that would be a fortune to the ordinary business man, he was very successful, and left at his death eleven hundred acres of prime land in Guelph Tp., besides other property."

Mary (Bohn) Bell became a widow after the death of husband Robert Bell, and they had a little girl named Jessie Bell. Gideon Hood married the widow Mary Bell (née Bohn) and adopted Mary Bell's daughter, Jessie Bell, who became Jessie Bell Hood. In 1875 Jessie Bell Hood married William McCrae, brother to David McCrae (John McCrae's father).

Gideon and Mary had three children of their own: George David Hood, Mary Elizabeth Hood and Isabella Brown Hood. Guelph Township Assessment Rolls for the year 1859 indicate that Gideon Hood was a 50-year-old farmer living residing on the subject property, which was valued at \$3,400. Similar properties in the area were indicated with lesser values which could indicate that the stone farmhouse and its stone carriage house (now at 404 Willow Road) had been constructed by this time.¹

The 1871 Census for the Township of Guelph provides a good indication of the agricultural success Gideon Hood had achieved by age 63, living on the subject property with his wife Mary (age 44) and his children: Jessy (age 15), George (age 10), Mary Elizabeth (age 8) and Isabella (age 4). Schedule 3 of the census

¹ Cultural Heritage Evaluation and Documentation Report – 404 Willow Road. Report prepared by Archaeological Services Inc. for Ministry of Transportation, November 2015.

indicated that Gideon owned 1,250 acres and seven dwelling houses, as well as 14 barns or stables, three carriages or sleighs, six wagons, four plows, and two fanning mills. Schedule 4 states that the family occupied 100 acres containing 40 acres of pasture and 3 acres of gardens. The property produced 300 bushels of wheat and 400 bushels of oats and supported four horses over three years of age, one colt and filly, five milk cows, 15 other horned cattle, 15 sheep and 45 swine. Schedule 5 indicates that the property produced 14 cattle for slaughter or export as well as 400 pounds of butter and 130 pounds of wool.

As stated above, the land titles abstract for subject property indicate that the entire Lot 5 in Concession 1 of Division E of the Township of Guelph was granted to George D. Hood in 1888. The 1891 Census indicated that George D. Hood lived in a 2-storey, stone house with eleven rooms which would suggest that the dwelling had the form and footprint that is seen today. At that time Gideon was still listed as the head of the household living with his wife Mary, son George D. and daughters Mary and Belle. Members of the Hood family are shown in front of the Fountainhead farmhouse in an undated photo in Attachment-3, Figure 8. The photo shows that at that time that house had mature trees close to the front elevation and a barn is seen on the far left (west of the house). The front elevation windows have shutters and the hung window sashes have a 12-over-8 pane arrangement. The front porch at that time had a low wall below a handrail and trellis work or treillage in long brackets between bays and as the four supporting posts.

George Hood (Sr.) and his son Gideon Hood both died at Fountainhead Farm; George in 1857 and Gideon in 1900 at 93 years of age. Mary Elizabeth Hood passed away in Guelph in 1936. Gideon's son George David Hood (born 1860 - died 1938) married Margaret Henderson (born 1867 - died 1938). The 1901 Census indicated that George D. Hood and Margaret Hood had three children: Marion (age 3) and Grace (age 1).

McCorkindale Family

In 1875 Jessie Bell Hood married William McCrae, brother to David McCrae (John McCrae's father). Jessie and William McCrae's daughter, Jessie Bell McCrae (born in 1879) married Robert McCorkindale in 1907. The McCorkindale family were part of the original Scottish immigrants to settle the Paisley Block area of Guelph Township. Robert and Jessie McCorkindale purchased Fountainhead Farm in 1920 and had two sons, William and Thomas. Isabella Brown Hood continued to live at Fountainhead Farm with the McCorkindales for many years moving to an apartment within the Homewood grounds before her death in 1965.

William Cleghorn (Bill) McCorkindale became the youngest graduate from the University of Guelph's Veterinary College in 1932. Bill moved to Mount Forest where he married Agnes Conning Robertson in 1934. Bill settled and established a large animal veterinary clinic but after 10 years Thomas McCorkindale decided to leave his parents at Fountainhead Farm to live on his wife's dairy farm in Paris, Ontario. Bill was compelled to move back to Fountainhead Farm where he continued his veterinary practice until the McCorkindales sold the property in 1960.

Before passing away in 2024, Bill McCorkindale's son Bob provided Heritage Planning staff with his recollections of growing up on Fountainhead Farm. In Bob's words, the home and farm was dearly and deeply loved by generations of the Hood/Bell Family and the McCorkindale/McCrae families.

By the 1990s subsequent owners had converted the farmhouse into a bed & breakfast establishment known as Willow House. The subject property is now a private residence again and the adjacent carriage house at 404 Willow Road was purchased by the Ministry of Transportation (MTO) and is currently owned by the MTO.

Property Description

The subject property has mature trees along the Willow Road and Marksam Drive frontages (Attachment-2, Figures 1 and 2) and contains a 2-storey, 3-bay, side gable roof stone house and a new detached, gambrel roof garage (Attachment-2, Figures 3 to 5). Attachment-2 Figure 6 shows the view east along the south side of Willow Road. The stone carriage house at 404 Willow Road is seen beyond the driveway to 408 Willow Road.

The original front elevation of the stone house (Attachment-2, Figure 7) faces south with a 1.5-storey stone tail extending to the north and from that a single-storey stone extension to the west. All three sections have gable roofs with two shed roof dormers in the west slope of the 1.5-storey tail. All roofs are clad in modern, flat metal shingles and all soffits and fascia have been clad in metal.

The 2-storey section of the house (Attachment-2, Figures 7 to 10) has been constructed with limestone rubble walls with roughly squared quoins in all four corners. The limestone walls have been pointed with a typical smear and strike technique which was common in mid-19th century masonry in Guelph and Wellington County. A limestone chimney shaft rises from the roof ridge above both side gable walls. A modern brick chimney stack has been added to the southwest gable wall.

The five windows in the 3-bay façade have a flat head constructed with limestone voussoirs. The two main floor windows flanking the front door are slightly wider than the upper three windows. All window sashes and frames have been replaced with modern units with the appearance of a 9-over-6 pane arrangement and an awning sash in the lower section. The open front porch is a new addition and has a shed roof supported by simple, square posts. The front door (Attachment-2, Figure 10) has six recessed panels (a cross-and-bible configuration) under a Georgian transom light. The door opening has a deep, recessed panel reveal and is flanked by wood panel pilasters that emulate Classical columns resting on the large, limestone threshold.

The northeast wall of 1.5-storey tail (Attachment-2, Figures 11 and 12) was constructed in rubble limestone up to just above the top of the side door and windows. Above this point the walls are split-faced granite of varying colours with quoins, lintels and sills in roughly squared limestone. This may indicate that the tail was originally a single storey that was expanded in granite with a half-storey addition in height to the tail and the single-storey addition made to the west. The large, split-faced granite continues on the north elevation and the western extension (Attachment-2, Figures 13, 14 and 15) with the stone laid in regular courses matching the limestone quoins.

Statement of Significance

The City of Guelph Official Plan states in Section 4.8.1 that:

The predominant built heritage resources in the periphery of the city are the farmsteads. While there have historically been strong cultural, economic, social and political links between the City of Guelph and its rural neighbours, it is the farming history which sets this area apart from the more heavily urbanized parts of the city. In many cases, the farmsteads are linked to settlers and other important persons, technologies, architectural styles and developments, or represent the historical development of Guelph and Wellington County. Many are intact examples of early settlement patterns in Wellington County, which survive as a testament to the prosperity and history of this area. These built heritage resources are most deserving of preservation and careful incorporation into developments in accordance with the provisions of this Plan.

The subject building is an excellent example of what was part of an important farmstead in the Township of Guelph and now within the City of Guelph. The farmhouse at 408 Willow Road 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 subject building at 408 Willow Road has design/physical, historical/associative, and contextual value.

Design/Physical Value

The subject property meets Criterion 1 because the building exhibits design or physical value as a representative example of Georgian architectural style from the mid-19th century in a rural residential building design.

The subject property meets Criterion 2 because the building has high physical integrity in that it has retained most of its original architectural design features in limestone and granite displaying a high degree of craftsmanship.

Historical/Associative Value

The Hood farmhouse known as Fountainhead Farm meets Criterion 4 of Ontario Regulation 569/22 being of historic and associative value because of its direct ties to Guelph's agricultural history and to the Hood and McCorkindale families, both important settler families of Guelph Township and what is now the City of Guelph. The Hood family has a long history in the area and the farmhouse is tied to three generations of the Hood family – George Hood, and primarily his son Gideon Hood and grandson George D. Hood.

George Hood was a merchant miller in Selkirk, Scotland and emigrated to Canada arriving with his family in Guelph Township in 1832. George's son Gideon Hood was described in the 1906 Historical Atlas of the County of Wellington as becoming one of the most notable men in the district of Guelph Township. Gideon did the first regular teaming between Guelph and Hamilton and carried the first mail between the two places. Gideon Hood made Fountainhead Farm into a very successful agricultural business and by 1871 owned 1,250 acres and seven dwelling houses, as well as 14 barns or stables, three carriages or sleighs, six wagons, four plows, and two fanning mills. The Fountainhead Farm was granted to Gideon's son George D. in 1888 who continued to manage the farm until it was sold to the McCorkindale family in 1920.

The McCorkindales were part of the original Scottish immigrant group to settle the Paisley Block area of Guelph Township shortly after 1827. Robert and Jessie McCorkindale purchased Fountainhead Farm in 1920. Their older son William Cleghorn (Bill) McCorkindale became the youngest graduate from the University of Guelph's Veterinary College in 1932. Bill McCorkindale moved back to Fountainhead Farm from Mount Forest where he continued his veterinary practice until the McCorkindales sold the property in 1960.

Contextual Value

The subject property meets Criterion 7 because it is important in defining, maintaining and supporting the architectural character and agricultural history of the Willow Road area.

The subject property meets Criterion 8 because the stone farmhouse at 408 Willow Road and the adjacent stone carriage house at 404 Willow Road maintain their original configuration and are functionally, visually and historically linked.

The subject property meets Criterion 9 because the building's distinctive form, building footprint and combined limestone and granite construction has become a landmark within the historic Willow Road streetscape.

Heritage Attributes

The following elements of the property at 408 Willow Road should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

Exterior

- Form and massing of the 2 storey, 3-bay, side gable, limestone farmhouse with 1.5-storey tail and 1 storey extension in granite and limestone;
- Limestone chimney shafts rising from ridge of both side gable walls;
- Limestone exterior walls with roughly squared quoins and voussoirs over windows and front door;
- Central, 6-panel front door with Georgian transom, wooden reveal panels and a wooden pilaster surround;
- Location and shape of all original window and door openings;
- All stone lintels and stone or wood sills at window and door openings; and
- L-plan of 1.5-storey tail and single storey extension with split-faced granite walls and limestone quoins, lintels and sills

Financial Implications

None.

Consultations and Engagement

Heritage Planning staff have met with the property owners to discuss the designation of 408 Willow Road. The property owners are supportive of staff's heritage evaluation of the property and the identified heritage attributes.

At the January 15, 2024 [meeting of Heritage Guelph](#), the committee passed the following motion:

THAT the comments provided by Heritage Guelph members on the '408 Willow Road: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

At the March 4, 2024 [meeting of Heritage Guelph](#), the committee passed the following motion:

THAT Heritage Guelph supports the heritage attributes identified for 408 Willow Road as outlined in the staff report dated February 5, 2024; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 408 Willow Road pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Attachments

Attachment-1 Property Location

Attachment-2 Current Photos

Attachment-3 Historical Images

Attachment-4 Ontario Regulation 9-06 Criteria for Cultural Heritage Value or Interest

Departmental Approval

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

Report Author

Stephen Robinson, MA, CAHP, Senior Heritage Planner

This report was approved by:

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

This report was recommended by:

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

Attachment-1 Property Location

Figure 1 - GIS map showing location of subject property at 408 Willow Road. (City of Guelph GIS).



Figure 2 - Orthographic photo showing 408 Willow Road. (City of Guelph GIS)



Attachment-2 Current Photos

Figure 1 - View from Willow Road at Marksam Drive. (Photo: S. Robinson)



Figure 2 - View from Marksam Drive. (Photo: S. Robinson)



Figure 3 - Garage and house from Willow Road. (Photo: S. Robinson)



Figure 4 - Garage from Willow Road. (Photo: S. Robinson)



Figure 5 - House and garage from Willow Road. (Photo: S. Robinson)



Figure 6 - View east along south side of Willow Road showing stone carriage house at 404 Willow Road beyond driveway. (Photo: S. Robinson)



Figure 7 – View of house from southwest. (Photo: S. Robinson)



Figure 8 – South elevation of house. (Photo: S. Robinson)



Figure 9 – View of house from southeast. (Photo: S. Robinson)



Figure 10 – (On left) Front door and (on right) north corner of 2-storey section of house. (Photos: S. Robinson)



Figure 11 – View of 1.5-storey tail from east. (Photo: S. Robinson)



Figure 12 – View from northeast. (Photo: S. Robinson)



Figure 13 - North door in north elevation of house. (Photo: S. Robinson)



Figure 14 - North wall of west extension. (Photo: S. Robinson)



Figure 15 - North elevation of house. (Photo: S. Robinson)



Attachment-3 Historical Images

Figure 1 - Detail from 1858 Map of the Township of Guelph. Yellow highlight indicates Lot 5, Concession 1, Division E.

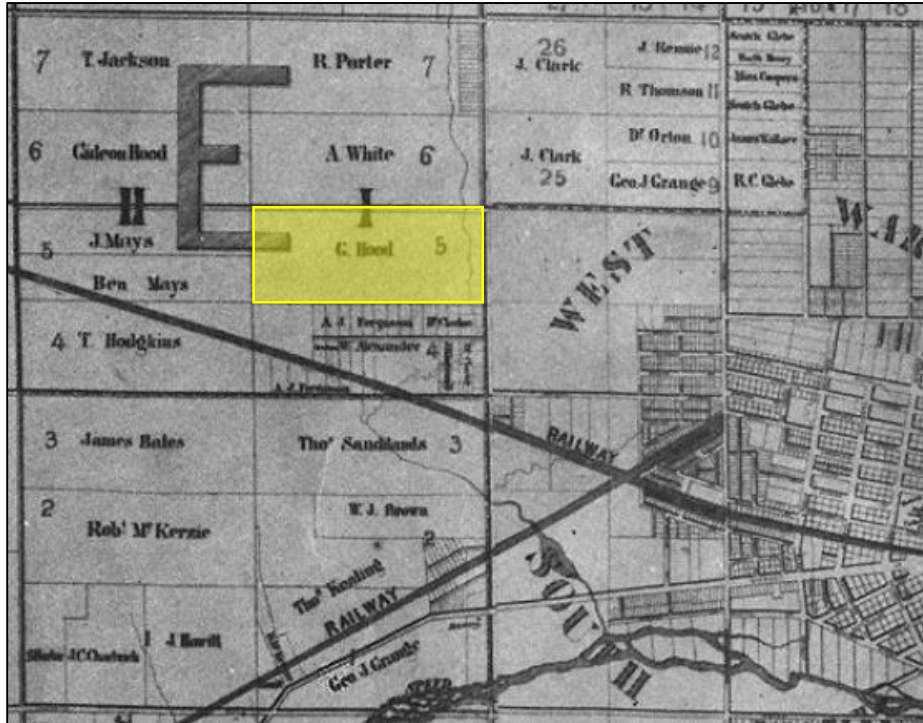


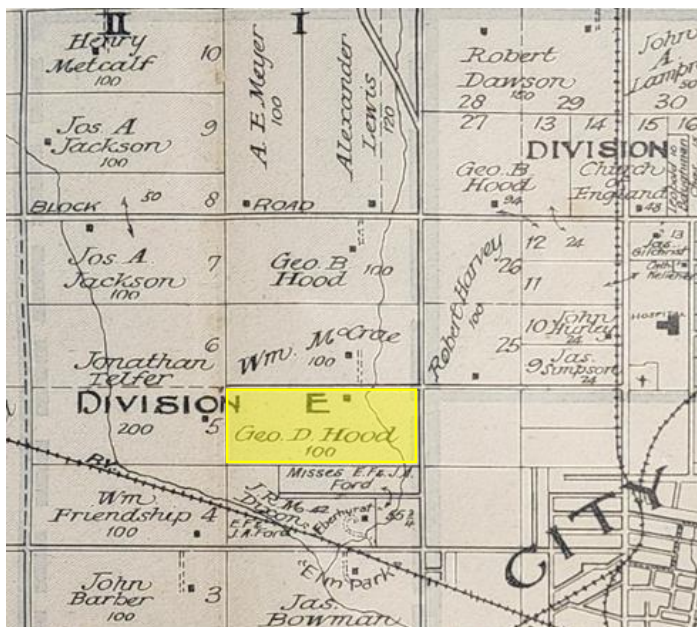
Figure 2 - Detail of Township of Guelph from 1861 Map of the County of Wellington. Yellow highlight indicates Lot 5, Concession 1, Division E.



Figure 3 – Detail from Map of Guelph Township from the 1877 Historical Atlas of the County of Wellington. Yellow highlight indicates Lot 5, Concession 1, Division E.



Figure 4 - Detail from map of the Township of Guelph from the 1906 Historical Atlas of the County of Wellington. Yellow highlight indicates Lot 5, Concession 1, Division E.



The map is a detailed historical land ownership map of the City of Guelph, Ontario. It is divided into sections labeled with Roman numerals (I, II, III, IV, V, VI, VII, VIII, IX, X, XI, XII) and letters (A, B, C, D, E, F). Key features include the Grand River flowing through the city, the Guelph River, and the Guelph Station. Numerous landowners are named, such as John Armstrong, George H. Edwards, and James Hood. The map also shows the Guelph City Hall and the Guelph Jail. The map is a color reproduction with yellow highlights on certain sections.

Figure 6 - Gravestone of George Hood and his wife Elizabeth (Scott) at Woodlawn Cemetery, Guelph.



Figure 7 – (Left) Portrait photo of Gideon Hood from the 1906 Atlas of the County of Wellington); (Right) photo of Gideon Hood seated, age 91 (Wellington County Museum and Archives, Photo 49166 A2017.20).

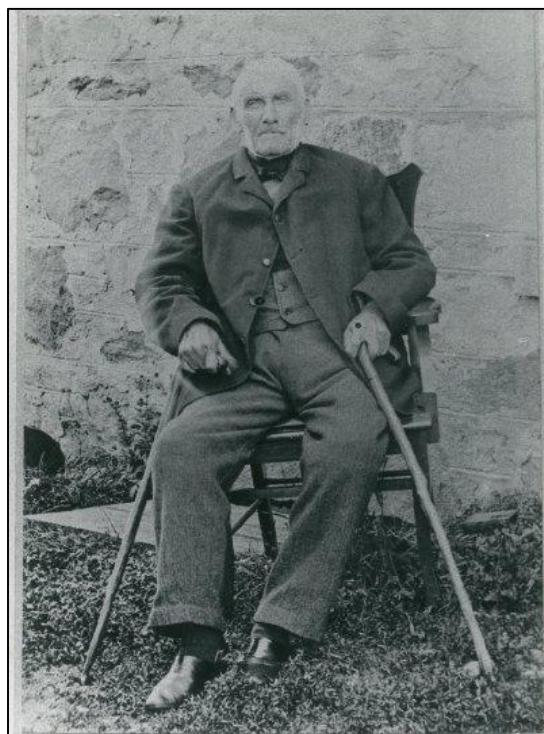


Figure 8 - Undated photo of Hood family members in front of the Fountainhead farmhouse. (Photo: Guelph Mercury)



Figure 9 - Plan 615 (sheet 2 of 2). (City of Guelph Engineering Services)

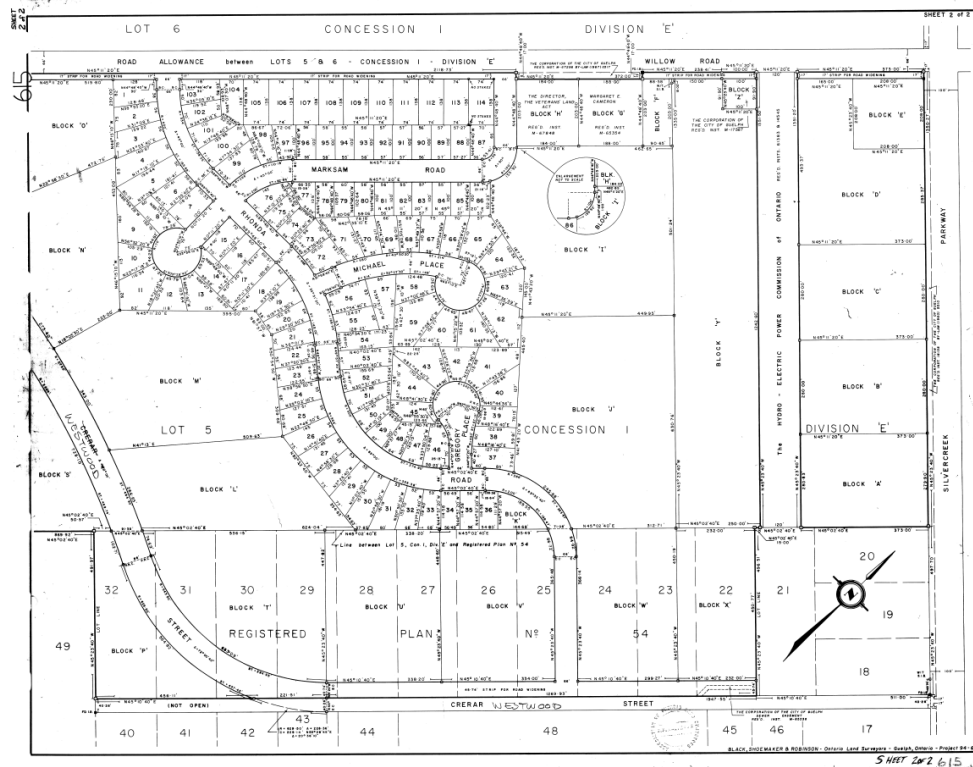
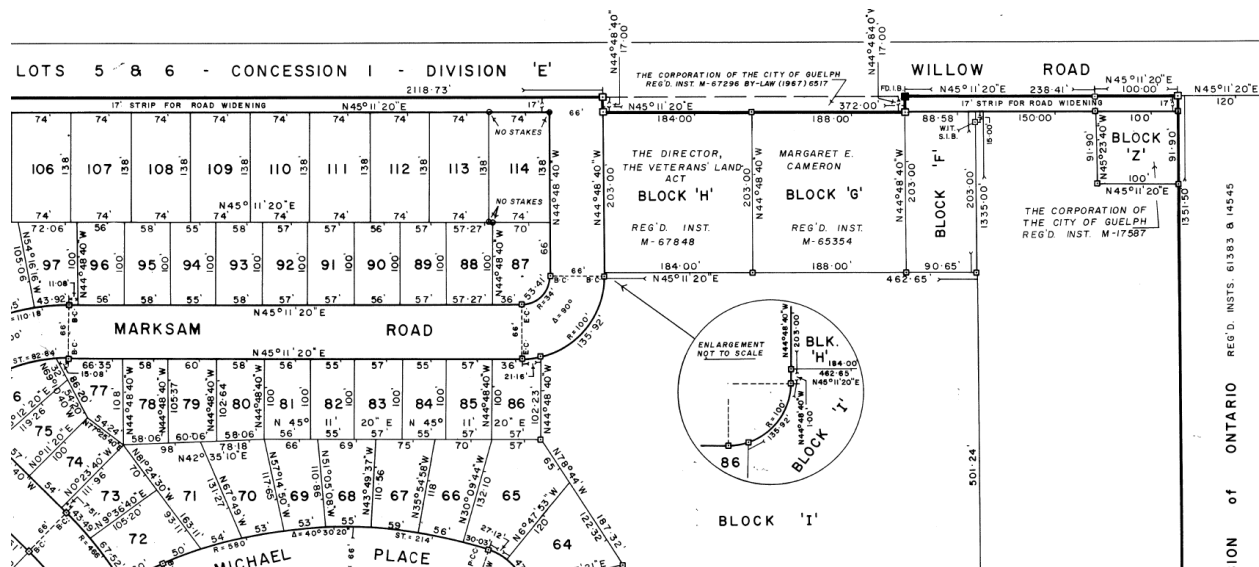


Figure 10 - Detail from Plan 615 (sheet 2 of 2) showing Block 'H'. (City of Guelph Engineering Services)



Attachment-4 Ontario Regulation 9/06: Criteria For Determining Cultural Heritage Value Or Interest

A property may be designated under section 29 of Part IV of the Ontario Heritage Act if it meets two or more of the following nine criteria for determining cultural heritage value or interest.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 11, 2024
Subject	100 Queen Street: Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 100 Queen Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
 2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
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Executive Summary

Purpose of Report

The purpose of this report is to recommend that Council publish its intention to designate the Law House at 100 Queen Street pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

100 Queen Street is listed as a built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22; see Attachment-4).

Heritage planning staff, in consultation with Heritage Guelph, have completed a [Cultural Heritage Evaluation Report](#) and [Statement of Cultural Heritage Value or Interest](#). Staff have determined that the property meets five of the criteria used to determine cultural heritage value according to Ontario Regulation 9/06 (as amended by O. Reg 569/22) under the Ontario Heritage Act. Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

Strategic Plan Alignment

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

Future Guelph Theme

City Building

Future Guelph Objectives

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

Financial Implications

None.

Report

Location

The subject property is located at 100 Queen Street, on the southwest corner of the intersection of Queen Street and Eramosa Road, between Delhi Street and King Street. The legal description is Lot 98, Plan 243; City of Guelph.

Historic Background

Situated just north of the historic downtown core of the City of Guelph, 100 Queen Street is located on land that formerly composed the estate of John Mitchell. Mitchell arrived in Guelph in 1832 to work as a surveyor for the Canada Company. For his efforts, he received a tract of land on Eramosa Hill where he built a house and farm. The farm's proximity to the town center and river, with easy access to mills and markets, made it a favourable location (Guelph Mercury, February 16th 1888, and Attachment-1, Figure 1). As seen in the Brosius Bird's Eye map from 1872, the property operated as a farm with six buildings on a large plot of land, and although Mitchell died in 1858, the property remained in the Mitchell family until it was sold to Donald Guthrie in 1876. Donald Guthrie was the local Member of Parliament and lived in a large stone house on nearby Delhi Street. In 1876, Donald Guthrie had the Mitchell Estate surveyed for lot parcels, registered as Plan 243.

After repeated epidemics in the late-nineteenth century, it became apparent that the City required a centralized healthcare facility. To address the healthcare needs of Guelph's growing population, the 12-bed Guelph General Hospital was constructed on Delhi Street in 1875, initiating the creation of a healthcare district that would be greatly expanded in 1884 with the opening of the 19-acre Homewood Retreat, later the Homewood Sanatorium, on the former grounds of the Guthrie estate. The hospital and sanatorium would draw numerous doctors to Guelph, many of whom settled in the growing upper-class neighborhood atop Eramosa Hill.

At the turn of the century, Lot 98 was sold to Dr. Edward H. Wells, a young medical doctor from New York who came to Guelph to work at the Homewood Sanatorium. Born in 1863, Wells studied medicine at Hobart College in Geneva, New York. In 1901, Wells commissioned the up-and-coming local architect W. Frye Colwill to design and build a tudor revival residence for him and his young wife, Alice. Tragically, Wells would die at the age of 40 in 1903, only one year after the completion of his home, and after only four years of marriage. Alice Wells then lived in the house until her death in 1948, and was known as a staunch supporter of social groups like the Imperial Order of the Daughters of the Empire (IODE) and Guelph Humane Society throughout her life (Attachment-2, Figure 10)

The residence stands as one of Frye Colwill's first significant residential commissions. Colwill trained under Brampton architect John A. Trimble, and would go on to design several notable buildings in Guelph, including the Guelph Carnegie Library (now demolished), the Torrance School on Waterloo Road (Designation By-law 1998-15835), and the Worsted and Spinning Co. Factory (Designation By-law 2003-17098), and the residence of W.H Holiday at 35 Spring Street. Colwill's designs tended towards grand flourishes of the beaux art and revival styles of architecture popular in the early twentieth century.

100 Queen was later owned by Dr. Charles Pinch and inhabited by the Pinch family from 1955-1965. In 1965 the house was purchased by Provincial Court Judge Henry R. Howitt, who, along with his family, inhabited the home until 2006. Known for his tough rulings and severe demeanor, Howitt was awarded the Military Cross for his service as a Lieutenant with the Canadian Armed Forces during the Second World War. He saw fighting in France, Holland and Germany before returning home to his law practice in Guelph.

Building Description

The detached residential dwelling at 100 Queen Street is a two and half-story hipped-roof building with a square footprint and two protruding gable-roofed bays. The house is clad in painted brick, with simulated half-timber on the second storey. The asymmetrical façade is located on the north elevation facing Queen Street, with a main entrance near the northeastern corner of the structure. Extant half-ledged casement and sash windows, as well as half-ledged French doors, remain throughout the first, second, and third stories of the house. There is a brick chimney on the east façade, flanked by two narrow rectangular paired windows. The original front yard had a circular driveway and porte-cochere (see Attachment 2, Figure 16). It was intentionally designed to take advantage of its location atop a hill at the corner of Eramosa Road and Queen Street North, enjoying plenty of sunlight and city views from most rooms. A two-storey flat-roofed cinderblock addition was constructed in the 1950s, with a garage at grade level and an apartment on the second storey.

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 100 Queen Street display: design/physical, historical/associative, and contextual value.

Design/Physical Value

The subject property meets Criterion 1 because it is a representative example of a Tudor Revival style residence in the City of Guelph. One of the first Tudor Revival residences in the City, the structure possesses a high degree of integrity.

Historical/Associative Value

The subject property meets Criterion 6 because it reflects and demonstrates the ideas of architect W. Frye Colwill, who designed several significant Guelph buildings, namely Torrance Public School and the Carnegie Library.

Contextual Value

The subject property meets Criterion 7 because it is important in maintaining the character of an area. Prominently located at the corner of Queen Street and Eramosa Road, the property maintains the character of the area, defined by the housing built in the surrounding neighbourhood on Eramosa Road, Queen Street, King Street, and Ardmay Crescent.

The subject property meets Criterion 8 because it is physically, functionally, and visually linked to its surroundings. The residence was designed to correspond to its location on a corner lot, with the main entrance located at the northeast corner of the building. This design foreshadows Colwill's 1909 design of the Guelph Public Library, which was also situated on a corner lot with an entrance located at the corner of the building.

The subject property meets Criterion 9 because it is a landmark in the community. The property's location on a corner lot atop Eramosa Hill gives it impressive visual prominence.

Heritage Attributes

The following elements of the property at 100 Queen Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- The scale, form and massing of the 1901 two and a half storey detached residential dwelling.
- The hipped roof and projecting gables
- The cladding materials, including the exterior brick walls and faux half timbering on the second storey and under the gables
- All window and door openings in the 1901 structure
- All extant leaded windows

Financial Implications

None.

Consultations and Engagement

On April 8, 2024, Heritage Guelph [passed the following motion](#):

That the comments provided by Heritage Guelph members on the 100 Queen Street: Cultural Heritage Evaluation Report be provided to staff and Council for their consideration.

On May 6, 2024 Heritage Guelph [passed the following motion](#):

That Heritage Guelph supports the heritage attributes identified for 100 Queen Street as outlined in the staff report dated May 6, 2024; and

That Heritage Guelph recommends that City Council give notice of its intention to designate 100 Queen Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Heritage staff have collaborated with the property owner throughout the designation process, and the owner supports designation of the property under Part IV, Section 29 of the Ontario Heritage Act.

Attachments

Attachment-1 Location

Attachment-2 Historic Documents

Attachment-3 Current Photographs

Attachment-4 Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value of Interest

Departmental Approval

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

Report Author

Jack Mallon, Heritage Planner I, Policy Planning

This report was approved by:

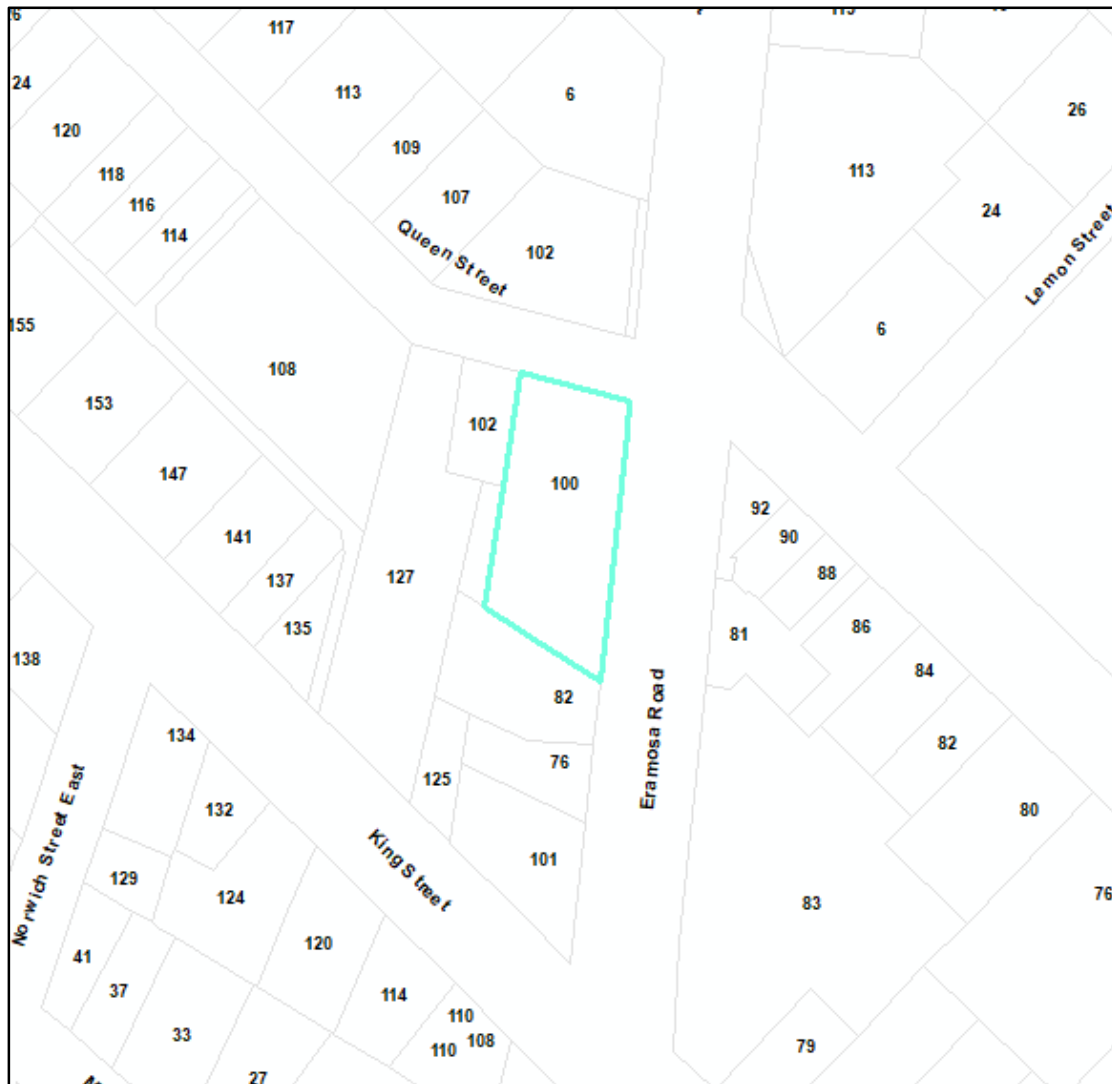
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Attachment-1 Location of 100 Queen Street

Figure 1: Subject property identified by City of Guelph GIS.



Attachment 2: Historic Documents

Figure 1: Cooper's Map 1862, Mitchell and Clarke farms.

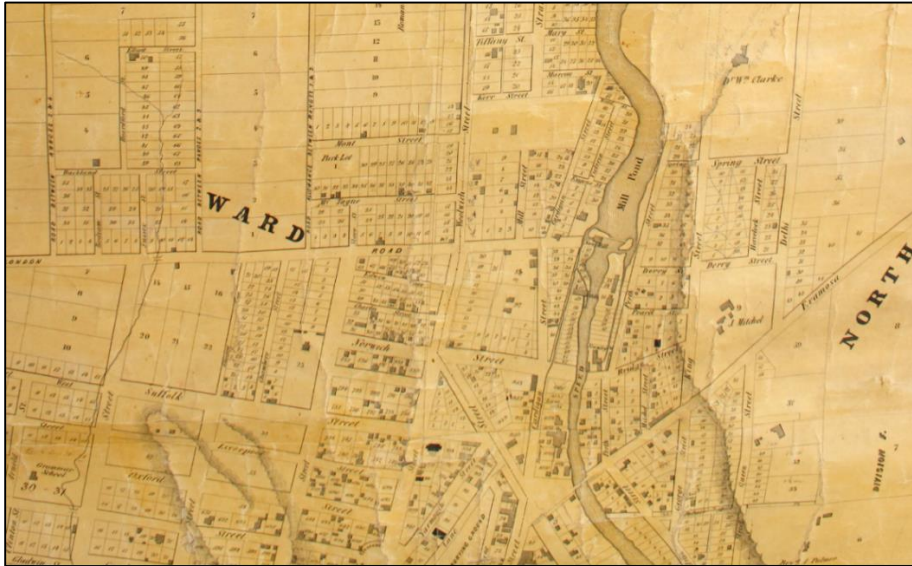


Figure 2: Brosius's Birds-eye view sketch of City of Guelph showing Mitchell estate between Delhi and King Streets.

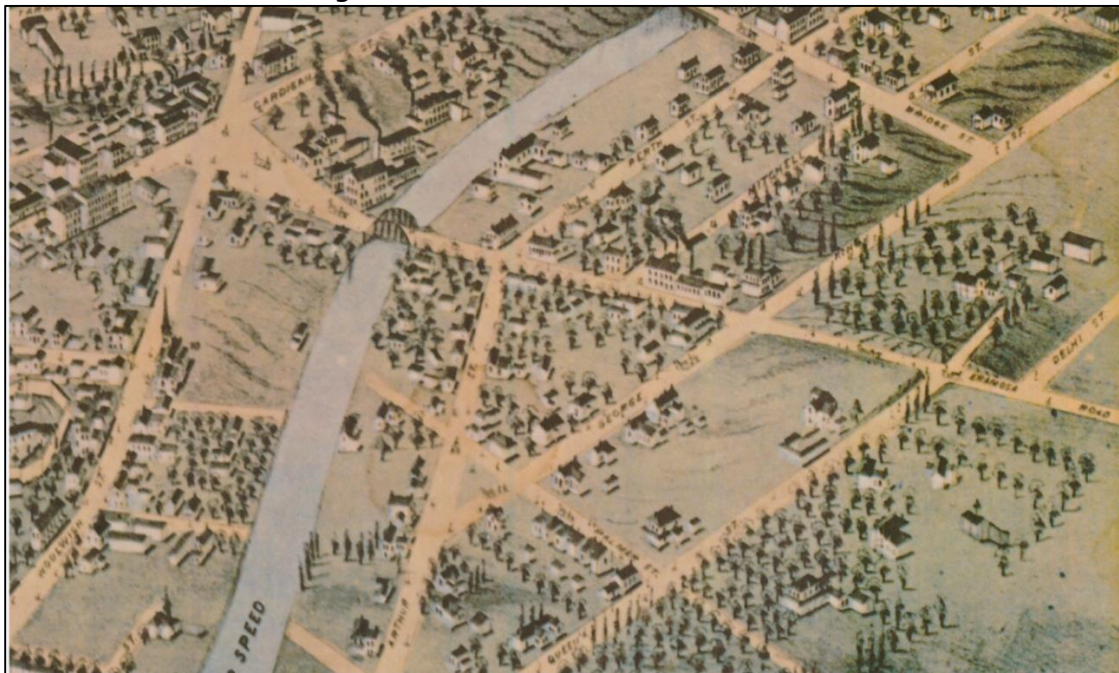


Figure 3: Coopers Map 1875 showing Mitchell estate and Guelph General Hospital Grounds.

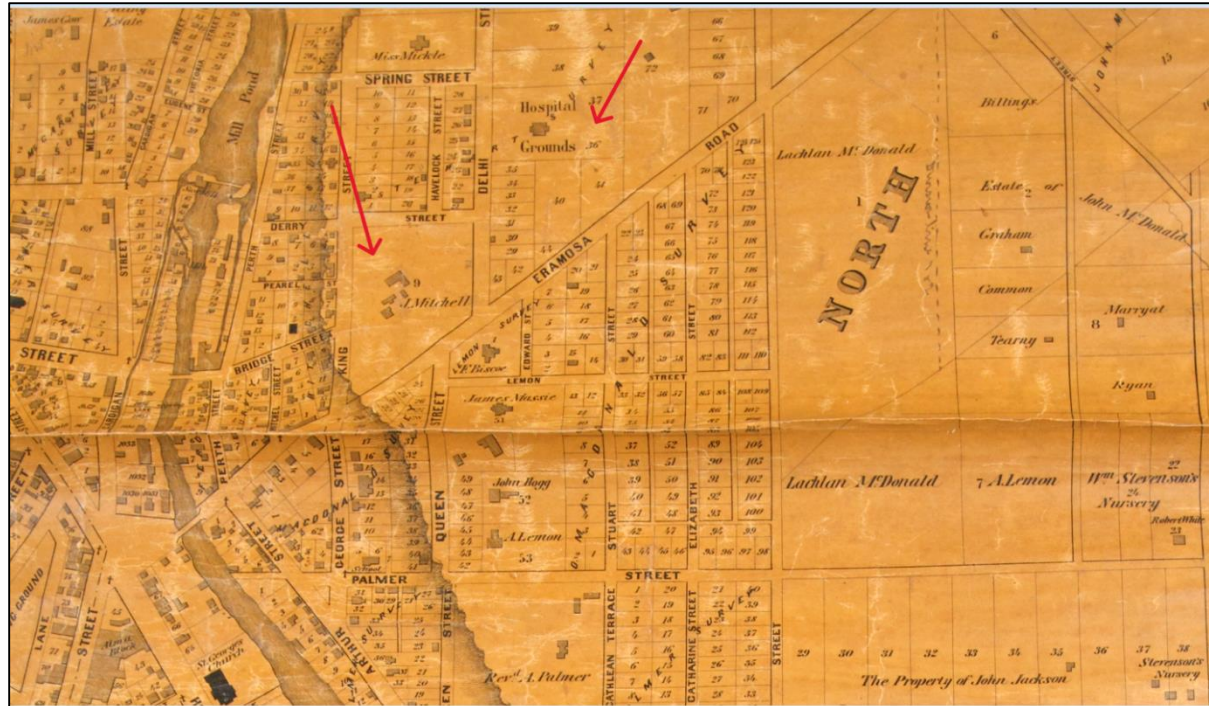


Figure 4: Tout Survey Map 1892.



Figure 5: Fire Insurance Plan 1892, property is noted as S.D. = Scattered.

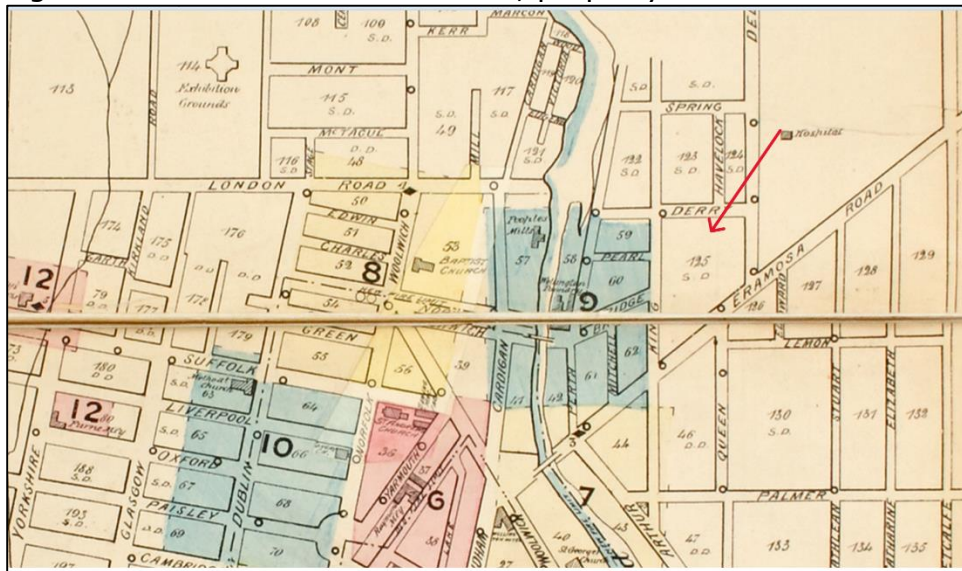


Figure 6: Fire Insurance Plan was originally created in 1897 and revised twice: 1907 and 1916.

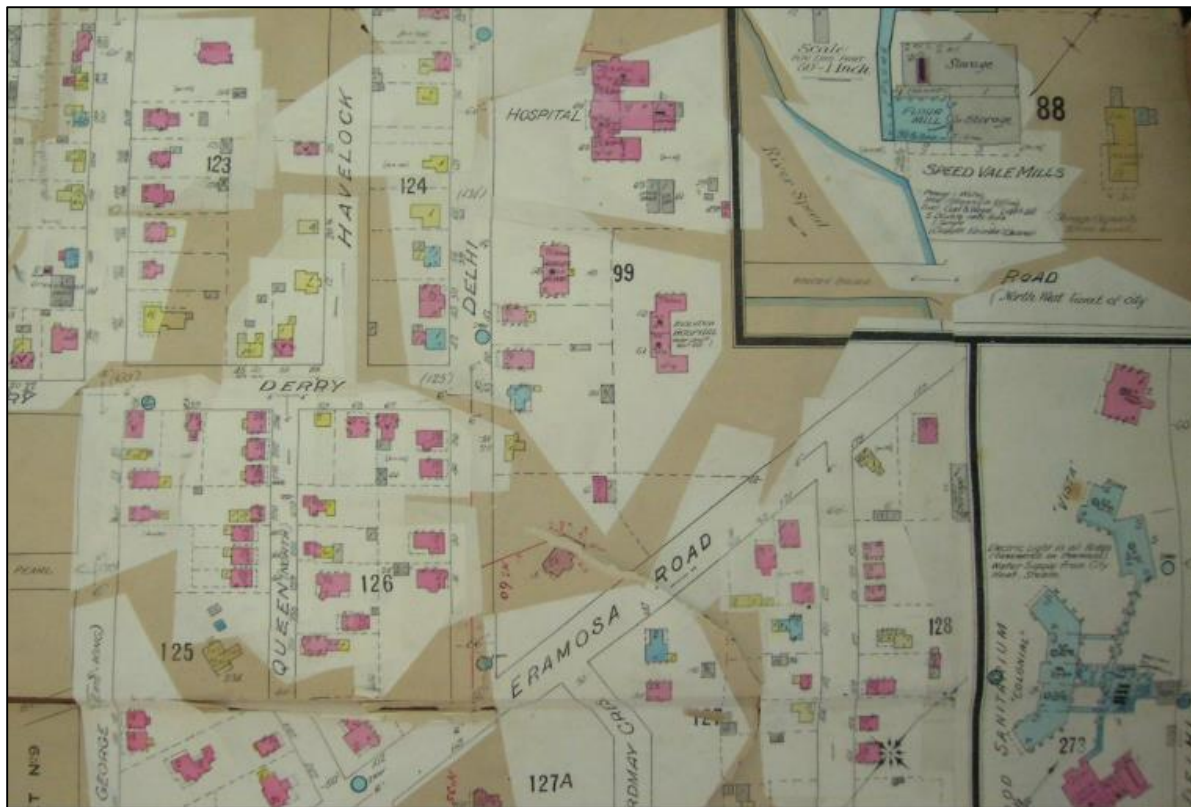


Figure 7: Fire Insurance Plan 1929, no garage denoted, Homewood Health Centre complex has increased in size. Wooden porch exists on north and east facades.



Figure 8: Addition of garage appears in 1946 Insurance Plan.

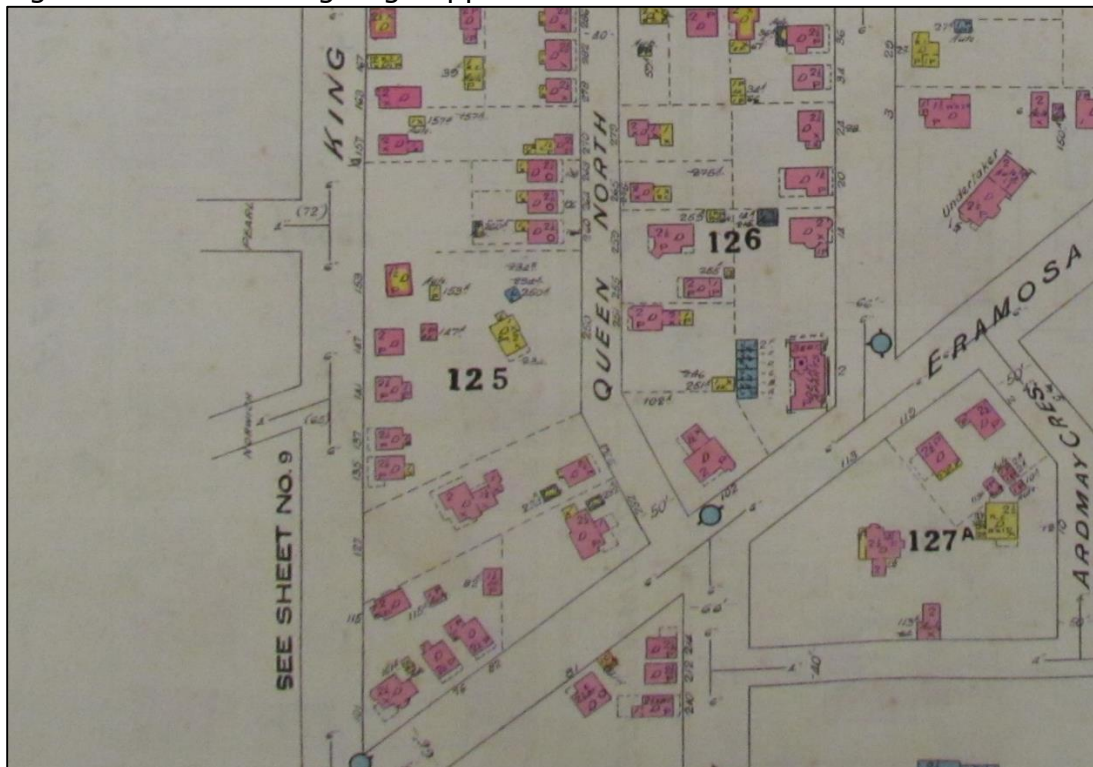


Figure 9: Scan of the Couling Inventory sheet for 100 Queen.

<u>ARCHITECTURAL INVENTORY</u>	<u>BLOCK No.</u>	<u>PAGE</u>
	<u>ITEM.</u>	
<u>LOCATION</u>	100 QUEEN	
<u>ARCHITECT</u>	W. Frye Colwill	
<u>CONTRACTOR</u>		
<u>ORIGINAL OWNER</u>	Edwrad H. Wells, M.D.	
<u>ORIGINAL USE</u>	single family dwelling	
<u>DATE OF CONSTRUCTION</u>	1901	
<u>BUILDING MATERIAL</u>	stucco and half timber on masonry	
<u>SIGNIFICANCE</u>	Priority #3. Not as old as some of its neighbours, but relates well with them and with street-scape. Well- built, architect designed. Distinctive type.	




PHOTO DATE: 19-8-67

Figure 10: Obituary for Alice Thompson Wells.

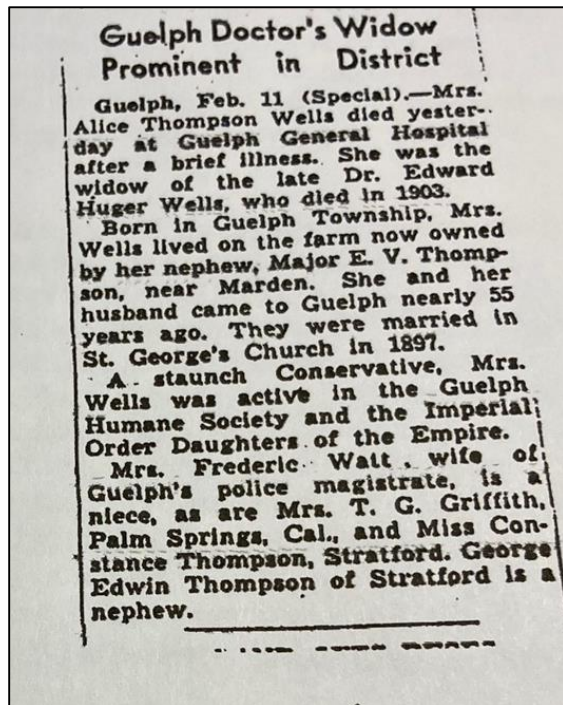


Figure 11: Portrait of Alice Thompson Wells.



Figure 12: Portrait of Dr. Edward H. Wells.

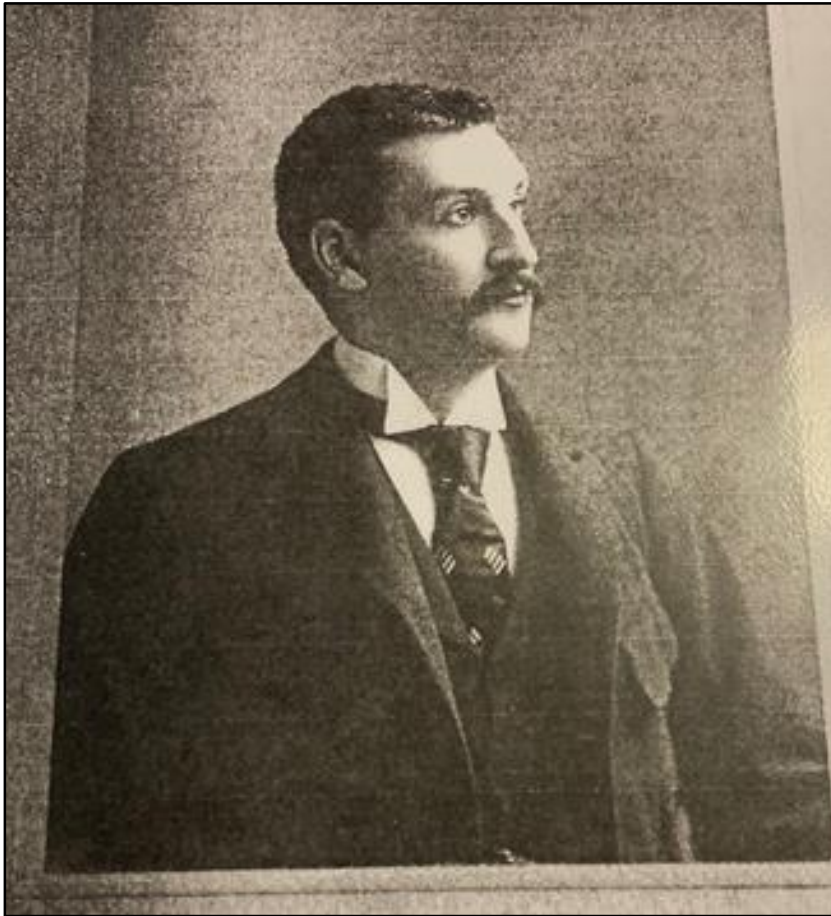


Figure 13: Dr. Edward Wells House, circa 1960.

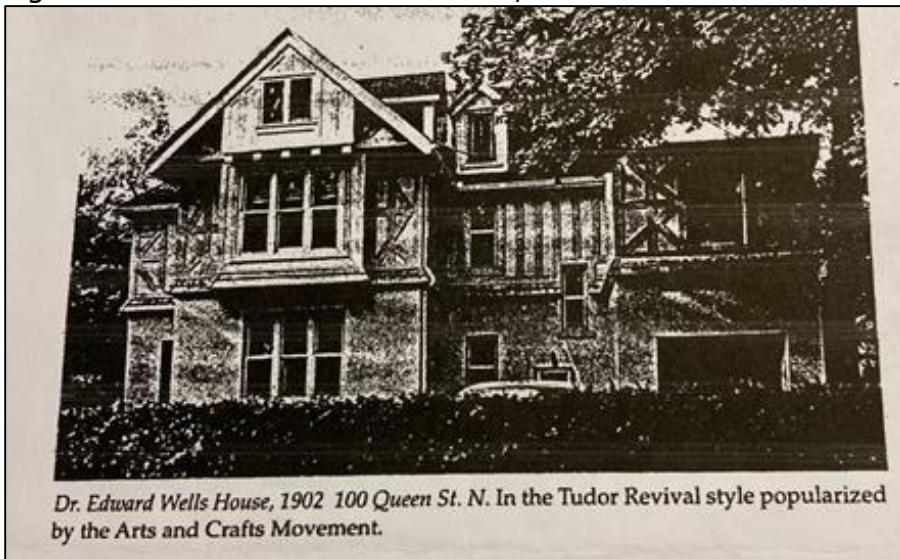


Figure 14: Photograph of the east elevation of 100 Queen, early 20th century (Photograph courtesy of Miranda Corman).

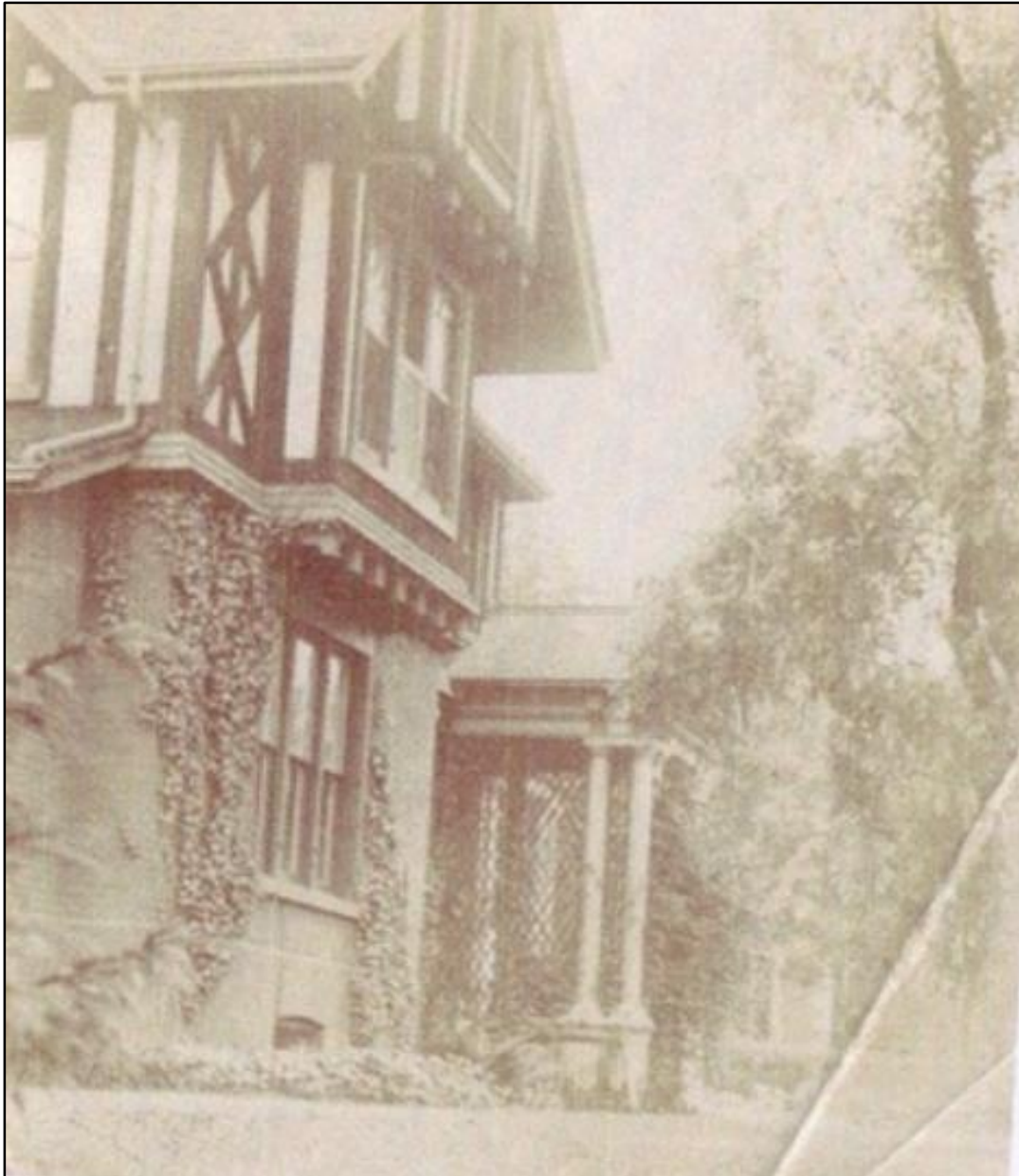


Figure 15: Photograph of the south elevation of 100 Queen, early 20th century (Photograph courtesy of Miranda Corman).



Figure 16: Façade of 100 Queen, showing porte-cochère (Photograph courtesy of Miranda Corman).



Figure 17: Photograph taken from the front steps of 100 Queen, facing the street (Photograph courtesy of Miranda Corman).



Attachment 3 – Current Photographs

Figure 1: 100 Queen as viewed from corner of Queen Street and Eramosa Road
(Photograph: Amy Moffat)



Figure 2: North protruding bay at 100 Queen Street (photograph: Heritage Staff, 2023)



Figure 3: Photograph of the front entrance at 100 Queen St (Photograph: Heritage staff, 2023)



Figure 4: Photograph of the front entrance at 100 Queen St (Photograph: Heritage staff, 2023)



Attachment-4 Ontario Regulation 9/06: Criteria For Determining Cultural Heritage Value Or Interest

A property may be designated under section 29 of the Ontario Heritage Act if it meets two or more of the following nine criteria for determining cultural heritage value or interest.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 11, 2024
Subject	211 Silvercreek Parkway South: Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 211 Silvercreek Parkway South pursuant to Part IV, Section 29 of the Ontario Heritage Act.
 2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
-

Executive Summary

Purpose of Report

The purpose of this report is to recommend that Council publish its intention to designate the Sleeman House at 211 Silvercreek Parkway South pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

211 Silvercreek Parkway South is listed as a built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22; see Attachment-4).

Heritage planning staff, in consultation with Heritage Guelph, have completed a [Cultural Heritage Evaluation Report](#) and [Statement of Cultural Heritage Value or Interest](#). Staff have determined that the property meets five of the criteria used to determine cultural heritage value according to Ontario Regulation 9/06 (as amended by O. Reg 569/22) under the Ontario Heritage Act. Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

Strategic Plan Alignment

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

Future Guelph Theme

City Building

Future Guelph Objectives

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

Financial Implications

None

Report

Location

The subject property is located at 211 Silvercreek Parkway South on the north side of the street, immediately north of the Wellington Street exit on the Hanlon Parkway (Attachment-1, Figure 1). The property has a legal description of PT LT A E/S OF GALT & GUELPH RAILWAY PL 52 AS IN ROS524508, SAVE AND EXCEPT PT 2, 61R6538; CITY OF GUELPH SUBJECT TO AN EASEMENT AS IN RO791712 AND PT LOTS 1, 2, 3, 10, 11 & 12, PLAN 206, AS IN ROS524508; CITY OF GUELPH SUBJECT TO AN EASEMENT AS IN RO791712.

Historic Background

The subject property is part of Plan 206 which was originally outside the Town of Guelph in 1872 (Attachment-2, Figure 1). At the time the street was named Waterloo Road which later evolved into Wellington Street and then Silvercreek Parkway South. The property was located in Lot 1, Division E of Concession 1 and was sold to John Harris in December of 1844 by the Canada Company. John Sleeman and his wife Ann Burrows bought multiple parts of the property totaling 8.2 acres on either side of the street (Attachment-2, Figure 2). The location of the property was ideal for brewing as the property was near a fresh-water spring (Attachment-2, Figures 3-5). John Sleeman built the Silver Creek Brewery in 1862 and by 1865 named his son George Sleeman was an official partner in the business. The first residence on the property was built in 1859 at the then 501 Waterloo Avenue. By 1867, John Sleeman retired and left his son George Sleeman as sole proprietor of the Silver Creek Brewery. George Sleeman also bought the family residence on 501 Waterloo Avenue and become a key community member of the Town of Guelph (Attachment-2, Figure 6).

George Sleeman and his wife Sarah Hill had eleven children, five daughters and six sons, over the course of their marriage including Caroline, Minnie, George Alfred (A), Charles, William, Edwin, Frederick, Lily, Henry, Eveline, and Florence. Brewing was a family business – George empowered his brother William to help with operations and brought his sons into the fold when they became of age. By 1886, his son George A. Sleeman began managing the Brantford agency. George A. would go on to write a family recipe book and work for the Sleeman Brewing and Malting Company in Ottawa. Additionally, George A.'s brother William was involved in the family business as a bottler according to the 1911 census. Their brother Henry Sleeman would eventually take over the business in 1905 after George Sr.'s retirement. Unfortunately, George Sleeman would watch as Henry Sleeman managed the declining family business during the years of Prohibition in Canada and the United States. George Sr. died in 1926, one year before the end of

Prohibition in Ontario in 1927. In 1933, Henry Sleeman and his brothers were charged with smuggling alcohol to the United States and their brewing license was suspended. That same year, the Spring Bank Brewery was sold to the Jockey Club Brewery Ltd. and by 1955 the Sleeman Brewing and Malting Company was registered as inactive. However, John W. Sleeman, the great-grandson of George Sr., would be given George A.'s recipe book by his Aunt Florian (daughter of George A.) and reopen the family business in 1988. John W. Sleeman was the president of Sleeman Breweries Ltd. until 2010, four years after it was purchased by Sapporo Breweries (Attachment-2, Figure 7).

George Sleeman was also an innovator in the brewing industry. After being named partner, he instituted steam power to Silver Creek Brewery, added a malthouse, built a storage cellar and increased operations with the help of his brother William (Attachment-2, Figure 8). In 1874, he introduced the use of bisulphate of soda as a stabilizer and preservative as well as an attemperator (a coil of pipe through which hot or cold water may run to control temperature) into the brewing process. These advancements allowed him to lower labour costs and begin brewing lager. As the Sleeman family brewing business expanded, George Sleeman became an influential entrepreneur and politician in the Town of Guelph (Attachment-2, Figure 9). By the late 1880s, Silver Creek Brewery employed around 35-40 local Guelphites who took pride in their trade (Attachment-2, Figure 10). The business continued to grow and by 1890 Silver Creek Brewing had outlets in fifteen (15) cities and towns from Sault Ste. Marie to Quebec (Attachment-2, Figure 11). At the World's Columbian Exposition (also known as the Chicago World's Fair) held in 1893, the Silver Creek Brewery won multiple awards for their wares. In 1900, George Sleeman, his wife Sarah Hill and three of their sons (George A., Charles, William) incorporated the operations of the breweries as Sleeman Brewing and Malting Company Limited.

In 1876, George Sr. was elected to Guelph Town Council representing the South Ward. Four years later, he would become Guelph's first mayor after Guelph was incorporated into a city. One of his first official changes was to proclaim July 1st a public holiday and to advise all Guelph residents to observe the day of rest. This labour reform supported the working classes of the community, many of which were employed at Sleeman breweries. George would hold his position as mayor for three years. George Sr. was still an influential presence in Guelph after his mayoral term. Specifically, he funded the establishment of a streetcar system under the Guelph Railway Company to facilitate movement across Guelph with the primary focus of transporting his workers from St. Patrick's Ward to his brewery on the western edge of Guelph (Attachment-2, Figure 12).

The Sleeman family and their descendants occupied the subject property from 1859 until 1957. The original two-storey stone residence with a three bay design and a hip line roof was built in 1859 (Attachment-2, Figure 13). In 1890, George Sleeman decided to build a new home for the family as business remained profitable. The family remained in the original house while the new residence was being built, but the original structure was demolished after construction was complete in 1891.

Building Description

The Sleeman House was designed by George Sleeman and John Day, a prominent Guelph architect of the time who also designed the façade and addition of the Silver Creek Brewery, the Petrie-Kelly Building, the Commercial Hotel, and the Speed Skating Rink. The structure was the most expensive house ever built in Guelph at

the total totaling over \$30,000, a two storey Queen Anne brick house was built the same year for only \$2,200.

The three-storey structure was made entirely of locally quarried limestone with 12-, 11- and 10-foot ceilings (Attachment-2, Figures 14-16). The vermicular stone cutting and the deep stone cornices along the main tower are quintessential markers of Queen Anne revival. Many features of the Queen Anne style can be seen to date including: a dominant, front-facing gable, bay windows, two domed turrets, and stained-glass windows. The original house possessed a conical roof with attic gables, a clustered shaft main chimney, stone brackets and a slate roof. All halls and rooms were supplied with combination gas and electric light fixtures and all the grates in the house burned gas. In fact, this residence was one of the first homes with electricity (Attachment-2, Figures 17-21). The house was finished in antique and red oak with oxidized copper hardware fittings. The house was built by many tradespeople including Walter Grierson (stone cutting), Alex Congalton (masonry), George Daniels (carpentry), Peter Martin (plastering), J. S. Moffatt (painting and glazing), William Sunley (tinwork), Walker & Mahoney (plumbing, steam, gas fitting), Brown Brothers (slating), Robert Stewart (oak doors and wainscoting) and Hess Brothers (furniture).

The original structure has been heavily modified over time but has retained many significant heritage attributes. The original three street façade verandah was removed after the residence left family possession. The purchaser opened a restaurant business under The Manor (1963) and later Country Kitchen (1966). In 1965, an addition was added to the west side of the property to facilitate a hotel business for The Manor Hotel. Later additions including a one storey addition on the east side of the building to create the sprawling floor plan seen today (Attachment-3, Figures 1-5).

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 prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by Ontario Regulation 569/22 (Attachment-4). The heritage attributes of 211 Silvercreek Parkway South display: design or physical, historical or associative, and contextual value.

Design/Physical Value

211 Silvercreek Parkway South meets Criterion 1 because it is an excellent and representative example of late-19th century Queen Anne revival style in the City of Guelph.

211 Silvercreek Parkway South meets Criterion 2 because it demonstrated a high degree of masonry craftsmanship in the hand carved vermicular stone cutting and deep stone cornice on the front façade of the three-storey tower. The same degree of stone masonry is rarely seen elsewhere in the City of Guelph.

Historical/Associative Value

211 Silvercreek Parkway South meets Criterion 4 because it has significant historical association with George Sleeman, a successful businessman, philanthropist, and the City of Guelph's first mayor. George Sleeman was an

integral figure in the growing Guelph community during his life and Sleeman Breweries Ltd. continues to be a prominent employer in Guelph.

211 Silvercreek Parkway South meets Criterion 6 because the Sleeman House reflects the work and ideas of both George Sleeman, an important innovator, and John Day, a successful local architect who designed the Petrie-Kelly building, portions of the Silver Creek Brewery and multiple other commercial properties and residences in Guelph.

Contextual Value

211 Silvercreek Parkway South meets Criterion 9 because the property is a visible landmark for the Guelph community. The three-storey Queen Anne structure is visually prominent from both the Hanlon Parkway and Wellington Street West.

Heritage Attributes

The following elements of the property at 211 Silvercreek Parkway South should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- The extant original building form of the ca. 1890 Queen Anne style residence including:
 - All exterior stone walls;
 - All extant exterior wood trim features;
 - All existing rooflines and the original irregular footprint;
 - All original door and window openings;
 - All extant original window sash elements;
 - Slate roof cladding;
 - All existing chimneys; and
 - All extant stained-glass windows.

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.

Financial Implications

None.

Consultations and Engagement

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

THAT the comments provided by Heritage Guelph members on the '211 Silvercreek Parkway: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

On September 11, 2023 Heritage Guelph [passed the following motions](#):

That Heritage Guelph supports the heritage attributes identified for 211 Silvercreek Parkway South as outlined in the staff report dated September 11, 2023; and

That Heritage Guelph recommends that City Council give notice of its intention to designate 211 Silvercreek Parkway South pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Heritage staff sent a letter to the property owner on June 21, 2023 informing them that the subject property was being evaluated for designation under Part IV of the Ontario Heritage Act. Staff have yet to receive a response.

Attachments

Attachment-1 Location

Attachment-2 Historic Documents

Attachment-3 Current Photographs

Attachment-4 Ontario Regulation 9-06 Criteria for Determining Cultural Heritage Value or Interest

Report Author

Jack Mallon, Heritage Planner I, Policy Planning

This report was approved by:

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This report was recommended by:

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Deputy Chief Administrative Officer
Infrastructure, Development and Environment
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jayne.holmes@guelph.ca

Attachment-1 Location of the Sleeman, 211 Silvercreek Parkway South



Figure 1 - Subject property identified by City of Guelph GIS.

Attachment-2 Historic Documents

Figure 1 - Plan 206 showing the Sleeman property and brewery (registered c. 1872, Mr. Keatings Survey).

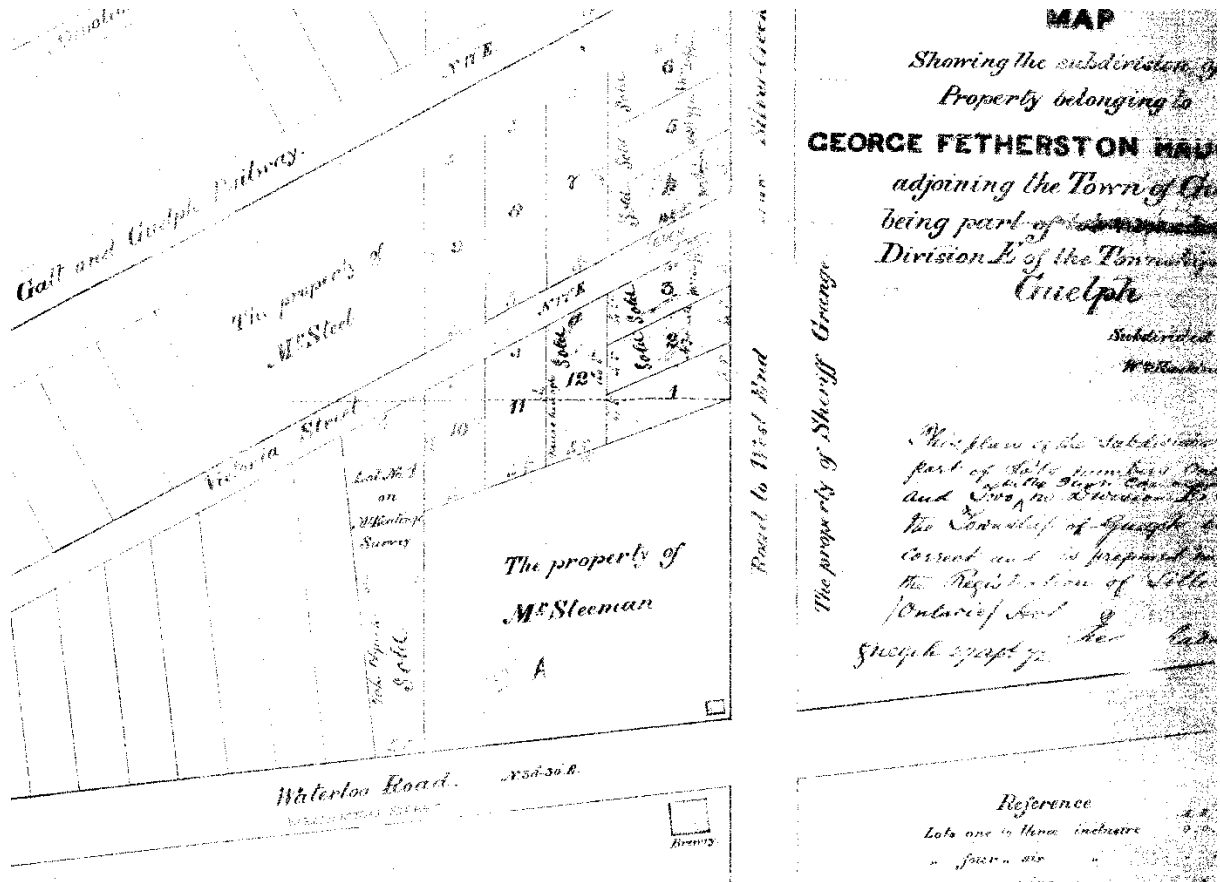


Figure 2 – Title abstract showing transfer of land between John Sleeman and Henry Watson from 1862 until 1863 (ONland).

[illegible]

Figure 3 - Detail from J. Smith's Map of the Town of Guelph, 1855 showing the area of the future Silver Creek Brewery and Sleeman House on the west side of Silvercreek Road.



Figure 4 – Section of the 1877 Township of Guelph map illustrating the Sleeman's property proximity to water sources.



Figure 5 – Map of Guelph Township from the 1906 County of Wellington Historical Atlas illustrating location of the Sleeman House and brewing operations.

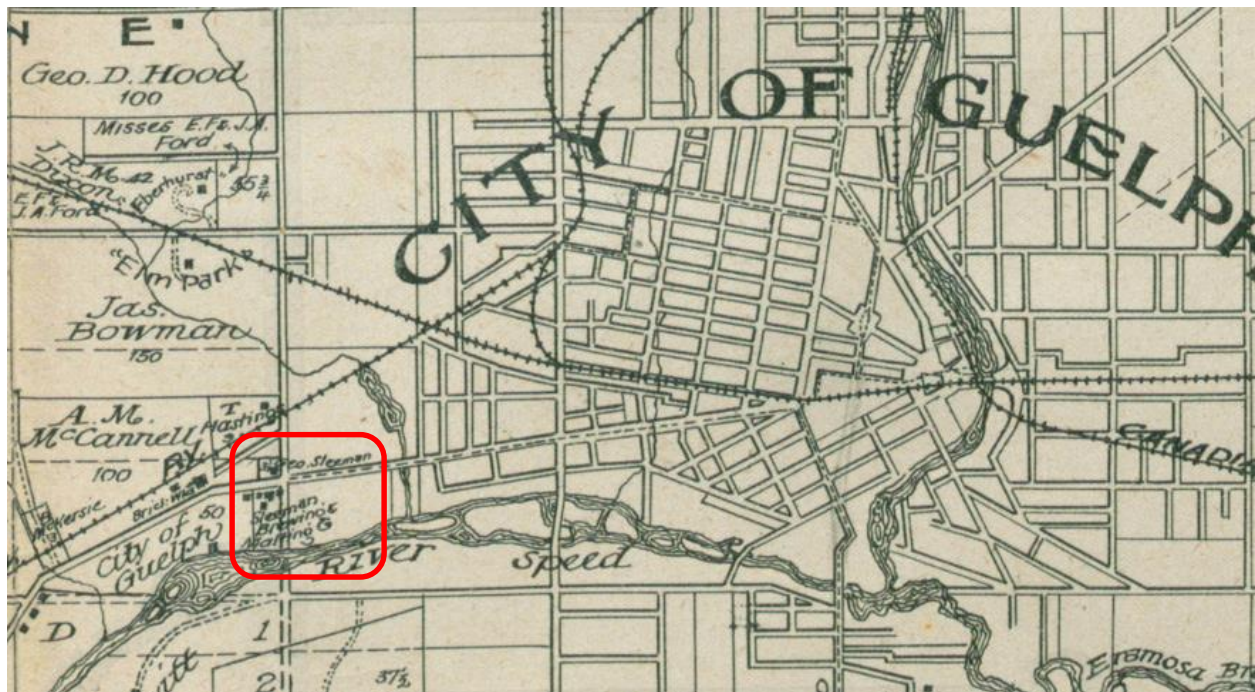


Figure 6 - Title abstract showing transfer of land between John Sleeman and George Sleeman in 1865 (ONland).

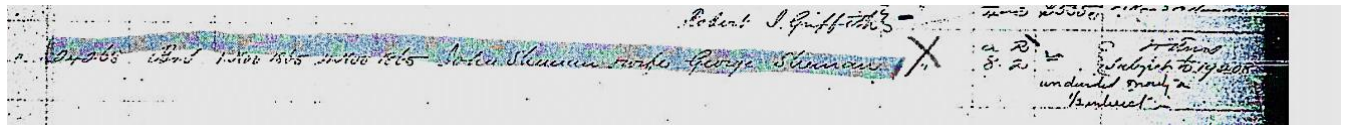


Figure 7 – Image of John W. Sleeman with his great grandfather George Sleeman, c. 1995 (Guelph Civic Museum 2013.37.13)



Figure 8 – Colour (left) and black and white (right) details from Sheet 3 of the Fire Insurance Plan of Guelph, 1897 (revised 1907)

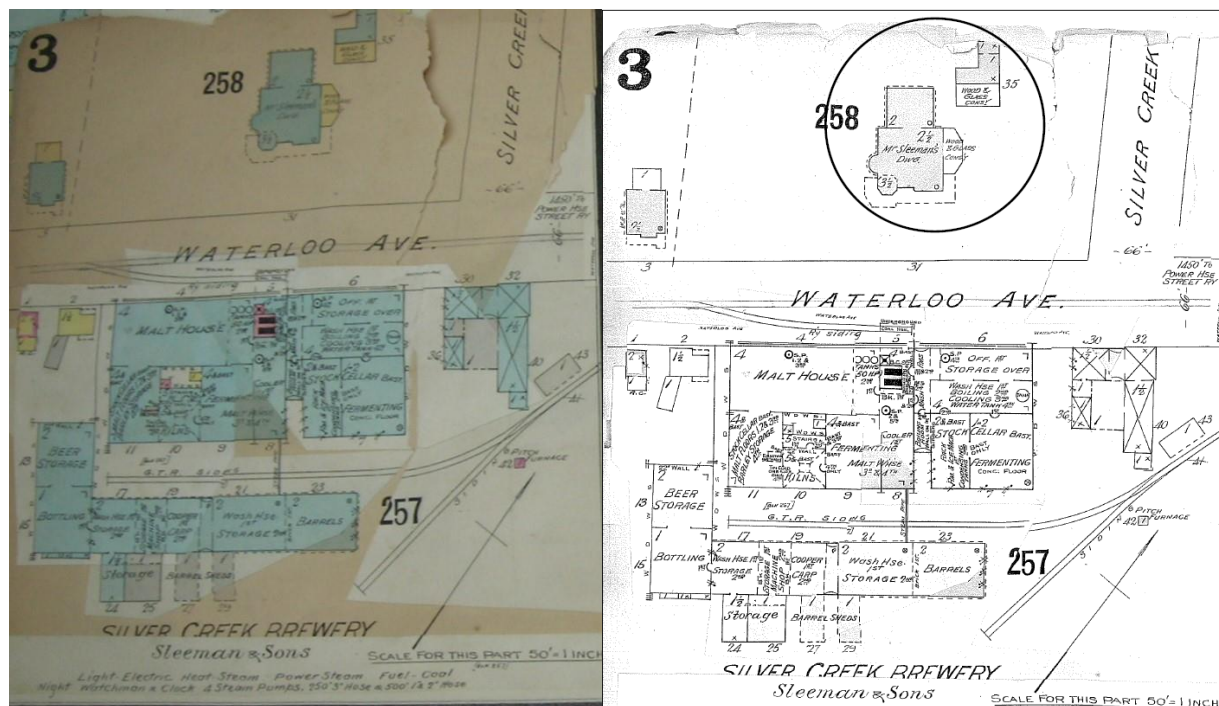


Figure 9 – Picture of George Sleeman, c.1880 (Guelph Civic Museum 2009.32.951)



Figure 10 – Sleeman Brewery employees pictured in front of a plant, c. 1895-1905s
(Guelph Civic Museum Grundy 245)



Figure 11 – Advertisement for Silver Creek Brewery, 1876 (Guelph Civic Museum 2009.32.950)

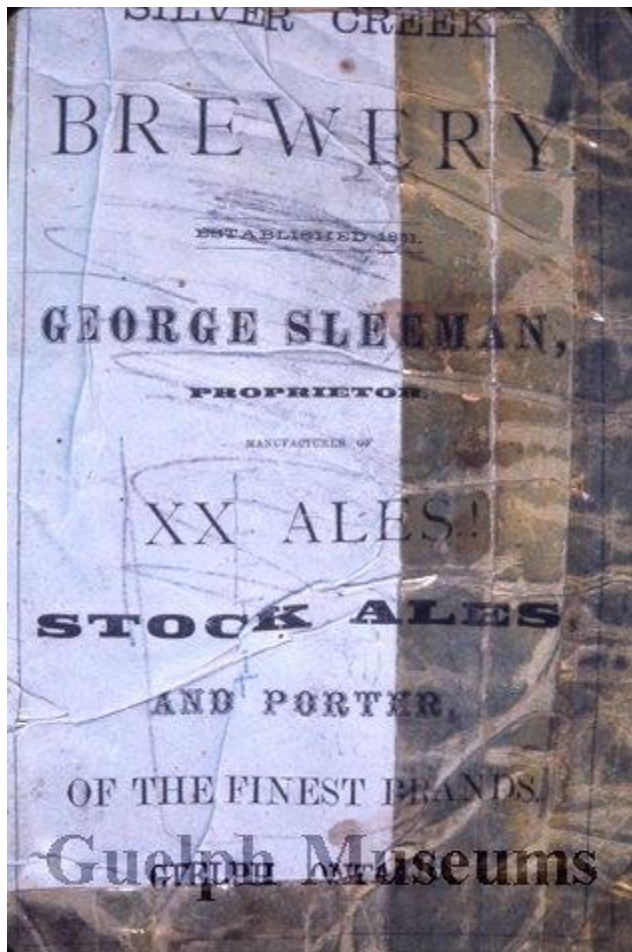


Figure 12 – Workmen laying streetcar tracks in front of the Sleeman House, c. 1900
(Wellington County Museum & Archives A1952.312.3B)



Figure 13 – The Sleeman family in front of the original Sleeman House on the Waterloo Avenue property, c. 1800 (Wellington County Museum & Archives 1952.312.3C)



Figure 14 – The Sleeman House in winter, c. 1905-1915 (Guelph Civic Museum 1981.67.3)

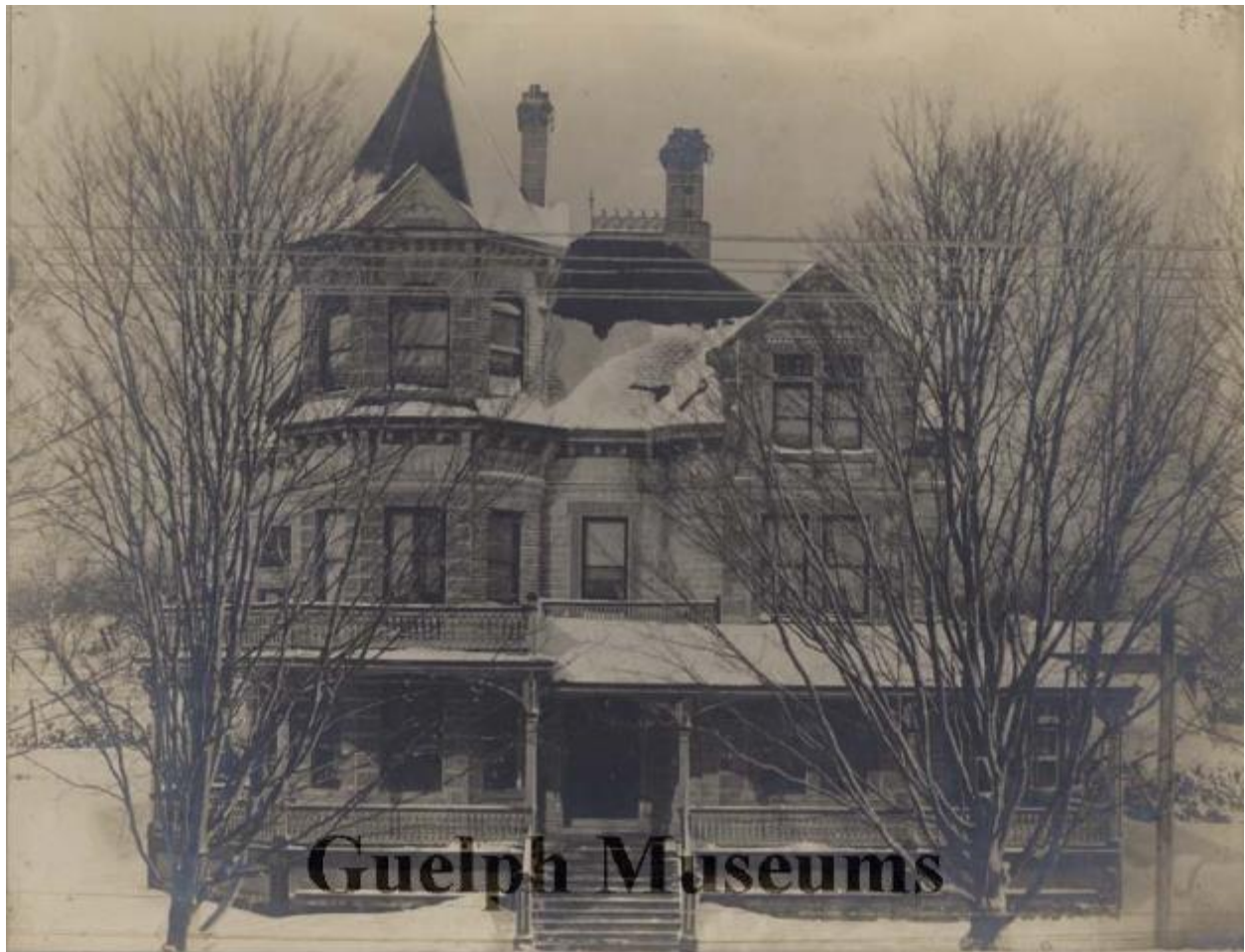


Figure 15 – The Sleeman House with the Sleeman family on the porch, c. 1895
(Guelph Civic Museum 2009.32.4341)



Figure 16 – Photo of the Sleeman House, c. 1908 (Guelph Civic Museum 2009.32.4338)



Figure 17 – Floorplan of the first floor of the Sleeman House (Sleeman Collection, McLaughlin Library Archive & Special Collections).

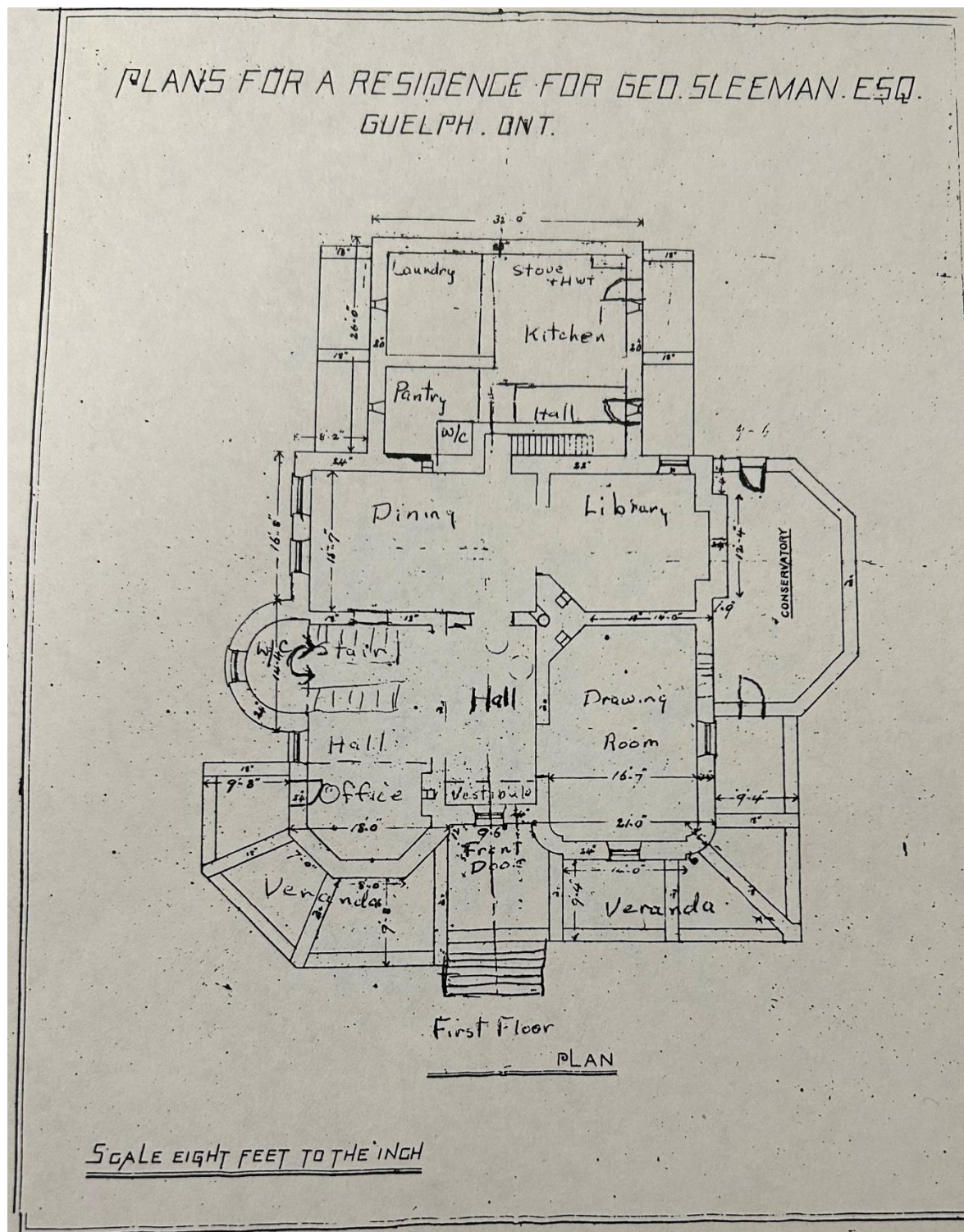


Figure 18 – Floorplan of the second floor of the Sleeman House (Sleeman Collection, McLaughlin Library Archive & Special Collections).

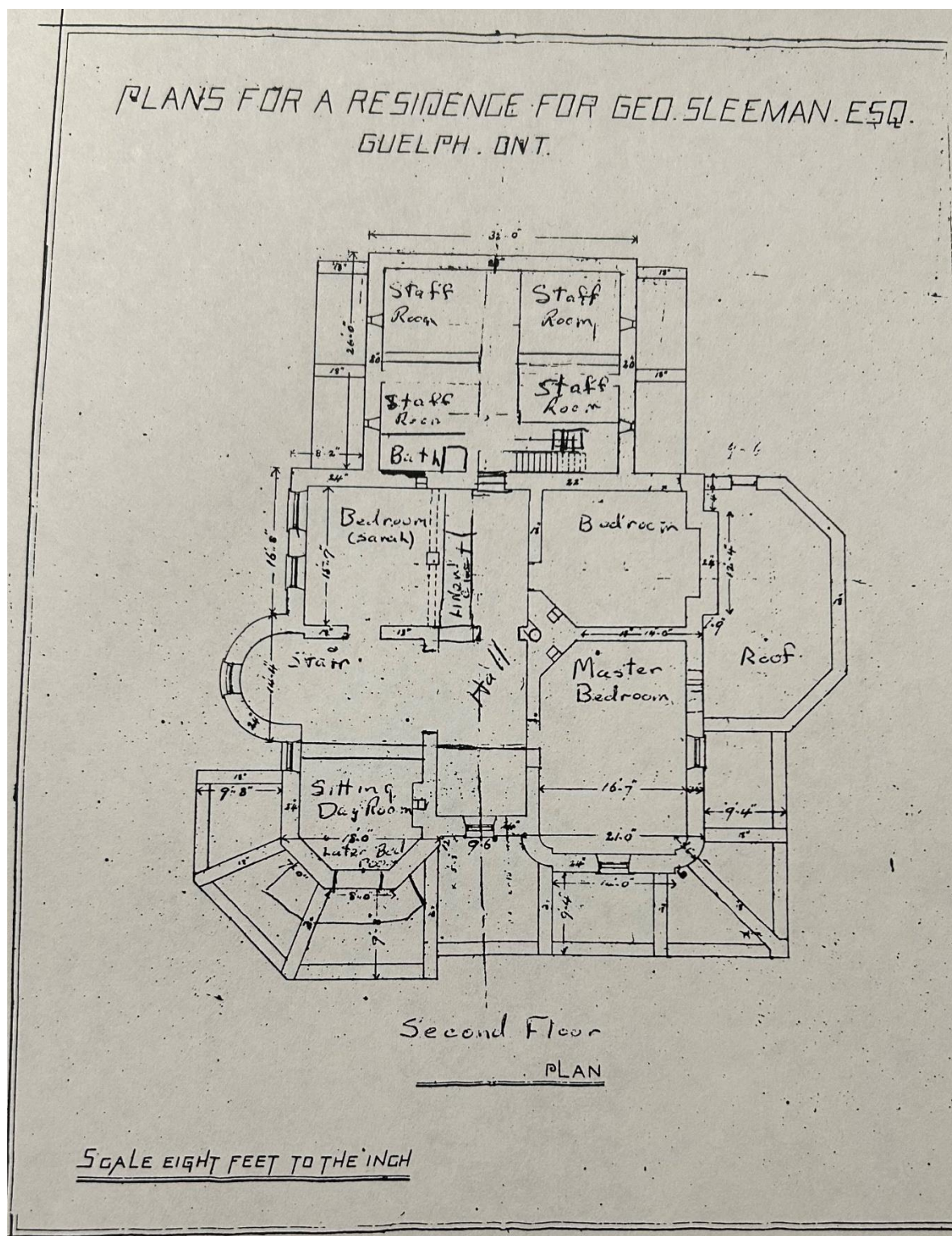


Figure 19 – Floor plan of the third floor of the Sleeman House (Sleeman Collection, McLaughlin Library Archive & Special Collections).

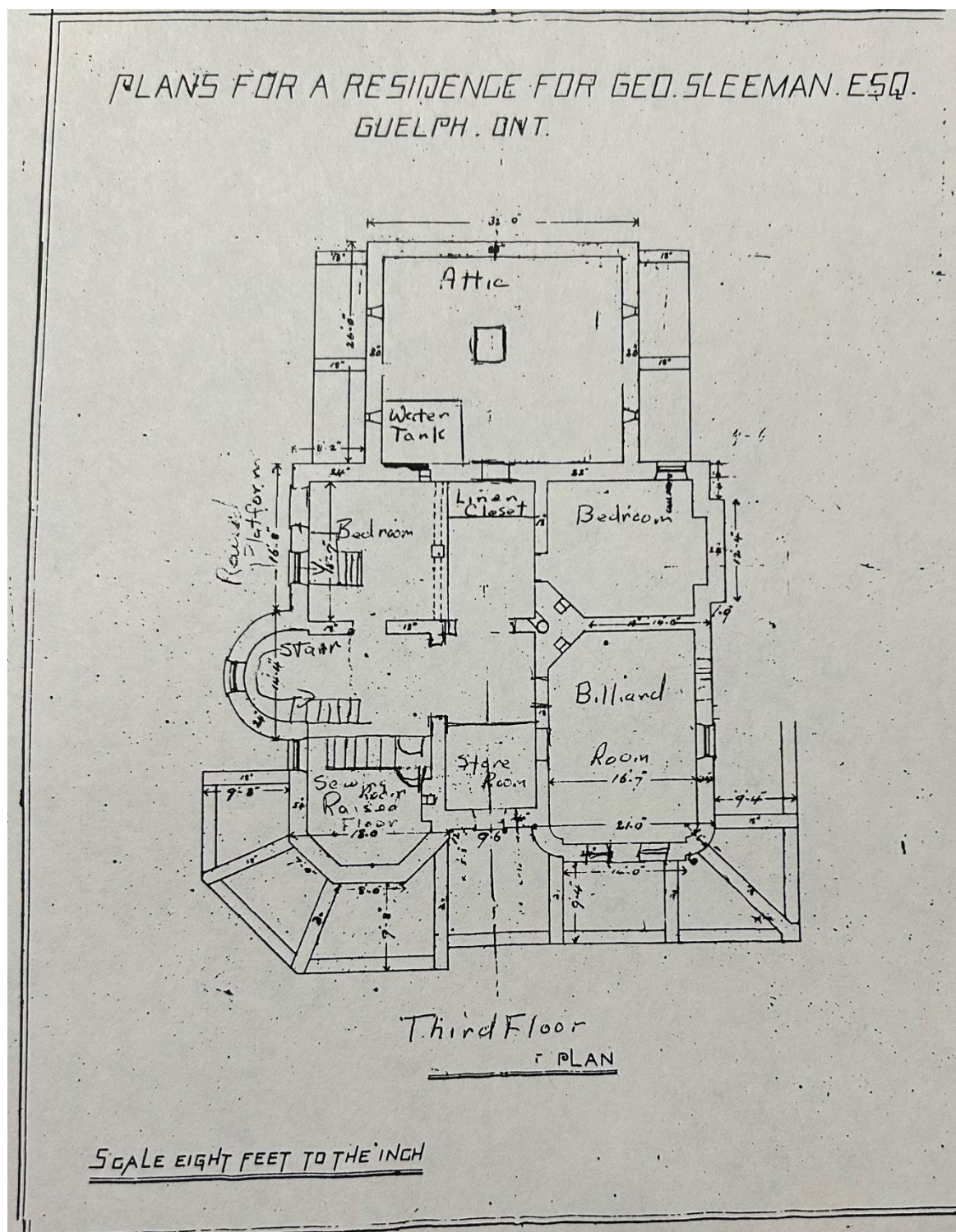
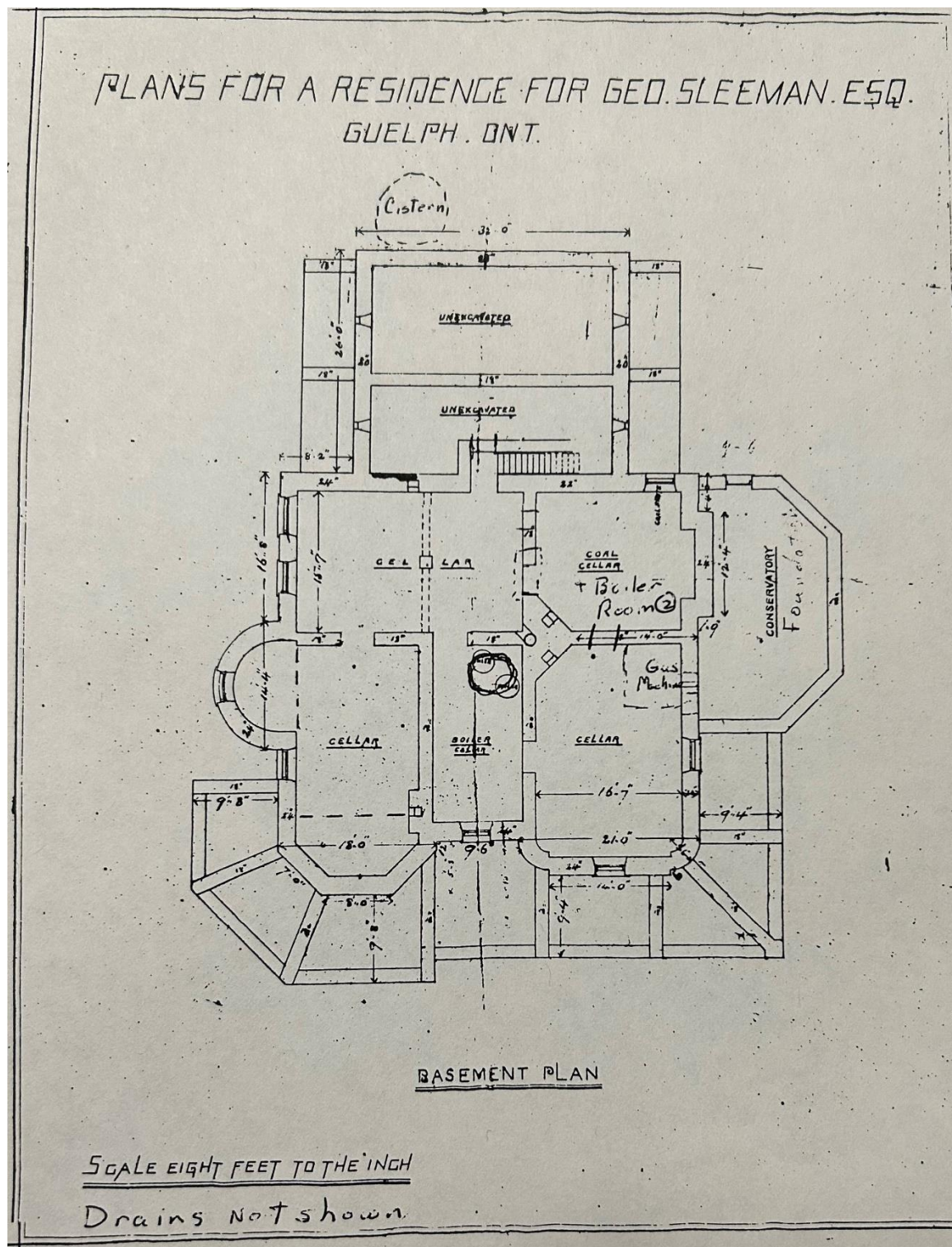


Figure 20 – Floor plan of the basement of the Sleeman House (Sleeman Collection, McLaughlin Library Archive & Special Collections).



[illegible]

Attachment-3 Current Photographs of the Sleeman House

Figure 1 – 211 Silvercreek Parkway South (facing northwest) (Photo 2023 – V. Nagy)



Figure 2 – 211 Silvercreek Parkway South (facing southwest) (Photo 2023 – V. Nagy)



Figure 3 – 211 Silvercreek Parkway South (facing west) (Photo 2023 – V. Nagy)



Figure 4 – 211 Silvercreek Parkway South, vermicular stone work on the tower (facing northwest) (Photo 2010 – S. Robinson)



Figure 5 - 211 Silvercreek Parkway South, stonework present on the second storey and existing chimney (facing northwest) (Photo 2010 – S. Robinson)



Attachment-4 Ontario Regulation 9/06: Criteria For Determining Cultural Heritage Value Or Interest

A property may be designated under section 29 of the Ontario Heritage Act if it meets two or more of the following nine criteria for determining cultural heritage value or interest.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 11, 2024
Subject	167 Suffolk Street West: Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 167 Suffolk Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act.
 2. That the designation by-law be brought before Council for approval if no objections are received within the thirty (30) day objection period.
-

Executive Summary

Purpose of Report

The purpose of this report is to recommend that Council publish its intention to designate the stone and concrete block building complex at 167 Suffolk Street West pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

167 Suffolk Street West is listed as a built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22) (Attachment-4).

Heritage planning staff, in consultation with Heritage Guelph, have completed a [Cultural Heritage Evaluation Report](#) and [Statement of Cultural Heritage Value or Interest](#). Staff have determined that the property meets four of the nine criteria used to determine cultural heritage value according to Ontario Regulation 9/06 (as amended by O. Reg 569/22 under the Ontario Heritage Act). Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

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.

Strategic Plan Alignment

The key findings and recommendations of this report align with the 2024-2027 Strategic Plan. Conservation of cultural heritage resources in the City of Guelph is aligned with improving housing supply by building and maintaining vibrant and resilient communities.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

None.

Report

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 (Attachment-1, Figures 1 and 2). The legal description of the property is Lot 13, North Side Suffolk Street, Plan 29; Part Lots 12 and 14 North Side Suffolk Street, Plan 29; Part Park Lot 10, Plan 8, as in RO780210; City of Guelph.

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-3 Historical Images 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-3, 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-3, Figures 5-6).

Thomas Gowdy was a successful industrialist who was financially interested in multiple businesses across the province (Attachment-3, 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'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-3, Figures 9-10). 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-storey, 100 x 54 feet addition in concrete block with almost 100 hands employed to maintain daily operations (Attachment-3, Figure 11).

After the Morlock Brothers 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-3, Figure 12). Their business focused on manufacturing leather luggage and card tables, although they later branched out into selling musical instruments (Attachment-3, Figures 13-14). 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-2, 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-2, 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 (Attachment-2, Figures 4-6). 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-2, Figures 4-6).

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-19th 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 association 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.

Financial Implications

None.

Consultations and Engagement

On [October 10, 2023](#), in response to a report prepared and presented by Victoria Nagy (Heritage Planner), 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.

On [November 13, 2023](#), in response to a report prepared and presented by Victoria Nagy (Heritage Planner), Heritage Guelph passed the following motions:

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

Heritage Planning reached out to the property owner via email in October and November of 2023 to make them aware of staff's cultural heritage evaluation,

statement of significance and recommended heritage attributes for 167 Suffolk Street West before being brought to the Heritage Guelph meetings held in those same months. A subsequent update was given via email to the owner in May of 2024 letting the owner know of staff's report to be given at the Council Planning on June 11, 2024.

Attachments

Attachment-1 Property Location

Attachment-2 Current Photos

Attachment-3 Historical Images

Attachment-4 Ontario Regulation 9-06 Criteria for Cultural Heritage Value or Interest

Departmental Approval

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

Report Author

Stephen Robinson, MA, CAHP, Senior Heritage Planner

This report was approved by:

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This report was recommended by:

Jayne Holmes, P. Eng., PMP
Deputy Chief Administrative Officer
Infrastructure, Development and Environment
519-822-1260 extension 2248
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Attachment-1 Property Location

Figure 1 - GIS map showing location of subject property at 167 Suffolk Street West. (City of Guelph GIS).



Figure 2 - Orthographic photo showing 167 Suffolk Street West. (City of Guelph GIS).



Attachment-2 Current Photos

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 southeast (S. Robinson 2023).



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



Attachment-3 Historic Images

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



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



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

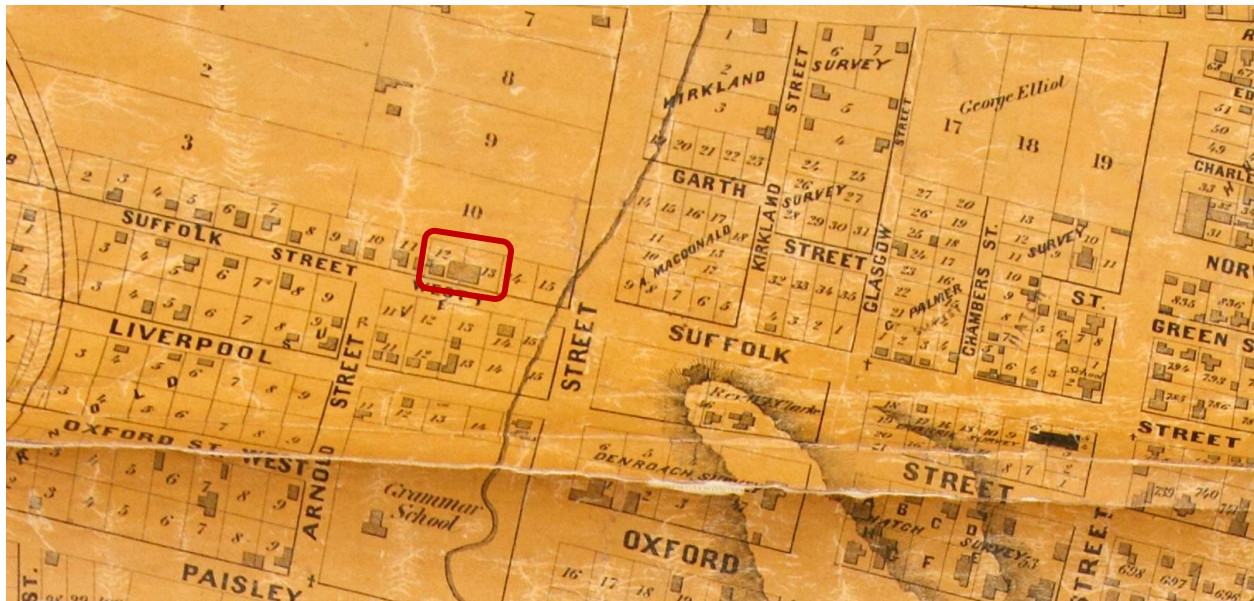
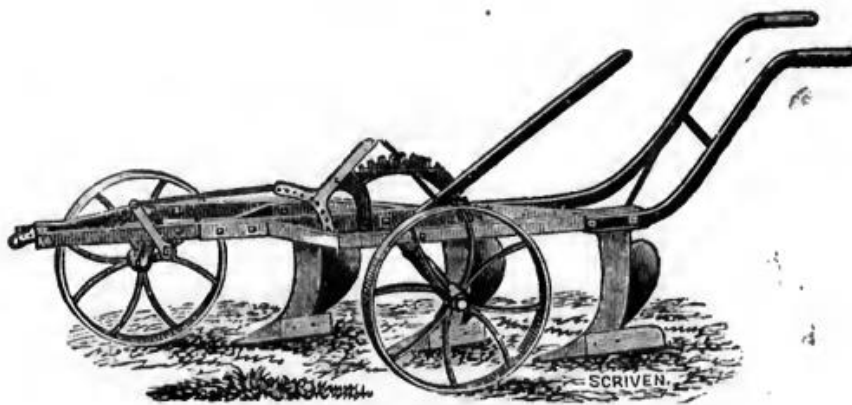


Figure 4 – Advertisement for Cossitt's Agricultural Implement Works from 1875 (The Annals of the Town of Guelph 1827-1877, pg. 166).

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

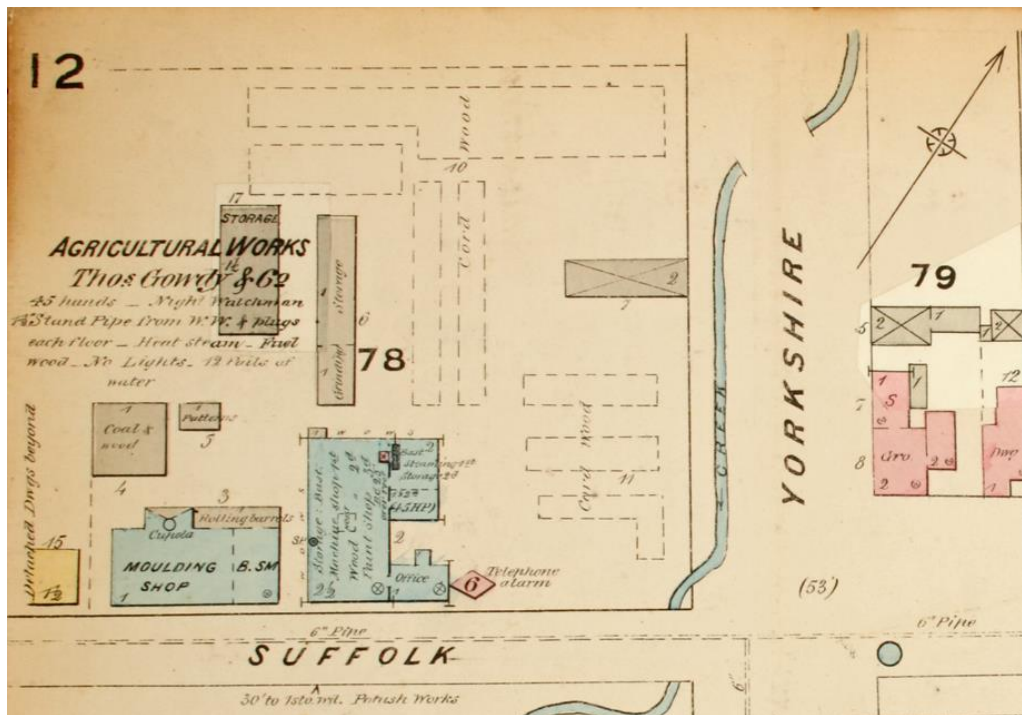


Figure 6 – Image of the Gowdy Agricultural Works on Suffolk Street (Guelph Civic Museum 2016.24.3)

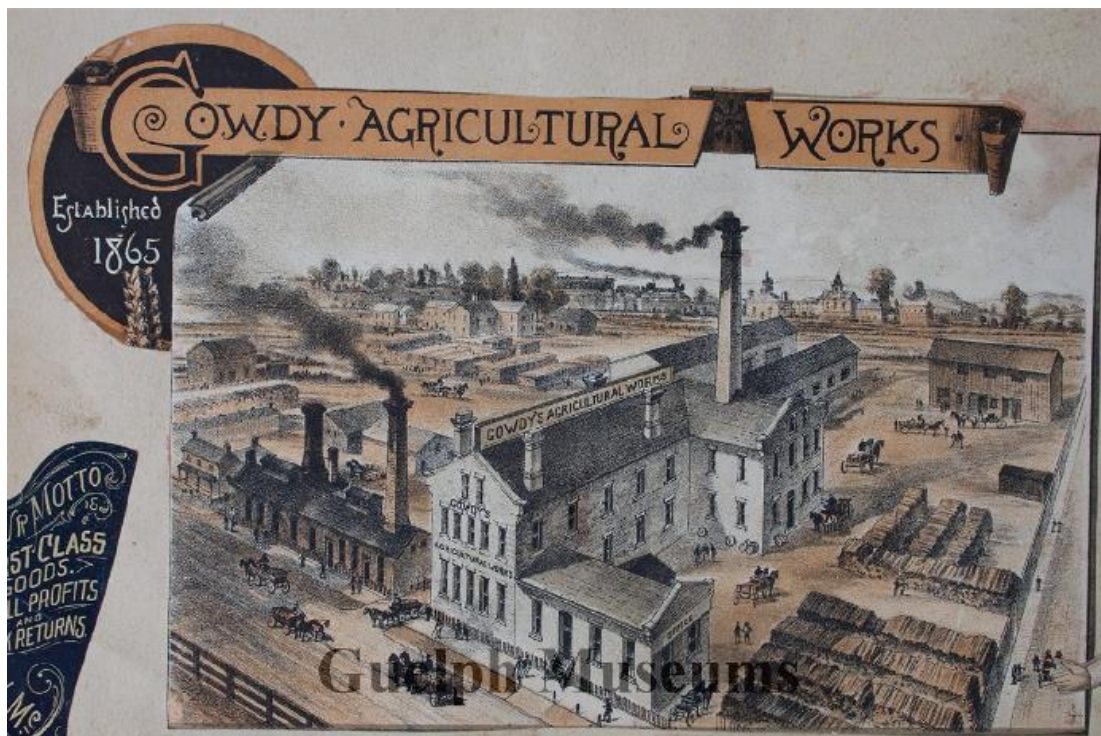


Figure 7 – Image of Thomas Gowdy, Mayor of Guelph from 1899-1890 (Guelph Public Library, F38-0-4-0-0-6 - Thomas Gowdy).

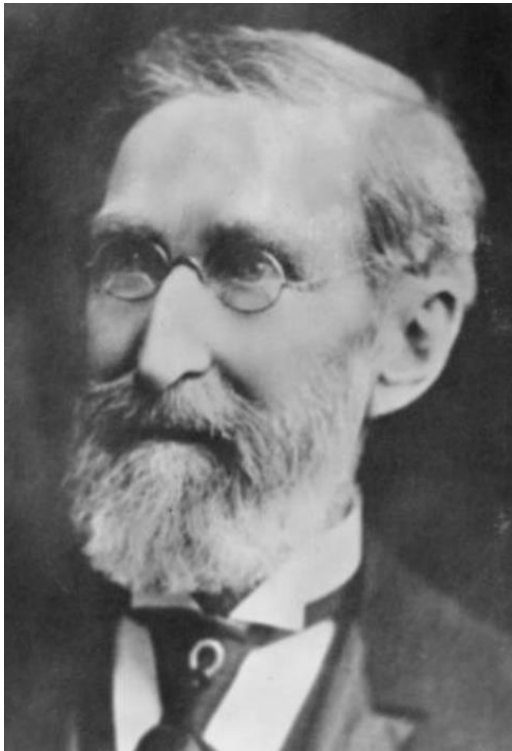


Figure 8 – Image of a piece of Gowdy Agricultural Works equipment (Industries of Canada, 1886, pg. 108)

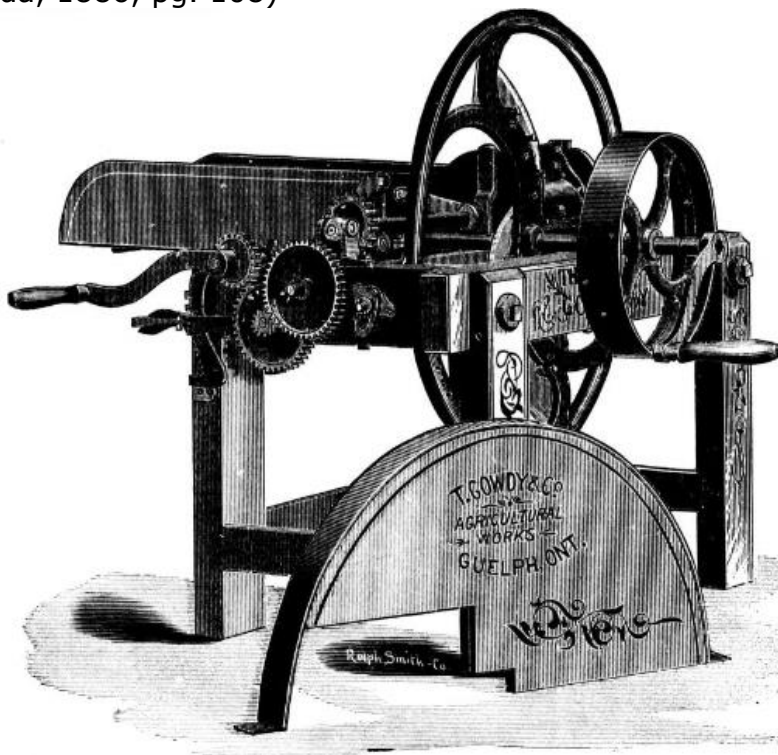


Figure 9 – Image of John G. Morlock, owner of Morlock Bros Company, who operated out of 167 Suffolk Street West in the early 20th century (Guelph Public Library 1974.15.7, pg. 47).

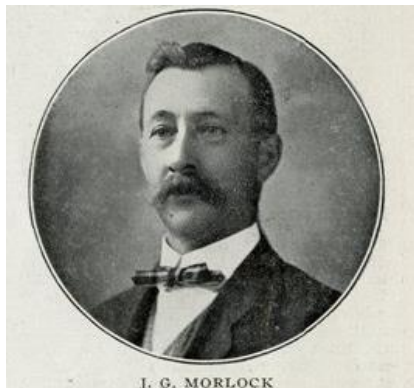


Figure 10 - Image of William Morlock, owner of Morlock Bros Company, who operated out of 167 Suffolk Street West in the early 20th century (Guelph Public Library 1974.15.7, pg. 47).

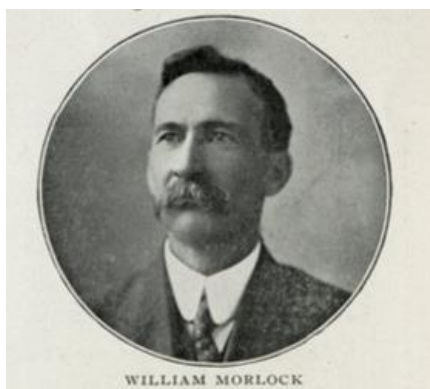
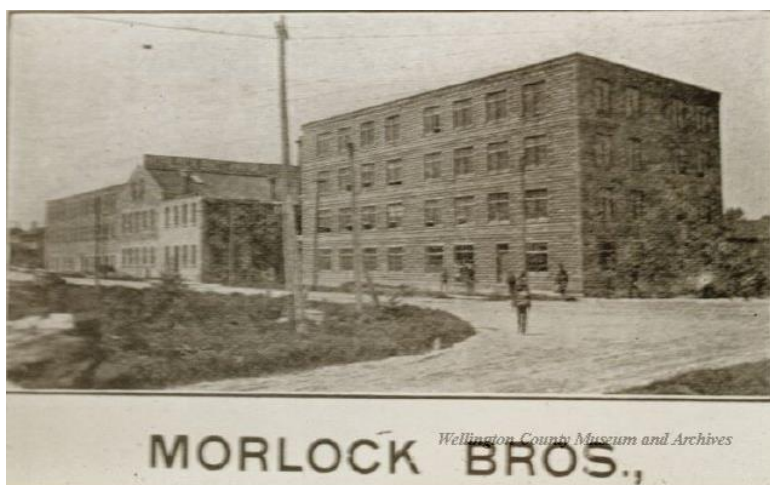


Figure 11 – Image of the Morlock Bros. factory at 167 Suffolk Street West, including its western addition, in 1908 (Wellington County Archives A1985.110)



[illegible]

Figure 14 – Image of 167 Suffolk Street from 1977. (Wellington County Archives A1985.110)



Attachment-4 Ontario Regulation 9/06: Criteria For Determining Cultural Heritage Value Or Interest

A property may be designated under section 29 of Part IV of the Ontario Heritage Act if it meets two or more of the following nine criteria for determining cultural heritage value or interest.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 11, 2024
Subject	14 Neeve Street: Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 14 Neeve Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.
 2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
-

Executive Summary

Purpose of Report

The purpose of this report is to recommend that Council publish its intention to designate the Law House at 14 Neeve Street pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

14 Neeve Street is listed as a built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22; see Attachment-4).

Heritage planning staff, in consultation with Heritage Guelph, have completed a [Cultural Heritage Evaluation Report](#) and [Statement of Cultural Heritage Value or Interest](#). Staff have determined that the property meets five of the criteria used to determine cultural heritage value according to Ontario Regulation 9/06 (as amended by O. Reg 569/22) under the Ontario Heritage Act. Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

Strategic Plan Alignment

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

Future Guelph Theme

City Building

Future Guelph Objectives

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

Financial Implications

None.

Report

Location

14 Neeve Street is located on the east side of Neeve Street, north of Surrey Street and south of Fountain Street. The legal description of the property is 712850047 – PT LOTS 3 & 4, PLAN 33, *PT 2 61R4475; LOT 4, PLAN 269; LANE, PL 269, AS IN ROS587105; City of GUELPH

Historic Background

Lots 3 and 4 of Plan 33 first appear in the land title abstracts in 1870, when they were sold by Walter Lawson and Allan Neeve, after whom Neeve Street is named, to Canada Company surveyor and map maker Fred J Chadwick. Chadwick owned Lots 3 and 4 until 1873, when they are sold to Francis and Emma Law.

Francis Law, born in Lincolnshire, England in 1830, first arrived in Guelph during the early 1850s; a time when there were only two residences on the west side of the Speed River. Law was one of the early settlers of the region; trapping furs north between Luther marsh and Amaranth Township, working on the Grand Trunk Railway and quarrying stone, including the stone used to build George McKenzie Stewarts home, later named Craiganour by owner Donald Guthrie, part of the grounds of Homewood Health Centre. After some extensive travel, Law settled in Illinois in 1866 to work as an innkeeper and there he met his future wife, Emma Smedley. Returning to Guelph in June of 1866, Law brought Emma to Guelph and reunited with his trapper partner John Hewer to establish a business selling fish. In the late 1860s and onwards, Law began to acquire lands around Neeve Street and the Grist Mill lands on the west side of the Speed River.

By 1878 Francis and Emma had constructed a two-story stone residence 26 x 30 feet, containing seven rooms. Contractors: Wm. Slater. Stonework: M. Robinson. Plastering: M. Tobin Jr, painting. Cost \$800 (Guelph Mercury Building Operations Nov 28, 1878). William Slater was a noted stonemason and bricklayer, who was active across Guelph between 1872 and 1897, with over 14 entries under his name in the Guelph Mercury Building Operations, most notably as the stonemason that constructed St. James Church on Paisley and Glasgow, with R.G Windeyer acting as architect (Guelph Mercury Building Operations, Oct. 23, 1891).

The Law House is located on the north side of Neeve Street, which at this time would have been a natural boundary of Market Square, the Mill Lands, and Guelph's overall downtown district (Attachment-1, Figure 1). The Laws also had a frame stable, and barn built at the cost of \$75 in 1878 (Guelph Mercury Building Operations Nov 28, 1878). The barn and stable housed horses, grain bins, hay mow and a wagon. Later updates included removing the stalls and grain bins and updating the stable for workshop use. The property also included outbuildings such

as an icehouse – later converted for garage use. Examination of the Fire Insurance Plans for Guelph show that the stable may not be in its original location. It may have been dismantled and rebuilt as a converted garage behind the house in the 1920s (the original location was fronting Neeve Street).

The Law House was inhabited by the Law family for 134 years. On the ground floor there was a large living room, a parlor and a master bedroom, while the second floor contained four bedrooms, with an attic above. The basement originally contained a dirt-floor root cellar and a wood floor kitchen with southwest-facing windows. According to Francis' grandson Henry Law, the layout of the house changed significantly over time both to adapt to changes in technology but also to support the growing family. In the 1871 census Francis and Emma had four children, by 1891 they had seven. Francis Law died in 1924 at the age of 94, but during his time he contributed to Guelph as a member of the merchant working class and witnessed its transition and growth as a community.

Frederick Law, who inherited the property after the death of his parents, would raise eleven children in the house, which was not an uncommon family size for the period. During renovations in the 1920s and 1930s, the kitchen was moved to the first floor and part of the living space was converted for this purpose. Frederick allowed the property to act as a refuge for people travelling along the railways during the Great Depression. Namely, due to the property's proximity to the railway, many people ended up sleeping amongst the chokecherries or in the hay loft of the barn and stable, sometimes even inside the Law House on the living room couch. Additionally, they were always invited inside for Sunday dinner, at least those who maintained good behaviour.

Building Description

The Law House at 14 Neeve Street is a two-story stone detached residential dwelling with a hipped roof flanked by twin yellow brick chimneys on the north and south elevations. The three-bay façade is symmetrical, with a central front entrance containing a modern vinyl door, flanked by two rectangular window openings containing modern sash window units. The second floor of the façade contains three rectangular window openings, which appear to contain original wood sash windows. The façade also features ornamental corbelled caps, hammer-dressed quoins, and tooled sills and lintels.

The property contains two ancillary structures: a garage and a small barn. The garage is located to the northeast of the Law House and is constructed of cinder block and stone with a front-gabled roof. The rear portion of the garage is constructed of stone and is likely a remnant of Francis Law's icehouse. There is a small window beneath the gable on the west elevation, and a painted wood single-car garage door.

The barn is a side gabled, timber frame, 1.5 storey construction with a cast-in-place concrete foundation. The barn is clad in board and batten and metal sheeting. The south elevation contains 3 doors: a single door at ground level, a double door at ground level, and a hayloft door beneath the eaves. There are two small windows on the west elevation, and one on the east elevation. It is likely that the barn is constructed of materials salvaged from the previous ancillary structures that can be seen on the property in the 1911 Fire Insurance Plan. The barn does not appear in the Fire Insurance Plan until 1929.

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 14 Neeve Street display: design/physical, historical/associative, and contextual value.

Design/Physical Value

The subject property meets Criterion 1 because it is a representative example of a stone residence built in the neo-classical vernacular style.

The subject property meets criterion 2 because it displays a high degree of craftsmanship. The stonemasonry of William Slater demonstrates a mastery of the craft.

Historical/Associative Value

The subject property meets criterion 4 because it has direct associations with Francis Law, a significant merchant in the nineteenth and twentieth centuries.

The subject property meets criteria 6 because it reflects the work of stonemason William Slater, a significant nineteenth-century stonemason who built several notable structures in the City of Guelph, principally St James the Apostle Anglican Church.

Contextual Value

The subject property meets criterion 8 because it is physically, functionally, and historically linked to its surroundings. 14 Neeve is linked to 130-132 Surrey Street East, which was built by Francis Law in 1914. Additionally, the property's proximity to the railroad permitted the property to function as a refuge and boarding house for people travelling along the railways during the Great Depression.

Heritage Attributes

The following elements of the property at 14 Neeve Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Form and massing of the two-storey, 3-bay, hipped roof, limestone detached residential dwelling.
- Yellow brick chimneys
- Limestone exterior walls, including quoins, lintels, and sills.
- All original window and door openings

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.

Financial Implications

None.

Consultation and Engagement

On March 4, 2024, Heritage Guelph [passed the following motion](#):

THAT the comments provided by Heritage Guelph members on the '14 Neeve Street: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration.

On May 6, 2024, Heritage Guelph [passed the following motion](#):

THAT Heritage Guelph supports the heritage attributes identified for 14 Neeve Street as outlined in the staff report dated May 6, 2024; and

THAT Heritage Guelph recommends that City Council give notice of its intention to designate 14 Neeve Street pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Heritage planning staff have discussed this proposed designation with representatives of the property owner, who indicated that they do not object to the designation.

Attachments

Attachment-1 Location

Attachment-2 Historic Documents

Attachment-3 Current Photographs

Attachment-4 Ontario Regulation 9-06 Criteria for Determining Cultural Heritage Value or Interest

Departmental Approval

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

Report Author

Jack Mallon, Heritage Planner I, Policy Planning

This report was approved by:

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This report was recommended by:

Jayne Holmes, P. Eng., PMP
Deputy Chief Administrative Officer
Infrastructure, Development and Environment
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jayne.holmes@guelph.ca

Attachment-1 Location of the Law House, 14 Neeve Street

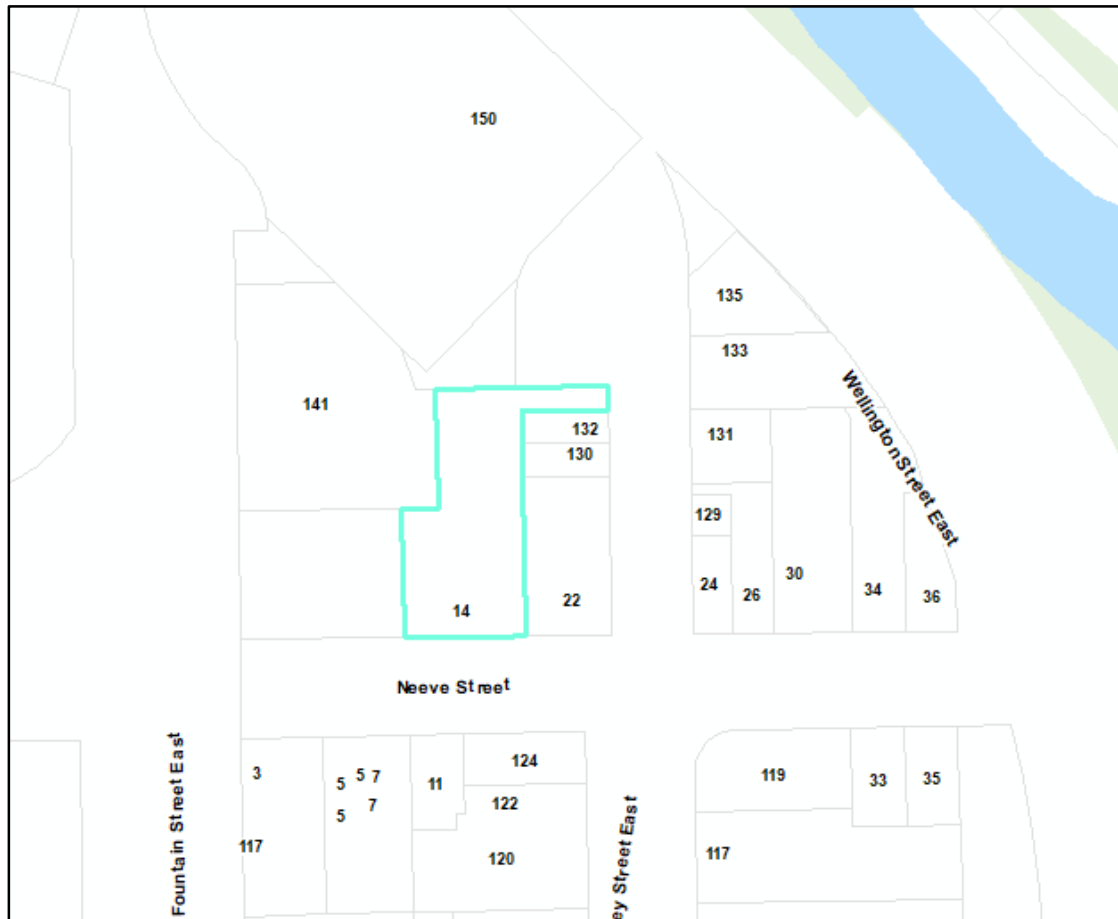


Figure 1 - Subject property identified by City of Guelph GIS.

Attachment-1 Location of the Law House, 14 Neeve Street

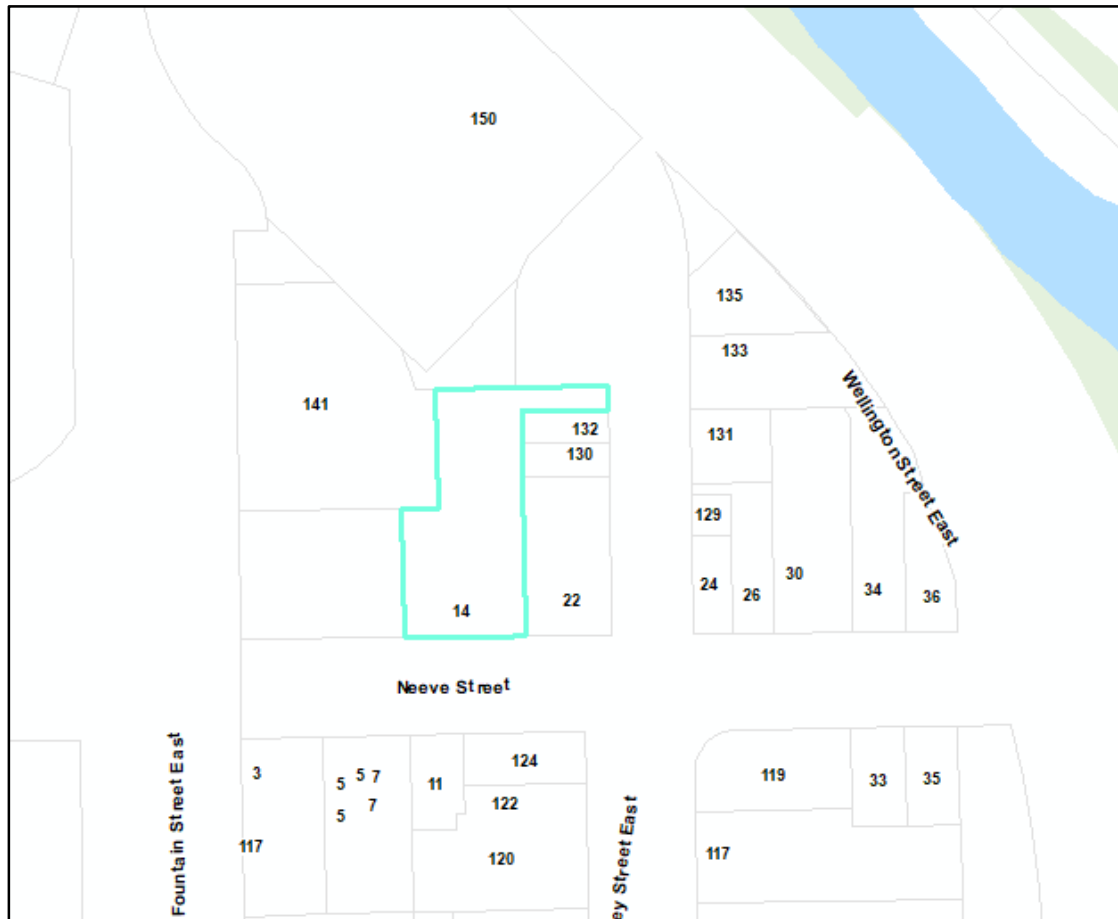


Figure 1 - Subject property identified by City of Guelph GIS.

Attachment 2: Historic Documents

Figure 1: McDonald's 1828 Plan for Guelph.



Figure 2: John Galt's 1827 Plan of the Town of Guelph.

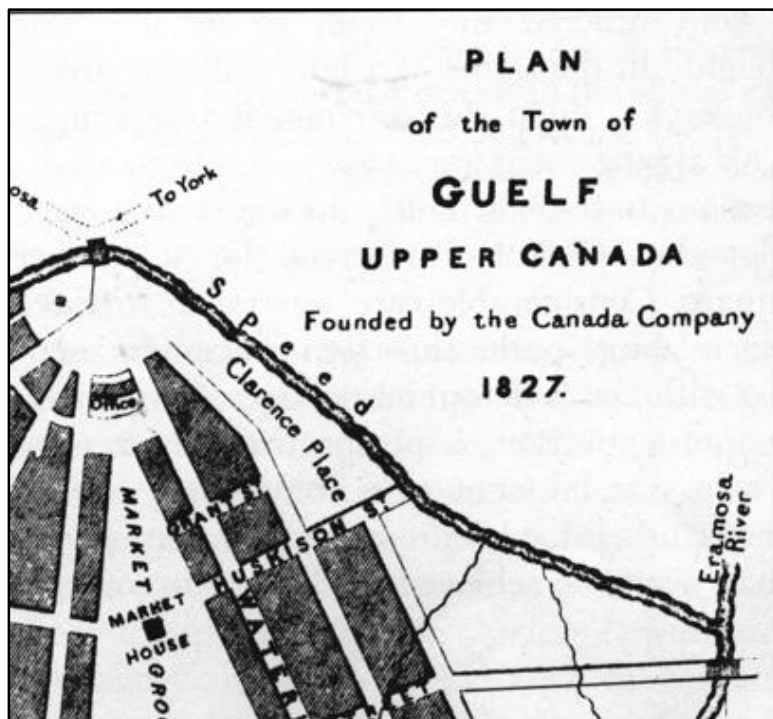


Figure 3: McDonald's 1847 map.

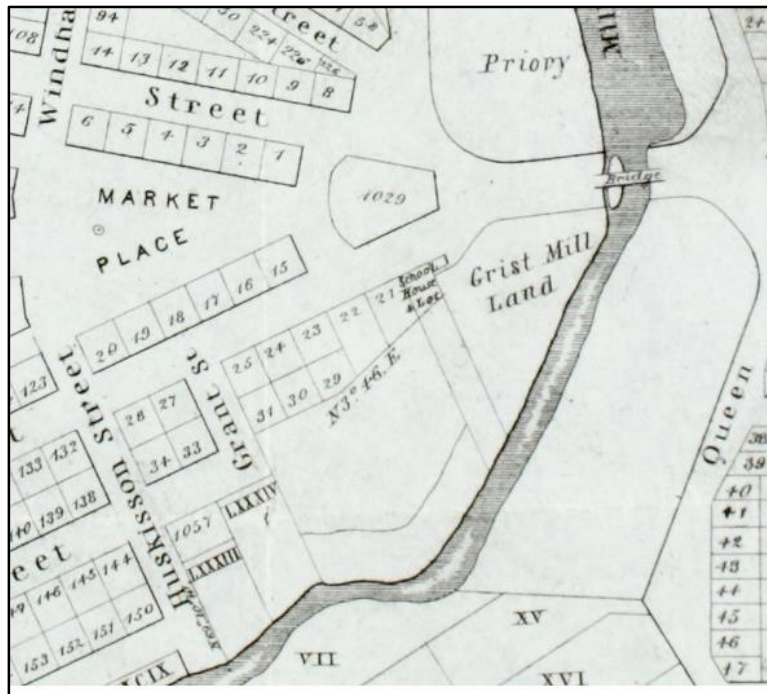
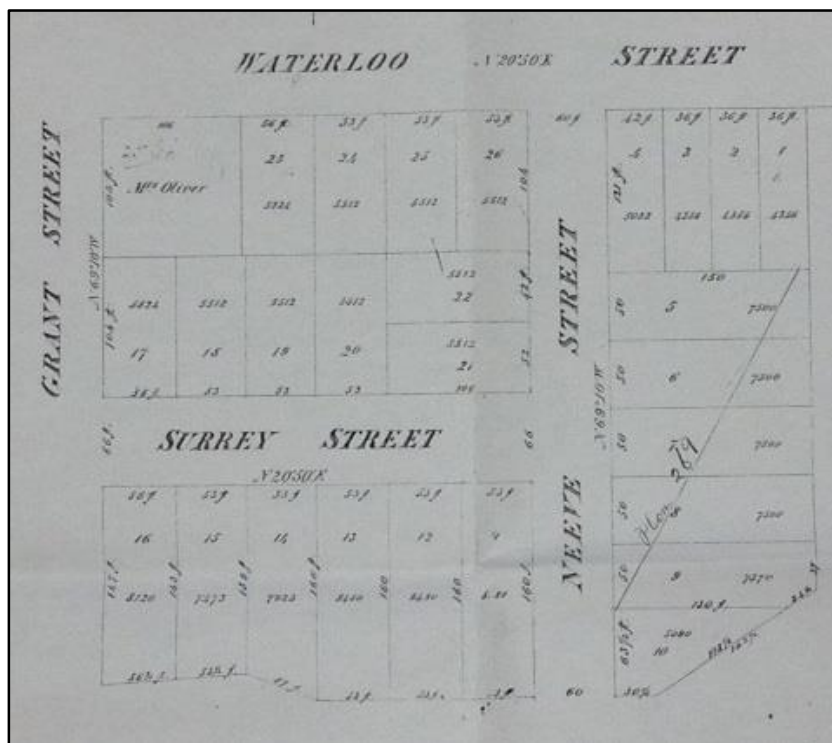


Figure 4: Plan 33 from Allan Neeve's survey, circa 1855.



A historical map of the New York City area, showing the Hudson River, the Hudson River Railroad, and various streets including Street, Grant Street, and others. The map is oriented with North at the top.

Figure 7: Cooper's Map, c. 1862



Figure 8: Brosius Bird's Eye, 1872



Figure 9: Cotterell's map, circa 1877.



Figure 10: Plan 269 of 14 Neeve Street, from Cooper's Survey circa 1877

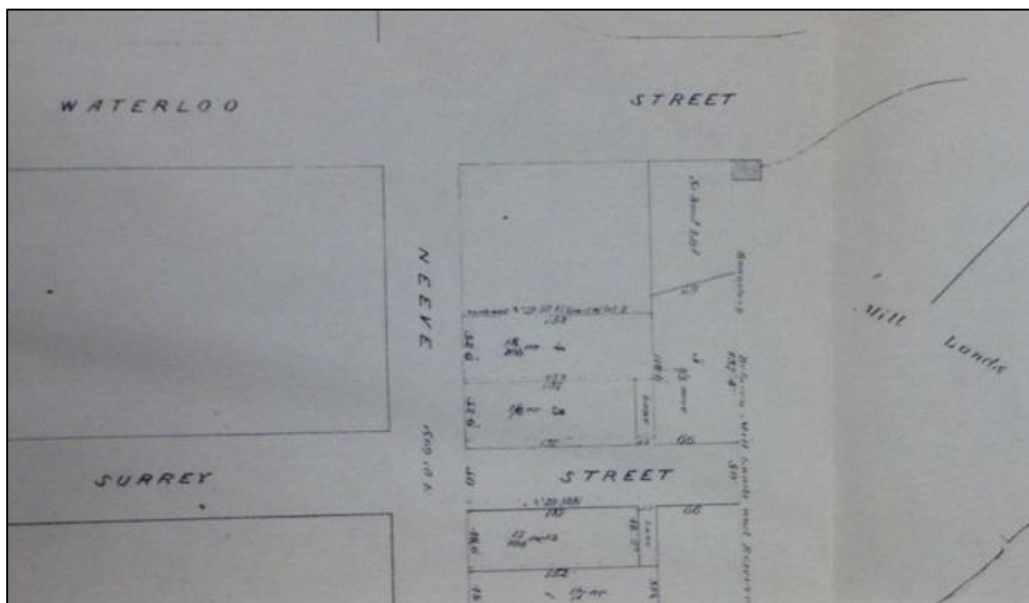


Figure 11: Fire Insurance Plan, 1878 (Revised 1878).



Figure 12: Fire Insurance Plan 1881 (Revised 1892), Sheet 3.

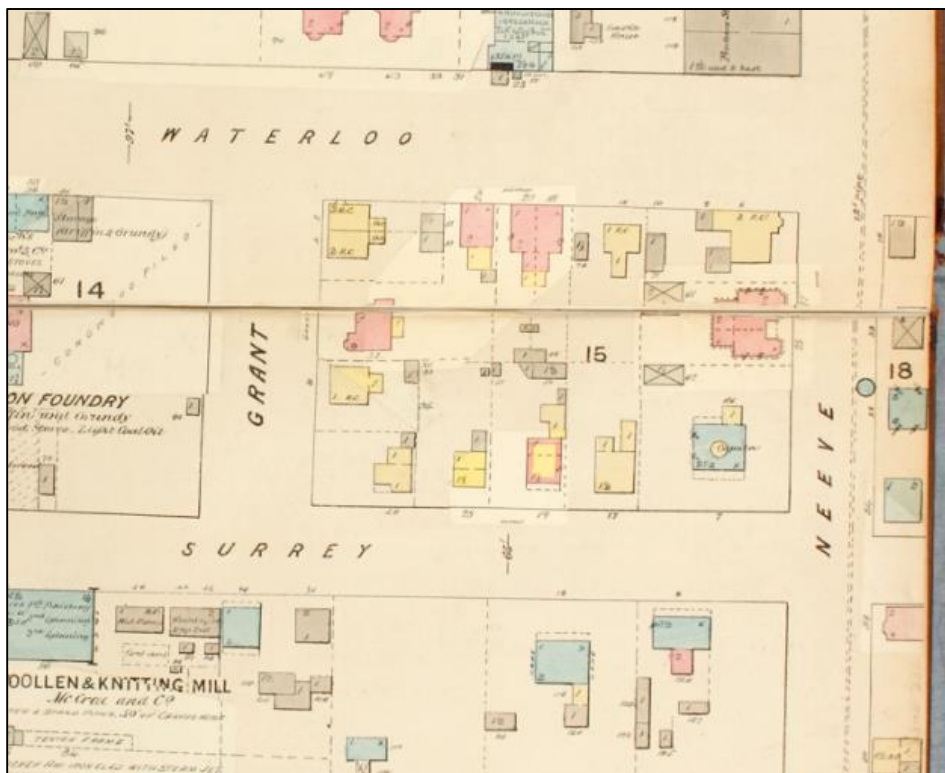


Figure 13: Fire Insurance Plan 1897 (revised 1911), Sheet 2A.

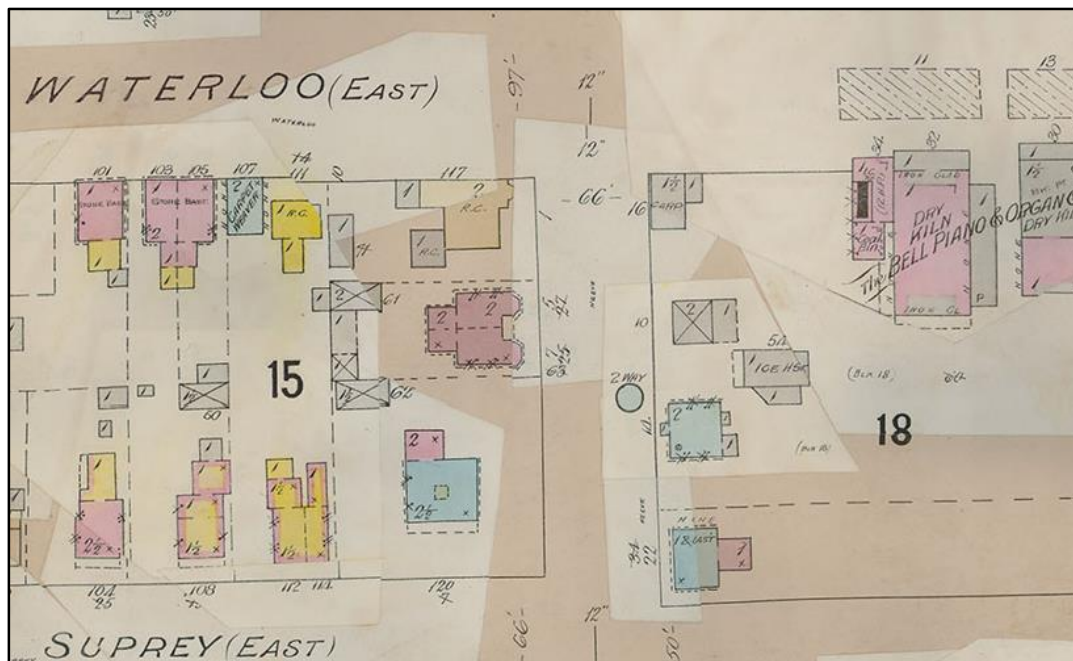


Figure 14: Fire Insurance Plan 1922 (Revised 1929), Sheet 20.

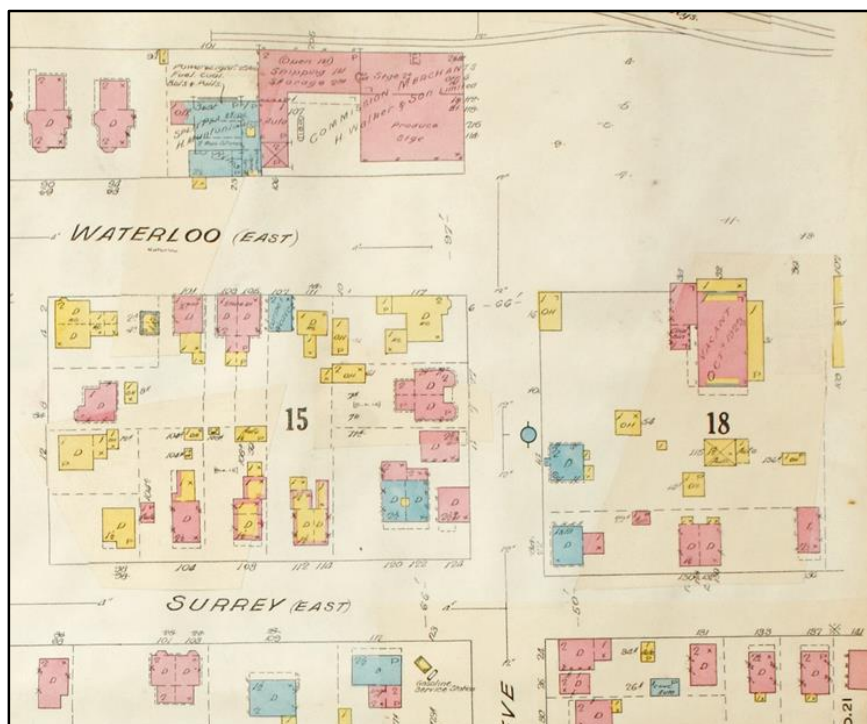


Figure 15: Fire Insurance Plan 1922 (Revised 1946), Sheet 20a.

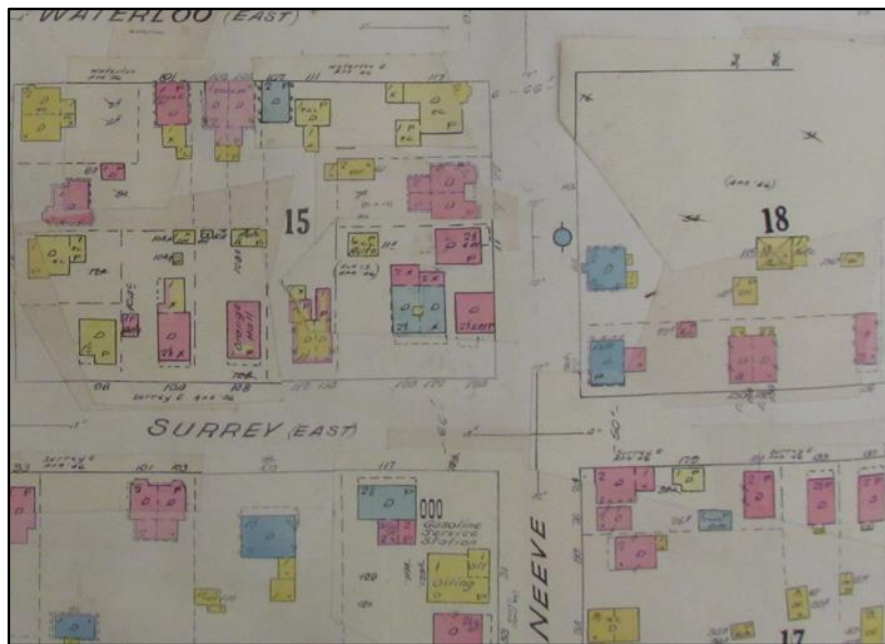


Figure 16: Fire Insurance Plan 1960, Sheet 20.

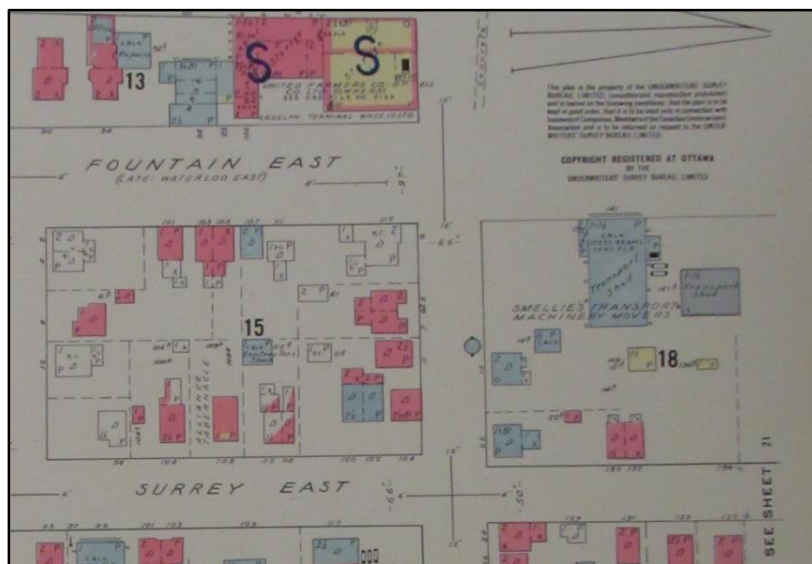


Figure 17: Scan of Gordon Couling's Inventory Page for 14 Neeve Street, circa 1975.

<u>ARCHITECTURAL INVENTORY</u>		BLOCK No.	PAGE
		ITEM.	
<u>LOCATION</u>	14 Neeve		
<u>ARCHITECT</u>			
<u>CONTRACTOR</u>			
<u>ORIGINAL OWNER</u>	Francis Law		
<u>ORIGINAL USE</u>	single family dwelling		
<u>DATE OF CONSTRUCTION</u>	1875-1880		
<u>BUILDING MATERIAL</u>	local limestone		
<u>SIGNIFICANCE</u>	Primary St. Stone construction, age, character.		




PHOTO DATE: 2-1-75

Attachments 3 – Current Photos of 14 Neeve Street

All photos were taken on February 20, 2024 by Robert Flewelling, Heritage Research Assistant.

Figure 1: 14 Neeve and 130-132 Surrey. Note that the red brick house on the right was built by Francis Law a few years before his death.



Figure 2: A selection of text from Henry Law's Guelph Historical Society article about his family home.

On April 27, 1880, Francis Law purchased Lot 5, Plan 269 from John Smith. Situated on Surrey Street East, this property adjoined the Neeve Street property of Francis Law on the northwest and the Mill Lands to the north and east. The Law family barn adjoined both properties. The 1882 and 1883 Guelph City Directory listed the following: *"On the east side of Neeve Street, the residences of Francis Law and George Smith."* The 1889 Directory listed: *"Frank Law fish dealer, householder, east-side Neeve Street near Bell's factory."*

A red brick house was built by Francis Law on the Surrey Street property in 1914, following the death of his wife Emma in 1911. Francis died in 1924, Newton Matthews was the executor of Emma Law's will.

Figure 3: 14 Neeve Street stone house and garage taken from corner of Neeve and Fountain Street.



Figure 4: The stone house and garage at 14 Neeve Street, taken from corner of Neeve and Fountain Street.



Figure 5: Photo 14 Neeve Street driveway, garage, barn, and house.



Figure 6: Photo of 14 Neeve taken from opposite side of road.



Figure 7: Photo of 14 Neeve taken from opposite side of road.



Figure 8: Photo of 14 Neeve Street from further down Neeve Street.



Figure 9: 14 Neeve Street and neighboring stone house, likely built around the same time and out of the same limestone.



Attachment-4 Ontario Regulation 9/06: Criteria For Determining Cultural Heritage Value Or Interest

A property may be designated under section 29 of the Ontario Heritage Act if it meets two or more of the following nine criteria for determining cultural heritage value or interest.

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 11, 2024
Subject	Request for an Extension to Draft Plan Approval 55 and 75 Cityview Drive North File: 23T-12501 Ward 1

Recommendation

1. That in accordance with Section 51(33) of the Planning Act, the application by GSP Group on behalf of Debrob Investments Limited/Fusion Homes for an extension to Draft Plan Approved Subdivision 23T-12501, municipally known as 55 and 75 Cityview Drive North be approved with a three (3) year lapsing date to July 12, 2027, subject to the draft plan conditions approved by City Council on June 13, 2016, and subject to changes made to the original draft plan conditions approved by City Council on June 10, 2019 to allow transition to the City's assumption model, contained in Attachment-4 of Infrastructure, Development and Environment Report dated June 11, 2024.
 2. That in accordance with Section 51(45) of the Planning Act, administrative and technical revisions have been made to draft plan conditions originally approved by City Council on June 13, 2016 and June 10, 2019 to update standard wording and new service area names and staff titles, and update By-law numbers.
 3. That in accordance with Section 51(47) of the Planning Act, City Council has determined that no public notice is required as changes to the draft plan conditions are administrative and technical in nature and are therefore considered to be minor.
-

Executive Summary

Purpose of Report

This report provides a staff recommendation to grant a three (3) year extension to draft plan approved subdivision 23T-12501.

Key Findings

Planning staff support the request for an extension to draft plan approval subject to administrative and technical amendments to the draft plan conditions previously approved by Council.

Strategic Plan Alignment

This report aligns with the City Building theme in the 2024-2027 strategic plan. The requested draft plan extension request is in conformity with the City's Official Plan, which is the City's key document for guiding future land use and development. The Official Plan's vision is to plan and design an increasingly sustainable City as Guelph grows.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

None.

Report

Background

On June 13, 2016 City Council approved an application to modify approved Draft Plan of Subdivision 23T-12501 and the associated Zoning By-law Amendment application to permit a residential subdivision for lands municipally known as 55 and 75 Cityview Drive North. The draft plan of subdivision was approved with a three (3) year lapsing date.

On March 12, 2019, the City received a request from GSP Group on behalf of Debrob Investments Limited/Fusion Homes for an extension to Draft Plan Approved Subdivision 23T-12501. A five (5) year extension was approved by City Council on June 10, 2019.

On February 14, 2024, the City received a second request from GSP Group on behalf of Debrob Investments Limited/Fusion Homes for an extension to Draft Plan Approved Subdivision 23T-12501.

Phase 1 was registered as 61M-233 on November 27, 2019 and was comprised of:

- 67 single detached lots
- 4 blocks for future development
- 1 park block
- 1 open space block
- 1 wetland block

Phase 2 is comprised of:

- 59 single detached lots
- 2 blocks for on-street townhouse units (23 townhouse units)
- 3 multiple residential blocks
- 1 future residential block
- 1 park block

Timing for the registration of Phase 2 is unknown at this time and is constrained due to the availability of services downstream. Staff are recommending a three (3) year extension to allow sufficient time for necessary upgrades to downstream infrastructure.

Section 51 (33) of the Planning Act allows the municipality to grant an extension of draft plan approval. In the event this draft plan extension is not approved by Council, this subdivision approval will lapse on July 12, 2024 and the owners would have no subdivision planning approvals in place. This would necessitate the submission of a new draft plan of subdivision application for the subject lands.

Location

The subject lands are approximately 15.21 hectares in size and located on the east side of Cityview Drive, north of York Road and west of the intersection of Starwood Drive and Watson Parkway North (see Attachment-1 Location Map and Attachment-2 Aerial Photograph).

Official Plan Land Use Designations

The original applications for Draft Plan of Subdivision and application to amend the Zoning By-law were received in 2015, prior to Official Plan Amendment 48 (OPA 48) coming into full force and effect and prior to Official Plan Amendment 80 (OPA 80). The Official Plan land use designations that applied to the subject lands at the time of submission of the applications were General Residential, Open Space, Significant Natural Areas and Natural Areas and Natural Areas Overlay. The current Official Plan land use designations that apply to the subject lands are Low Density Residential, Open Space and Park, Significant Natural Areas and Natural Areas and Natural Areas Overlay as shown in Attachment-5.

Existing Zoning

The associated Zoning By-law Amendment for 55 and 75 Cityview Drive North was approved by Council on June 13, 2016. The existing 1995 Zoning can be found in Attachment-6, and the existing 2023 Zoning can be found in Attachment-7.

Recommendation

Staff are recommending approval of the draft plan extension, subject to the draft plan conditions outlined in Attachment-4. The requested draft plan extension is supported on the basis that the plan remains an appropriate subdivision that will contribute towards meeting the intensification targets within the Greenfield Area as per "Places to Grow" policy. The draft plan continues to conform to the land use designations of the Official Plan and represents a low-density residential development that is considered compatible with the surrounding neighbourhood in terms of its scale, intensity and design.

Planning staff support the request to extend draft plan approval with a three (3) year lapsing date.

Financial Implications

None.

Consultations and Engagement

The Planning Act does not require a circulation to agencies for an extension of draft plan approval. The following internal City Departments/Divisions were circulated for input: Engineering, Environmental Planning and Park Planning.

The conditions of draft plan approval included in Attachment-4 that apply to the subject lands remain relevant and include all of the same conditions approved by Council with administrative and technical revisions made to update standard

wording and new service area names and staff titles. These revisions are considered to be minor and, therefore, no further notice under the Planning Act is required in accordance with Section 51(47) of the Planning Act.

An extension to a draft plan approval does not require public notification.

Attachments

Attachment-1 Location Map

Attachment-2 Aerial Photograph

Attachment-3 Draft Approved Plan of Subdivision

Attachment-4 Conditions of Draft Plan Approval

Attachment-5 Official Plan Land Use Designations

Attachment-6 Existing Zoning, 1995 Zoning By-law

Attachment-7 Existing Zoning, 2023 Zoning By-law

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Lindsay Sulatycki, MCIP, RPP, Senior Development Planner

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Environment

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This report was recommended by:

Jayne Holmes, P. Eng., PMP

Deputy Chief Administrative Officer

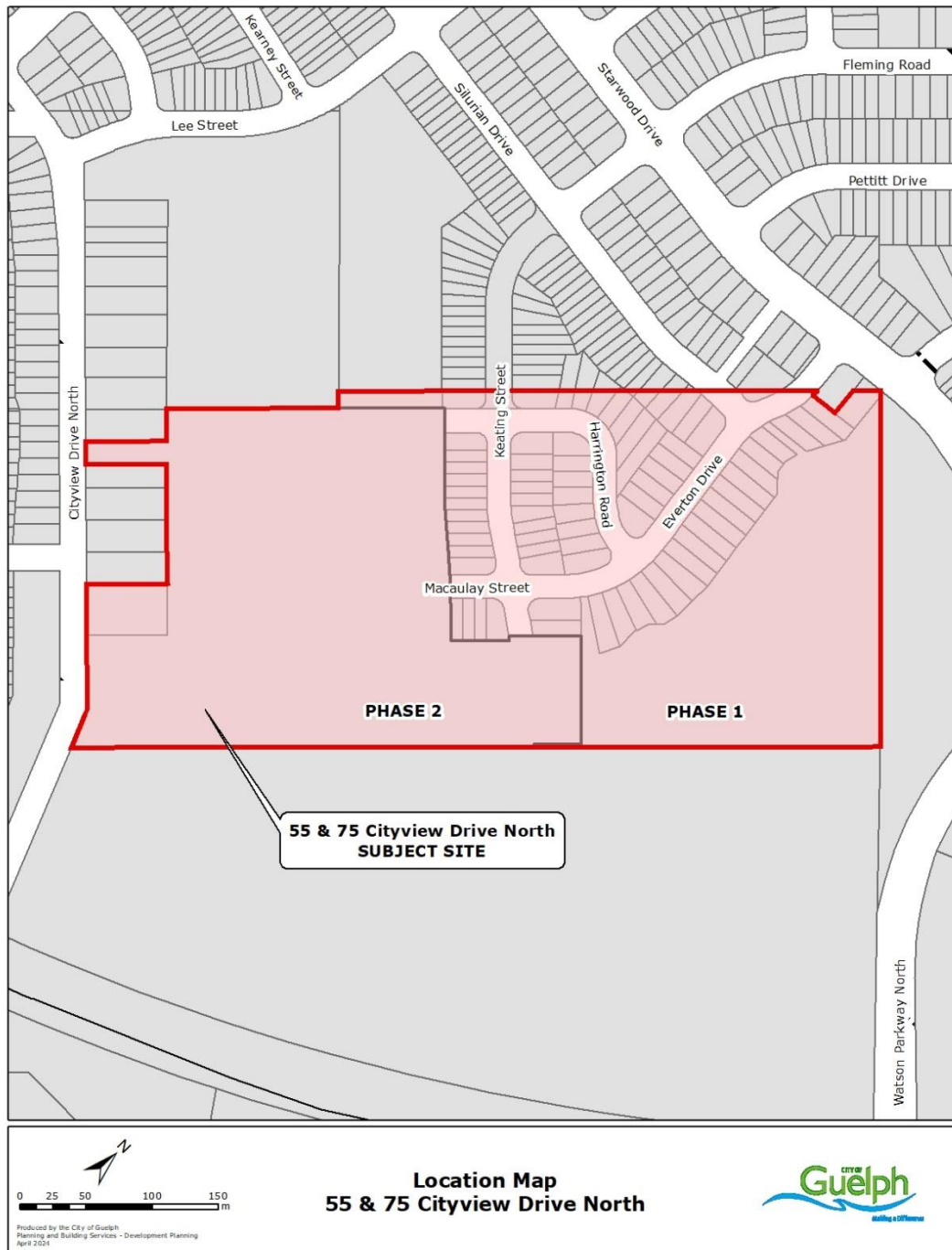
Infrastructure, Development and Environment

519-822-1260 extension 2248

jayne.holmes@guelph.ca

Attachment-1 Location Map

Figure 1: 55 & 75 Cityview Drive North

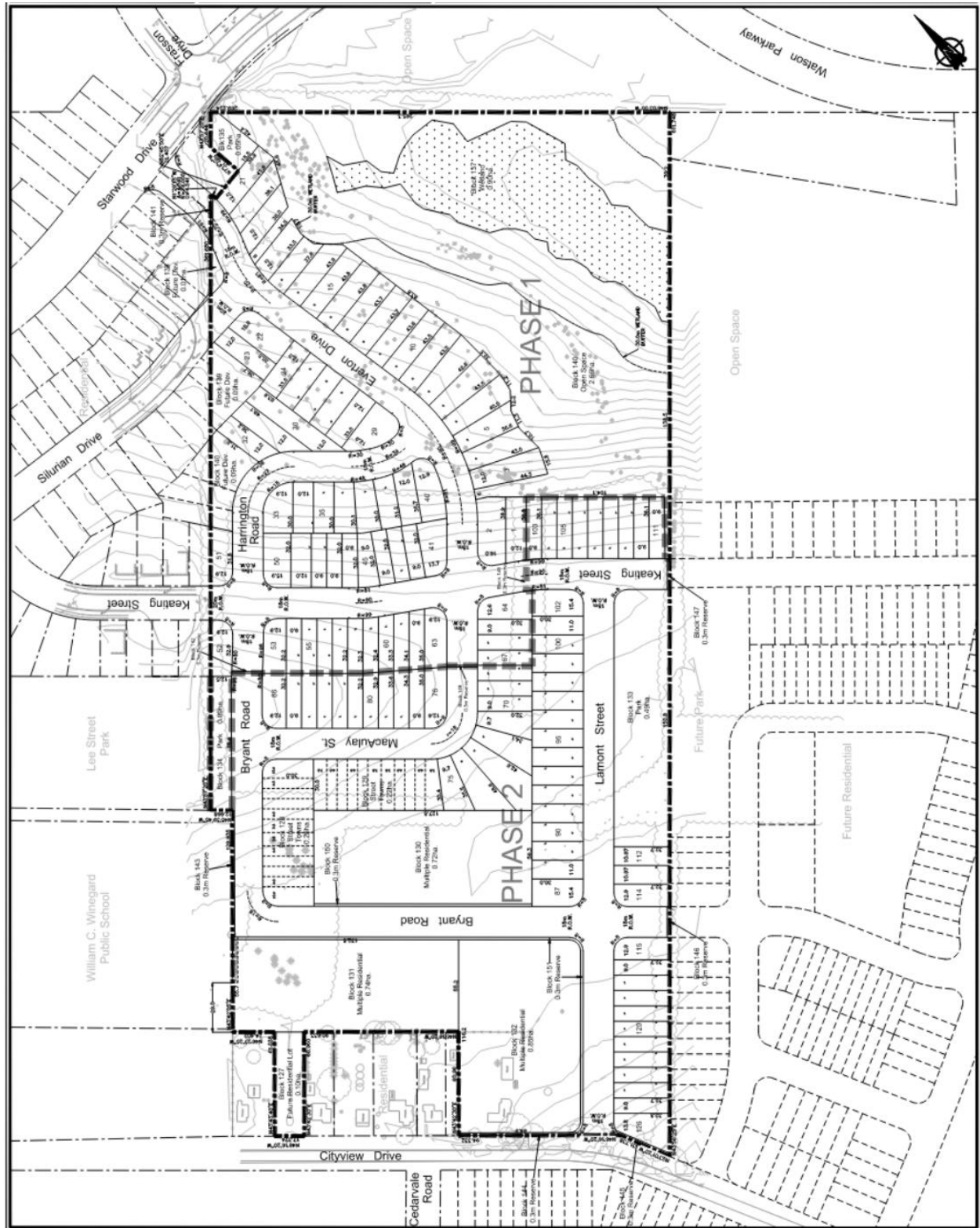


Attachment-2 Aerial Photograph

Figure 1: 55 & 75 Cityview Drive North



Attachment-3 Draft Approved Plan of Subdivision



Attachment-4 Conditions of Draft Plan Approval

1. That this approval applies only to the draft plan of subdivision prepared by GSP Group., Project No. 13165.40, dated July 30, 2014, as shown in Attachment-3, including road widenings and reserves.

Conditions to be met prior to grading and site alteration:

2. The Developer shall complete a tree inventory, preservation and compensation plan, satisfactory to the General Manager of Planning and Building Services, in accordance with the City of Guelph By-law (2016)-20097, prior to any tree removal, grading or construction on the site.
3. The Developer shall obtain a site alteration permit in accordance with City of Guelph By-law (2007)-18420 to the satisfaction of the City Engineer if grading/earthworks is to occur prior to entering into the subdivision agreement.
4. The Developer shall prepare and implement a construction traffic access and control plan for all phases of servicing and building construction to the satisfaction of the City Engineer. Any costs related to the implementation of such a plan shall be borne by the Developer.
5. The Developer agrees that no work, including, but not limited to tree removal, grading or construction, will occur on the lands until such time as the Developer has obtained written permission from the City Engineer or has entered into a subdivision agreement with the City.
6. The Developer shall enter into an Engineering Services Agreement with the City, satisfactory to the City Engineer, if required by the City Engineer.
7. The Developer shall prepare an overall site drainage and grading plan, satisfactory to the City Engineer, for the entire subdivision. Such a plan will be used as the basis for a detailed lot grading plan to be submitted prior to the issuance of any building permit within the subdivision.
8. The Developer shall construct, install and maintain erosion and sediment control facilities satisfactory to the City Engineer, in accordance with a plan that has been submitted to and approved by the City Engineer.
9. The Developer shall retain a qualified environmental inspector, satisfactory to the City, to inspect the site during all phases of development and construction including grading, servicing and building construction. The environmental inspector shall monitor and inspect the erosion and sediment control measures and procedures. The environmental inspector shall report on their findings to the City.
10. The Developer shall submit a detailed Storm Water Management Report and Plans to the satisfaction of the City Engineer which shows how storm water will be controlled and conveyed to the receiving water body. The report and plans shall address the issue of water quantity and quality in accordance with recognized best management practices, Provincial Guidelines, the City's "Design Principles for Storm Water Management Facilities" and the Storm Water

Management Design Report for the applicable watershed. Maintenance and operational requirements for any control and/or conveyance facilities must be described. Prior to any grading or site alteration or execution of the subdivision agreement, the Developer shall satisfy the City with respect to managing the expected high groundwater conditions. The Developer is advised that basements and underground parking may not be permitted in this development.

11. The Developer shall ensure that any domestic wells located within the lands be properly decommissioned in accordance with current Ministry of the Environment Regulations and Guidelines to the satisfaction of the City Engineer. Any boreholes drilled for hydrogeological or geotechnical investigations must also be properly abandoned.
12. The Developer shall prepare an off-site private well monitoring program to the satisfaction of the City and shall implement the program to the satisfaction of the City. The program will be used for pre-development during construction and post-development monitoring.
13. The Developer shall stabilize all disturbed soil within 90 days of being disturbed, control all noxious weeds and keep ground cover to a maximum height of 150 mm (6 inches) until the release of the development agreement on the block/lot so disturbed.
14. The Developer acknowledges that the City does not allow retaining walls higher than 1.0 metre abutting existing residential properties without the permission of the City Engineer.
15. The Developer shall prepare an Environmental Implementation Report (EIR) based on terms of reference approved by the City and Grand River Conservation Authority (GRCA).
 1. The EIR will provide details with respect to stormwater management and wetland water balance mitigation, detailed tree management plans including compensation plans, detailed habitat management plans for the invasive species removal area, detailed plans for the removal of small wetland areas including bio-salvages as appropriate, detailed landscape plans (by an accredited landscape architect), an up to date wetland limit, education and stewardship information, detailed mitigation plans to support the trail and detailed trail design, a salt management plan, a monitoring plan with identified thresholds as well as any other information to implement recommendations from the Scoped Environmental Impact Study dated August 2014. As well, the EIR will include grading, drainage and erosion and sediment control plans, baseline data to inform the effectiveness monitoring program and will address the Environmental Advisory Committee motion from October 8, 2014 and the Grand River Conservation Authority comments from their letter dated October 23, 2014.
 2. The Developer shall complete a Tree Inventory, Preservation and Compensation Plan, satisfactory to the General Manager of Planning and Building Services and in accordance with the City of Guelph Bylaw (2010)-19058 prior to any grading, tree removal or construction on the site.

3. The Developer will undertake a post-development monitoring program as detailed in the Environmental Implementation Report to the satisfaction of the General Manager of Planning and Building Services. The Developer shall provide the City with a letter of credit to cover the City approved cost estimate for the post-development monitoring program to the satisfaction of the General Manager of Planning.

The Developer shall implement all recommendations of the EIR to the satisfaction of the City and GRCA.

16. The Developer acknowledges and agrees that the suitability of the land for the proposed uses is the responsibility of the landowner. The Developer shall retain a qualified consultant to prepare a Phase 1 Environmental Site Assessment and any other subsequent phases required, in accordance with Ontario Regulation 153/04, to assess any real property to be conveyed to the City to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Developer's expense. Prior to the registration of the plan, the consultant shall certify that all properties to be conveyed to the City are free of contamination.
17. If contamination is found, the Developer shall:
 1. submit all environmental assessment reports prepared in accordance with the Record of Site Condition (O. Reg. 153/04) describing the current conditions of the land to be conveyed to the City and the proposed remedial action plan to the satisfaction of the City;
 2. complete any necessary remediation work in accordance with the accepted remedial action plan and submit certification from a Qualified Person that the lands to be conveyed to the City meet the Site Condition Standards of the intended land use; and
 3. file a Record of Site Condition (RSC) on the Provincial Environmental Registry for lands to be conveyed to the City.
18. That the Developer shall carry out an archaeological assessment of the subject property and mitigate, through preservation or resource removal, adverse impacts to any significant archaeological resources found. No demolition, grading or any soil disturbances shall take place on the subject property, prior to the issuance of a letter from the Ministry of Citizenship, Culture and Recreation to the City indicating that all archaeological assessment and/or mitigation activities undertaken have met licensing and resource conservation requirements.

Conditions to be met prior to execution of subdivision agreement:

19. That any dead ends and open sides of road allowances created by the draft plan be terminated in 0.3 metre reserves, which shall be conveyed to the City at the expense of the Developer.
20. The Developer shall have engineering drawings and final reports prepared for the approval of the City Engineer.

21. With the exception of any share determined by the City to be the City's share in accordance with Its by-laws and policies, the Developer is responsible for the total cost of the design and construction of all municipal services within and external to the subdivision that are required by the City to service the lands within the plan of subdivision including, but not limited to, such works as lot grading and drainage, sanitary facilities, storm facilities, water facilities, walkways and road works including sidewalks, boulevards and curbs, with the distance, size and alignment of such services to be determined by the City, including reconstruction of Cityview drive to an urban standard. This includes the Developer paying the cost of the design, construction and removal of any works of a temporary nature including temporary cul-de-sacs, sewers, stormwater management facilities, watermains and emergency accesses. This also includes the Developer paying a share of the cost of left turn lanes at the Grange/Cityview intersection and Starwood/Keating/Fleming intersection. Prior to commencing construction, the Developer shall enter into a subdivision agreement with the City. The subdivision agreement shall, among other matters, require the Developer to post securities in a format approved by the City, in an amount of 100% of the estimated cost of constructing the municipal services to the satisfaction of the City. The Developer shall have a Professional Engineer administer the construction contract up to the end of the warrantee period and shall maintain the municipal services to the satisfaction of the City until assumption. Engineering, inspection and review fees will be collected based on the estimated cost of constructing the municipal services.
22. The Developer shall submit a Geotechnical Report to the satisfaction of the City Engineer which describes the potential impacts of groundwater and provides recommendations for pavement design and pipe bedding.
23. The Developer shall pay the cost of supplying and erecting street name and traffic control signs in the subdivision, to the satisfaction of the City.
24. The Developer shall prepare a street tree planting plan and implement such plan to the satisfaction of the City Engineer.
25. The Developer shall pay to the City the cost of installing bus stop pads at locations to be determined by Guelph Transit.
26. The Developer shall provide an On-Street Parking Plan for the subdivision to the satisfaction of the City Engineer.
27. The site plans for all corner building lots, as determined by the City, shall be submitted to the City for approval of driveway location.
28. The Developer shall pay the cost of the installation of one Second Order Geodetic Benchmark within the proposed subdivision to the satisfaction of City Engineer.
29. The Developer shall install, at no cost to the City, chain link fencing to demarcate private lot lines along the park blocks and walkway blocks and rear lot lines along protected Open Space/Natural Areas. The Developer further agrees that the fencing will be installed following grading operations of the subdivision in accordance with the current standards and specification of the City

and to the satisfaction of the General Manager of Parks and Recreation. Further, all property lines must be accurately surveyed and clearly marked in the field prior to establishing all fence line locations. Fences shall be erected directly adjacent to the established property line within the City owned lands.

30. The Developer shall be responsible for the cost of design and development of the "Basic Park Development" according to the City of Guelph's current "Specifications for Basic Parkland Development", which includes clearing, grubbing, site grading and surface drainage, topsoil and sodding for any phase containing a park block to the satisfaction of the General Manager of Parks and Recreation. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of the Basic Park Development to the satisfaction of the Deputy CAO of Public Services.
31. The Developer shall be responsible for the cost of design and development of the demarcation of all lands conveyed to the City in accordance with the City of Guelph Property Demarcation Policy. This shall include the submission of drawings for approval by the City and the administration of the construction contract up to the end of the warrantee period by an Ontario Association of Landscape Architects (OALA) member to the satisfaction of the General Manager of Parks and Recreation. The Developer shall provide the City with cash or letter of credit to cover the City approved estimate for the cost of development of the demarcation for the City lands to the satisfaction of the Deputy CAO of Public Services.
32. The Developer shall be responsible for the cost of design and implementation of the Open Space Works and Restoration in accordance with the "Environmental Implementation Report" to the satisfaction of the General Manager of Parks and Recreation. This shall include the submission of drawings and the administration of the construction contract up to the end of the warrantee period completed by a full member of Ontario Association of Landscape Architects (OALA) for approval to the satisfaction of the General Manager of Parks and Recreation. The Developer shall provide the City with cash or letter of credit to cover the City's estimate for the cost of the Open Space works and restoration for the City lands to the satisfaction of the Deputy CAO of Public Services.
33. The Developer shall be responsible for the design of the Pedestrian/ Multi-use Trail System for the Open Space Blocks. This shall include identifying the trail system, detailed design including interpretative signage and submitting drawings to be completed by an Ontario Association of Landscape Architects (OALA) member to the satisfaction of the General Manager of Parks and Recreation and the City Engineer. This shall include the submission of drawings completed by a full member of Ontario Association of Landscape Architects (OALA) for approval to the satisfaction of the Deputy CAO of Public Services.
34. The Developer shall provide Infrastructure, Development and Enterprise with a digital file in AutoCAD - DWG format or DXF format containing the as built information: parcel fabric, street network, grades and contours and landscaping of the park, trails, open space and storm water management blocks.

35. The Developer agrees to provide temporary signage describing the existing/proposed park, open space, trail and required fencing on all entrance signs for the development, at the street frontage of the park blocks and open space and entrance/exits of trails, to the satisfaction of the Deputy CAO of Public Services. The signage shall:

1. advise prospective purchasers of dwellings in the area of the type of park, open space and/or trail and level of maintenance of these parcels of land by the City;
2. clearly state that the maintenance of the park block and/or trail are the responsibility of the Developer until such time as the City accepts the park and/or trail, and partially releases the associated Letter of Credit; and
3. clearly state that all questions relating to the maintenance of the park block and/or trail shall be directed to both Developer and the City.

The signage shall be erected when rough grading on and adjacent to the building lots has begun and must be maintained by the Developer until acceptance of the Blocks by the City. The Developer further agrees that the proposed Park Block, Open Space Block, trails and fencing be identified on any marketing or promotional material.

36. The Developer shall dedicate Block 123 and Block 124 for park purposes in accordance with the provisions of City of Guelph Parkland Dedication By-law (2019- 20366), as amended by By-law (2019)-20380, or any successor thereof.

37. The Developer shall submit a geotechnical investigations report, prepared by a geotechnical engineer certifying that all fill placed on the Parkland has adequate structural capacity to support play structures, swings, pathways, paved courts, sun shelter and other park elements that require footings and foundations, to the satisfaction of the General Manager of Parks and Recreation. This report shall include the following information; block number, locations of test pits, depth of topsoil and fill and top elevations of fill.

38. The Developer shall provide a written topsoil test report from a recognized laboratory confirming topsoil compliance with the Parks Planning specifications. The testing shall include, but is not limited to nutrient levels, organic content, heavy metals and pesticides/herbicides (such as Atrazine).

39. The Developer shall submit a report prepared by registered OALA full member certifying that the landscape work and property demarcation work have been constructed in accordance with the approved Landscape Plan and Parks Planning Specifications. This report shall be accompanied by 'As Built' Landscape Plan stamped by the registered OALA full member. The Developer shall also submit the as-built Landscape Plan in AutoCAD format to the satisfaction of the Deputy CAO of Public Services.

40. The Developer shall implement the recommendations contained in the Heritage Impact Assessment conducted for 75 Cityview Drive North, dated March 25, 2011 and address the resolution of Heritage Guelph at their meeting held June 14, 2011 by incorporating the stone gateposts into the ultimate site

development of Block 122, with the site being designed so that the posts frame the main pedestrian entrance from Cityview Drive.

41. The Developer shall phase the subdivision to the satisfaction of the City. Such phasing shall conform to the current Development Priorities Plan.
42. The Owner acknowledges and agrees that the dwelling units on the subject site will be constructed to a standard that promotes energy efficiency in order to comply with the Community Energy Initiative, to the satisfaction of the City in accordance with the letter attached as Attachment-11 from Infrastructure, Development and Enterprise Report 15-03 dated February 9, 2015

Conditions to be met prior to registration of the plan:

43. The Developer shall obtain approval of the City with respect to the availability of adequate water supply and sewage treatment capacity, prior to the registration of the plan, or any part thereof.
44. The Developer shall enter into a Subdivision Agreement, to be registered on title, to the satisfaction of the City Solicitor, which includes all requirements, financial and otherwise to the satisfaction of the City of Guelph.
45. That the road allowances included in the draft plan be shown and dedicated at the expense of the Developer as public highways and that prior to the registration of any phase of the subdivision, the City shall receive a letter from the O.L.S. preparing the plan that certifies that the layout of the roads in the plan conforms to the City's "Geometric Design Criteria – July 23, 1993".
46. That all easements, blocks and rights-of-way required within or adjacent to the proposed subdivision be conveyed clear of encumbrance to the satisfaction of the City of Guelph, Guelph Hydro Electric Systems Inc. and other Guelph utilities. Every Transfer Easement shall be accompanied by a Postponement, satisfactory to the City Solicitor, for any mortgage, charge or lease and such Postponement shall be registered on title by the City at the expense of the Developer.
47. The Developer shall pay any outstanding debts owed to the City.
48. The Developer shall pay development charges to the City in accordance with By-law Number (2014) - 19692, as amended from time to time, or any successor thereof and in accordance with the Education Development Charges By-laws of the Upper Grand District School Board (Wellington County) and the Wellington Catholic District School Board as amended from time to time, or any successor by-laws thereto.
49. The Developer shall erect and maintain signs at specified entrances to the subdivision showing the proposed land uses and zoning of all the lots and blocks within the proposed subdivision and predominantly place on such signs the wording "For the zoning of all lands abutting the subdivision, inquiries should be directed to Planning Services, City Hall". The signs shall be resistant to weathering and vandalism.

50. The Developer shall place the following notifications in all offers of purchase and sale for all lots and/or dwelling units and agrees that these same notifications shall be placed in the City's subdivision agreement to be registered on title:

1. "Purchasers and/or tenants of specified lots are advised that sump pumps will be required for every lot unless a gravity outlet for the foundation drain can be provided on the lot in accordance with a certified design by a Professional Engineer. Furthermore, all sump pumps must be discharged to the rear yard."
2. "Purchasers and/or tenants of specified lots are advised that their roof downspout and foundation drain is connected to a foundation storm service on the lot in accordance with a certified design by a Professional Engineer. Disconnection of the roof downspout is not permitted."
3. "Purchasers and/or tenants of all lots or units are advised that if any fee has been paid by the purchaser to the Developers for the planting of trees on City boulevards in front of residential units does not obligate the City nor guarantee that a tree will be planted on the boulevard in front or on the side of a particular residential dwelling."
4. "Purchasers and/or tenants of all lots or units located in the subdivision plan, are advised prior to the completion of home sales, of the time frame during which construction activities may occur, and the potential for residents to be inconvenienced by construction activities such as noise, dust, dirt, debris, drainage and construction traffic".
5. "Purchasers and/or tenants of all lots or units are advised that Street B and Keating Street will be extended at some future date when the adjacent lands are developed."
6. "Purchasers and/or tenants of all lots or units are advised that Street D will be extended at some future date when the adjacent lands are developed".
7. "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that abutting City owned lands may be fenced in accordance with the current standards and specifications of the City".
8. "Purchasers and/or tenants of all lots or units abutting City owned lands are advised that no private gates will be allowed into Blocks 123, 124 and 125".
9. "Purchasers and/or tenants of all lots or units are advised that a public trail will be installed or exists abutting or in close proximity to Lots 1-28 and that public access to this trail will occur between Lots 6-9 and 10 and between Lots 25 and 26" and to the south of Lot 1.
10. "Purchasers and/or tenants of all lots are advised that the Open Space Block has been retained in its natural condition. Be advised that the City will not carry out regular maintenance such as grass cutting. Periodic maintenance may occur from time to time to support the open space function and public trail system".
11. "Purchasers and/or tenants of all lots are advised that the Park Block has been designed for active public use and may include sports fields, playgrounds, trails and other park amenities. Be advised that the City may carry out regular maintenance such as grass cutting. Periodic maintenance may also occur from time to time to support the park functions".
12. "Purchasers and/or tenants of all lots or units are advised that the boundaries of the open space, walkway and park blocks will be demarcated

in accordance with the City of Guelph Property Demarcation Policy. This demarcation will consist of black vinyl chain link fence. The Developer shall also send written notification of proposed demarcation types to any existing homeowners in lots adjacent to open space, walk -way and park blocks”.

51. The Developer agrees to eliminate the use of any covenants that would restrict the use of clotheslines and that prior to the registration of all or any portion of the plan, the Developer’s lawyer shall certify to the General Manager of Planning Services that there are no restrictive covenants which restrict the use of clotheslines.
52. The Developer shall ensure that all telephone service and cable TV service in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
53. The Developer shall ensure that street lighting and underground wiring shall be provided throughout the subdivision at the Developer's expense and in accordance with the policies of the City of Guelph and Guelph Hydro Electric Systems Inc.
54. That site plans for all corner building lots, as determined by the City Engineer, shall be submitted to the City Engineer for approval of driveway location.
55. The Developer shall pay to the City, the total cost of reproduction and distribution of the Guelph Residents Environmental Handbook, to all future residents within the plan, with such payment based on a cost of one handbook per residential dwelling unit as determined by the City.
56. The Developer shall ensure that the accumulated sediment in the Valleyhaven stormwater management pond is removed, and the pond landscaping is implemented, all to the satisfaction of the City Engineer, prior to registration of the portion of the plan that drains into the Valleyhaven pond.
57. The Developer shall submit a Traffic Impact Study addendum to the satisfaction of the City Engineer and shall implement the recommendations of the Study to the satisfaction of the City Engineer.
58. The Developer shall provide a servicing easement in favour of the Upper Grand District School Board to accommodate the external overland flow from the William C. Winegard Public School site to a positive outlet.
59. The Developer shall obtain the external property requirements necessary to construct Street D to Starwood Drive to the satisfaction of the City.
60. The Developer acknowledges and agrees that no development shall occur on Part Blocks 127, 128, 129 and 130 until they are consolidated with adjacent properties to the satisfaction of the City.

Conditions to be met prior to the issuance of a building permit:

61. All Stage 1 Services are to be constructed to the satisfaction of the City Engineer.

62. The Developer shall provide the City with written confirmation from the Engineering Department of Guelph Hydro that the subdivision hydro servicing has been completed to the satisfaction of Guelph Hydro.
63. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official certifying that all fill placed below proposed building locations has adequate structural capacity to support the proposed building. All fill placed within the allowable zoning bylaw envelope for building construction shall be certified to a maximum distance of 30 metres from the street line. This report shall include the following information; lot number, depth of fill, top elevation of fill and the area approved for building construction from the street line.
64. The Developer shall submit a report prepared by a Professional Engineer to the satisfaction of the Chief Building Official providing an opinion on the presence of soil gases (Radon and Methane) in the plan in accordance with applicable provisions contained in the Ontario Building Code.

Agency Conditions:

65. That prior to any grading or construction on the site and prior to the registration of the plan, the owners or their agents shall submit the following plans and reports to the satisfaction and approval of the Grand River Conservation Authority:
1. A detailed storm water management report in accordance with the 2003 Ministry of Environment Report entitled, "Stormwater Management Practices Planning and Design Manual". This report should include geotechnical information addressing the infiltration potential on the site. In addition, a storm servicing plan for the site should be included.
 2. An erosion and siltation control plan in accordance with the Grand River Conservation Authority Guidelines for sediment and erosion control, indicating the means whereby erosion will be minimized, and silt maintained on site throughout all phases of grading and construction.
 3. Detailed lot grading and drainage plans showing existing and proposed grades.
 4. An Environmental Implementation Report (EIR) to the satisfaction of the Grand River Conservation Authority in consultation with the City. The EIR should include the above noted reports, monitoring and mitigation outlined in these reports.
 5. A Development, Interference with Wetlands and Alterations to Shorelines and Watercourses permit under Ontario Regulation 150/06 for any proposed works within the regulated area.
66. That the subdivision agreement between the owners and the municipality contain provisions for:
1. The completion and maintenance of the works in accordance with the approved plans and reports contained in Condition 65.

67. The Owner shall be required to grant CN an environmental easement for operational noise emissions, registered on title to lots within 300 metres of the railway property line.
68. The Developer shall ensure that all telephone service and cable TV service in the plan shall be underground. The Developer shall enter into a servicing agreement with the appropriate service providers to provide for the installation of underground utility services for the Lands.
69. The Developer and the Wellington Catholic School Board shall reach an agreement regarding the supply and erection of signage, at the developer's expense, affixed to the subdivision sign advising potential Separate School supporters of the location of schools serving the area and the current practice of busing students outside the immediate area should schools in the area be at capacity.
70. The Developer agrees to provide the Upper Grand District School Board with a digital file of the plan of subdivision in either ARC/INFO export or DXF format containing the following information: parcel fabric and street network.
71. The Developer agrees to supply and erect a chain link fence, at the developer's expense and according to the Board's specifications, where future residential lots/blocks abut land owned by the Upper Grand District School Board.
72. The Developer agrees in the subdivision agreement to advise all purchasers of residential units and/or renters of same, by inserting the following clause in all offers of Purchase and Sale/Lease, until such time as a permanent school is assigned:
 1. "Whereas the Upper Grand District School Board has designated this subdivision as a Development Area for the purposes of school accommodation, and despite the best efforts of the Upper Grand District School Board, sufficient accommodation may not be available for all anticipated students from the area, you are hereby notified that students may be accommodated in temporary facilities and/or bused to a school outside the area, and further, that students may in future have to be transferred to another school."
73. The Developer and the Upper Grand District School Board shall reach an agreement regarding the supply and erection of a sign (at the developer's expense and according to Upper Grand District School Board specifications) affixed to the permanent development sign advising prospective residents that students may be directed to schools outside the neighbourhood.
74. Prior to the registration of the first phase of development, the Developer shall pay the Upper Grand District School Board the costs of opening the chain link fence along the boundary of the William C. Winegard Public School property where it abuts Street B to provide pedestrian access to the school site from Street B.
75. Subject to the approved phasing of the subdivision, the Developer shall pay the City costs of installing and maintaining temporary hard surface walkways within

the necessary road allowances in the subdivision to allow future students to access the adjacent school site, to the satisfaction of the City and the Upper Grand District School Board.

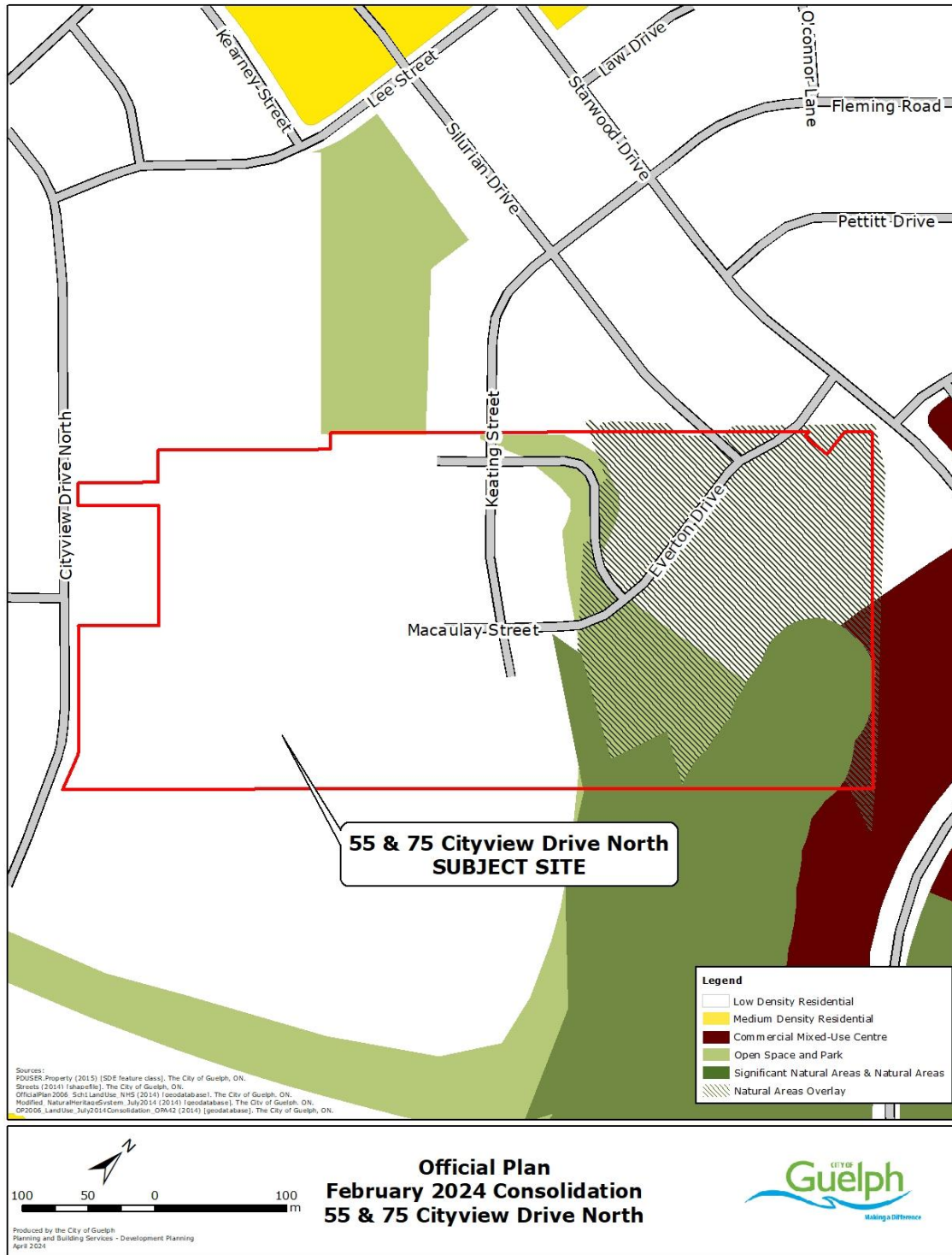
76. The Developer shall satisfy all requirements and conditions of Canada Post including advisories and suitable mailbox locations. The developer shall ensure that the eventual lot/homeowner is advised in writing by the developer / subdivider / builder that Canada Post has selected the municipal easement to their lot for a Community Mailbox installation and the developer shall be responsible for the installation of concrete pads in accordance with the requirements of Canada Post, in locations to be approved by Canada Post to facilitate the placement of Community Mailboxes.

Notes

That this Draft Plan Approval shall lapse on July 12, 2027.

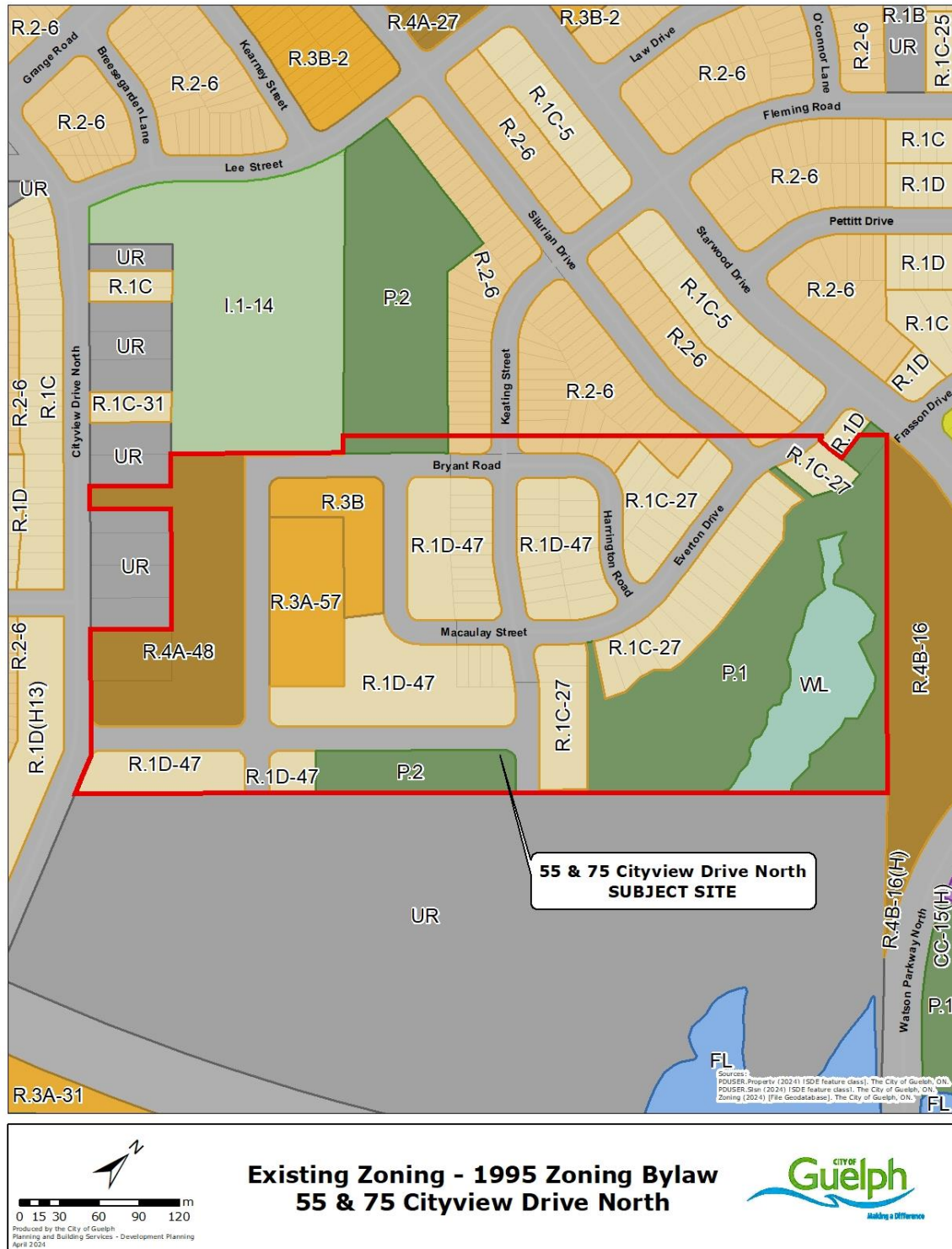
Attachment-5 Official Plan Land Use Designations

Figure 1: 55 & 75 Cityview Drive North



Attachment-6 Existing Zoning, 1995 Zoning By-law

Figure 1: 55 & 75 Cityview Drive North



Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 11, 2024
Subject	Advocacy for an Extension to the Municipal Register Deadline

Recommendation

1. That the Mayor sign and send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, on behalf of City Council requesting that Subsection 27(16) of the Ontario Heritage Act be amended to extend deadline for the removal of non-designated properties from the Municipal Register of Cultural Heritage Properties for five years from January 1, 2025 to January 1, 2030.
-

Executive Summary

Purpose of Report

At the May 6, 2024 meeting of Heritage Guelph, the committee passed a motion requesting staff prepare a report seeking authorization for the Mayor to sign and send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, requesting that Subsection 27(16) of the Ontario Heritage Act be amended to extend deadline for the removal of non-designated properties from the [Municipal Register of Cultural Heritage Properties](#) (the Register) for five years from January 1, 2025 to January 1, 2030.

Key Findings

Heritage Guelph and heritage planning staff are of the opinion that it is not feasible to properly evaluate the 1,722 non-designated properties listed in the Register for designation prior to the January 1, 2025 deadline. Extension of the deadline to January 1, 2030 would permit staff to conduct a fulsome evaluation of all non-designated properties. Five additional years would give heritage planning staff the opportunity to better plan, resource, and undertake this complex exercise.

At a special Council meeting on November 22, 2022 when Bill 23 was presented to Council, staff highlighted the concerns as well as in a [letter to the Province on December 9, 2022](#).

Strategic Plan Alignment

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

Future Guelph Theme

City Building

Future Guelph Objectives

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

Financial Implications

None.

Report

The Build More Homes Faster Act, passed by the Province of Ontario in December 2022, made changes to the Ontario Heritage Act that will require municipalities to remove all non-designated heritage properties from municipal registers unless designated prior to January 1, 2025. Properties removed from the register cannot be re-listed for another five years. This change affects some 36,000 listed heritage properties in Ontario, according to the Ministry of Citizenship and Multiculturalism. In Guelph, there are 1,722 non-designated properties listed on the Register, meaning over 80% of Guelph's identified heritage properties will be vulnerable to demolition unless designated by December 31, 2024.

The Architectural Conservancy of Ontario (ACO) initiated a campaign in February 2024 requesting that the Province of Ontario extend the deadline for removal of non-designated properties from municipal registers from January 1, 2025 to January 1, 2030, to permit municipalities the time required to evaluate non-designated properties for designation under the Ontario Heritage Act. Since February, numerous Ontario municipalities have submitted letters to Premier Ford and the Minister of Citizenship and Multiculturalism, Michael Ford, supporting the ACO'S request, including the Cities of Kitchener, Waterloo, Cambridge, Markham, Halton Hills, and Windsor, among others.

Heritage planning staff and Heritage Guelph have been working to evaluate as many non-designated listed properties as possible prior to the January 1, 2025, deadline. In 2023, City Council passed more individual designation bylaws than any year since 1989. In 2024, Heritage planning staff are working on the Ontario Reformatory Heritage Conservation District Plan and Guidelines, the Downtown Guelph Heritage Conservation District Study, the Ward West Heritage Conservation District Study, and [Heritage Guelph's 2024 Individual Designation Priorities](#). Despite these efforts, most non-designated properties listed in the Register will lose heritage status at the end of the year, including many historically significant properties that would meet the provincial [criteria for designation](#). The removal of non-designated properties from the Register in less than seven months will encourage demolition of existing and affordable housing alternatives.

Heritage planning staff support the proposed five-year extension to the removal of non-designated properties from the Register. Five additional years would give heritage planning staff the opportunity to better plan, resource, and undertake the evaluation of Guelph's valued heritage resources for protection under Parts IV and V of the Ontario Heritage Act.

Financial Implications

None.

Consultations and Engagement

On May 6, 2024 Heritage Guelph [passed the following motion](#):

THAT Heritage Guelph requests staff prepare a report for the June 11, 2024 Council Planning meeting, seeking authorization for the Mayor to sign and send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, requesting that Subsection 27(16) of the Ontario Heritage Act be amended to extend the above-noted deadline for five years from January 1, 2025 to January 1, 2030.

It is important to note that since the Heritage Guelph motion, the Ministry of Citizenship and Multiculturalism posted to the [Environmental Registry of Ontario \(ERO\)](#), proposed legislation that would extend the deadline to issue a notice of intention to designate from January 1, 2025 to January 1, 2027. The consultation period ends on June 26, 2024.

Departmental Approval

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

Kimberly Krawczyk, Manager, Policy and Intergovernmental Relations, Strategic Initiatives and Intergovernmental Services

Report Author

Jack Mallon, Heritage Planner I, Policy Planning

This report was approved by:

Krista Walkey, MCIP, RPP
General Manager, Planning and Building Services
Infrastructure, Development and Environment
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This report was recommended by:

Jayne Holmes, P. Eng., PMP
Deputy Chief Administrative Officer
Infrastructure, Development and Environment
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jayne.holmes@guelph.ca

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 11, 2024
Subject	Statutory Public Meeting Report 601 Scottsdale Drive Proposed Official Plan and Zoning By-law Amendments File: OZS24-007 Ward 5

Recommendation

1. That the Statutory Public Meeting Report regarding proposed Official Plan and Zoning By-law Amendment applications submitted by MHBC Planning Limited, on behalf of Forum Asset Management, to permit the development of two, 7-storey residential buildings containing 489 residential suites geared to students on the vacant portion of the property municipally known as 601 Scottsdale Drive and legally described as Block K, Registered Plan 649, City of Guelph, from Infrastructure, Development and Environment dated June 11, 2024 be received.
-

Executive Summary

Purpose of Report

To provide planning information on the Official Plan and Zoning By-law Amendment applications submitted for the property municipally known as 601 Scottsdale Drive to permit the development of two, 7-storey residential buildings containing 489 residential suites geared to students on the vacant portion of the property. This report has been prepared in conjunction with the Statutory Public Meeting for the applications.

Key Findings

Key findings will be reported in the future Infrastructure, Development and Environment Services recommendation report to Council.

Strategic Plan Alignment

This report aligns with the priority of Improve housing supply in the 2024-2027 Strategic Plan. The review of these development applications will include an assessment of their conformity with City's Official Plan, which is the City's key document for guiding future land use and development. The Public Meeting being held on the proposed development applications provides the opportunity for City Council, residents, and community groups to learn more, ask questions and provide comments on the proposed development.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Improve housing supply

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Report

Background

Applications for Official Plan and Zoning By-law Amendments have been received for the subject property from MHBC Planning Limited, on behalf of Forum Asset Management, to permit the development of two, 7-storey residential buildings containing 489 residential suites geared to students attending the University of Guelph. The applications were received by the City on April 25, 2024 and deemed to be complete on May 15, 2024.

Location

The subject property is located on the west side of Scottsdale Drive, between Janefield Avenue and Stone Road West, east of the Hanlon Parkway (see Attachment-1 Location Map and Attachment-2 Aerial Photograph). The subject property is approximately 2.2 hectares in size with approximately 122 metres of frontage along Scottsdale Drive. The subject property is partially developed, with an eastern portion occupied with a former hotel building that was converted into a residential building containing 164 residential suites geared to students as part of Phase 1 of the development. Phase 1 was approved through previous planning applications and is currently occupied.

Surrounding land uses include:

- To the north: a portion of Janefield Avenue, beyond which are predominantly 2-3 storey townhouse buildings, a 4-storey retirement home, W.E. Hamilton Park, and two institutional church uses to the north east;
- To the south: Stone Road West, beyond which is a commercial plaza, a 1-storey retirement home, and residential uses including 1-2 storey single detached dwellings;
- To the east: Scottsdale Drive, beyond which is the Stone Road Mall; and,
- To the west: the intersection between the Hanlon Parkway and Stone Road West.

Official Plan Land Use Designations and Policies

The subject property is designated as Mixed-use Corridor 1 in the Official Plan. This designation is intended to serve both the needs of residents living and working within the corridor, in nearby neighbourhoods and employment districts, and the wider city as a whole. Permissible uses within this designation include medium and high density multiple unit residential buildings, institutional uses, hotels, commercial uses, retail, and service uses.

The subject property is also located within a strategic growth area as shown in the Official Plan, Schedule 1a: Urban Structure. Strategic growth areas are areas classified for community mixed use nodes or intensification corridors and are envisioned to provide higher density development. Lands designated as Mixed-use Corridor 1 within a strategic growth area, are permitted to have a maximum net density of 250 units per hectare for freestanding residential and residential mixed-use buildings and a maximum height of 14 storeys is permitted.

Details of the existing land use designation and policies are included in Attachment-3.

Proposed Official Plan Amendment

The applicant is proposing to add a site-specific policy for the subject property that would permit a maximum net density of 300 units per hectare for multiple unit residential buildings within the Mixed-Use Corridor 1 land use designation. The requested maximum net density is proposed to reflect both the existing and proposed development on site (Phase 1 and Phase 2).

Details of the proposed Official Plan Amendment is included in Attachment-6.

Existing Zoning

The subject property is currently zoned Specialized Service Commercial (SC.1-40) according to Zoning By-law (1995)-14864, as amended, and Site-specific Mixed-use Corridor with a Parking Adjustment and Holding Provision (MUC-2(PA)(H12)) according to Zoning By-Law (2023)-20790, as amended.

Details of the existing zoning are provided in Attachment-4 and Attachment-5.

Proposed Zoning By-law Amendment

The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (1995)-14864, as amended, through a Specialized Service Commercial (SC.1-XX) Zone that proposes the following:

- To permit a maximum net density of 300 units per hectare to align with the proposed Official Plan Amendment;
- To permit a minimum interior side yard setback of 13.8 metres, whereas Table 6.4.2, Row 5 requires a setback of one half the building height, determined to be 14.5 metres; and,
- To permit a parking rate of 0.28 spaces per unit inclusive of visitor parking, whereas the SC.1-40 Zone requires 1 parking space per unit plus 0.1 visitor spaces per unit (being 670 parking spaces required in total for Phase 1 (164 units) and Phase 2 (489 units) of the development).

The applicant has also requested site-specific zoning regulations in the Comprehensive Zoning By-law (2023)-20790, as amended, through a Site-specific Mixed-use Corridor with a Parking Adjustment (MUC-XX(PA)) Zone that proposes the following:

- To remove the H12 Holding Provision from the subject property, whereas Section 17.1.12 requires municipal servicing to be adequate and available prior to development of the lands;
- To permit a maximum density of 300 units per hectare, whereas Table 7.6, Row B permits a maximum density of 150 units per hectare;

- To permit an angular plane of 58 degrees for a small portion of the lands abutting the institutional use along the northerly lot line, whereas Table 7.9, Row B requires an angular plane of 45 degrees from any interior side yard when adjacent to an Institutional Zone;
- To permit a buffer strip of 1.4 metres along the north property line, whereas Table 7.7, Row D requires a buffer strip of 3.0 metres;
- To permit a common amenity space of 6.8 square metres per unit, whereas the MUC-2 Zone requires a minimum common amenity area of 1,300 square metres for the property;
- To permit a parking rate of 0.28 spaces per unit inclusive of visitor parking, whereas Table 5.3, Row 2 requires 1.5 spaces for the first 20 dwelling units and 1.25 spaces per dwelling unit in excess of 20 for an apartment building (being 822 parking spaces required).
- To allow for an electric vehicle parking provision of 5 spaces, whereas Section 5.9 (a) requires 20% of the total required parking spaces for multi-unit buildings with 3 or more dwelling units to be provided as electric vehicle parking spaces;
- To allow for a designed electric vehicle parking space provision of 20 spaces, whereas Section 5.9 (b) requires a minimum of 80% of the total required parking spaces to be provided as designed electric vehicle parking spaces; and,
- To allow for a bicycle parking rate of 0.57 spaces per unit, whereas Table 5.7, Row 1 requires a bicycle parking rate of 0.1 short term spaces per dwelling unit, 2 spaces minimum, and 1 long term space per dwelling unit, 2 spaces minimum.

Details of the proposed zoning are provided in Attachment-7 and Attachment-8.

Proposed Development

The applicant is proposing two, 7-storey residential buildings connected by a single storey indoor amenity area with 489 units. A one level parking structure is also being provided. The proposed structures are part of the Phase 2 development of the lands to create a student residential complex. While the current conceptual plans show 653 total units (Phases 1 and 2), the requested density (300 UPH) permits flexibility to accommodate an additional 12 units (within Phase 2) within the proposed building envelope, should the interior composition of the buildings change through detailed design. These additional 12 units (total of 665 units) are also incorporated into the requested Zoning By-law Amendment to avoid future Zoning By-law Amendments / Minor Variances. The residential units will be geared towards housing students enrolled with the University of Guelph.

An existing hotel that was converted into a 164 unit residential building geared to students attending the University of Guelph as part of Phase 1 of the development is already occupied and situated on the eastern portion of the property fronting onto Scottsdale Drive. No changes are being proposed to the existing Phase 1 building.

A total of 191 vehicular parking spaces are being proposed for both Phase 1 and Phase 2. The two existing road accesses from the site to Scottsdale Drive will be altered, so that the south access will be removed, and the north access re-aligned with the entrance to the adjacent Stone Road Mall.

The proposed conceptual site plan is included in Attachment-9.

Supporting Documents

The following information was submitted in support of the applications and can be found on the City's website under Current Development Applications:

- Arborist Report, prepared by Ferris and Associates Inc., dated September 2023;
- Architectural Plans, prepared by Sweeny & Co Architects, dated August 2023;
- Civil Plans, prepared by MTE, dated March 2024;
- Cover Letter, prepared by MHBC Planning, dated April 2024;
- Functional Servicing and SWM Report, prepared by MTE, dated September 2023;
- Functional Servicing and SWM Report Addendum, prepared by MTE, dated April 2024;
- Geotechnical Investigation, prepared by MTE, dated September 2023;
- Landscape Plans, prepared by Ferris and Associates Inc., dated September 2023;
- Noise and Vibration Impact Study, prepared by RWDI, dated August 2023;
- Noise and Vibration Impact Study Addendum, prepared by RWDI, dated April 2024;
- Pedestrian Wind Comfort Assessment, prepared by RWDI, dated September 2023;
- Phase 1 ESA, prepared by Watters Environmental Group Inc., dated December 2023;
- Phase 2 ESA, prepared by Watters Environmental Group Inc., dated December 2023;
- Planning Justification Report, prepared by MHBC Planning, dated October 2023;
- Planning Justification Report Addendum, prepared by MHBC Planning, dated April 2024;
- Preliminary Hydrogeological Report, prepared by MTE, dated March 2024;
- Salt Management Plan, prepared by MTE, dated March 2024;
- Transportation Impact Study and Parking Study, prepared by Paradigm Transportation Solutions Ltd., September 2023;
- Transportation Impact Study and Parking Study Addendum, prepared by Paradigm Transportation Solutions Ltd., April 2024; and,
- Urban Design Brief, prepared by MHBC Planning, dated October 2023.

Staff Review

The review of these applications will address the following:

- Evaluation of the proposal for conformity and consistency with the Planning Act;
- Evaluation of the proposal for conformity and consistency with Provincial policy and legislation, including the 2020 Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe;
- Evaluation of the proposal's conformity with the Official Plan, including the review of the proposed Official Plan amendment;
- Evaluation of the proposal's conformity with Zoning By-law (1995)-14864 and Zoning By-law (2023)-20790, including the review of the proposed zoning amendments and the need for any additional specialized zoning regulations;
- Review of the proposal's land use compatibility with adjacent and established land uses;

- Review of the overall layout, built form, parking and pedestrian connections,
- Review of site servicing and grading;
- Review how the proposed development addresses applicable sections of the Community Energy Initiative update;
- Review of supporting documents submitted in support of the applications; and,
- Address all comments and issues raised during the review of the applications.

Once the applications are reviewed and all issues are addressed, a report from Infrastructure, Development and Environment with a recommendation will be considered at a future meeting of Council.

Financial Implications

Financial implications will be reported in the future staff recommendation report to Council.

Consultations and Engagement

The applicant held an in-person neighbourhood information meeting on December 11, 2023 to inform the community about the proposed development and obtain feedback. A neighbourhood information meeting summary is included in the Planning Justification Report submitted with the applications.

A combined Notice of Complete Application and Public Meeting was mailed on May 17, 2024 to local boards and agencies, City service areas and property owners within 120 metres of the subject property. Notice of the Public Meeting was also advertised on the City's website and in Guelph Today on May 16, 2024. Notice of the applications has also been provided by signage on the subject property and all supporting documents submitted with the applications have been posted on the City's website.

Attachments

Attachment-1 Location Map and 120 metre Circulation

Attachment-2 Aerial Photograph

Attachment-3 Existing Official Plan Land Use Designations and Policies

Attachment-4 Existing Zoning, Zoning By-law (1995)-14864

Attachment-5 Existing Zoning, Zoning By-law (2023)-20790

Attachment-6 Proposed Official Plan Amendment

Attachment-7 Proposed Zoning, Zoning By-law (1995)-14864

Attachment-8 Proposed Zoning, Zoning By-law (2023)-20790

Attachment-9 Proposed Conceptual Site Plan

Attachment-10 Staff Presentation for Public Meeting

Departmental Approval

Chris DeVriendt, MCIP, RPP, Manager of Development Planning

Report Author

Lindsay Sulatycki, MCIP, RPP, Senior Development Planner

Matthew Yu, Planning Clerk

This report was approved by:

Krista Walkey, MCIP, RPP

General Manager, Planning and Building Services

Infrastructure, Development and Environment

519-822-1260 extension 2395

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This report was recommended by:

Jayne Holmes, P. Eng., PMP

Deputy Chief Administrative Officer

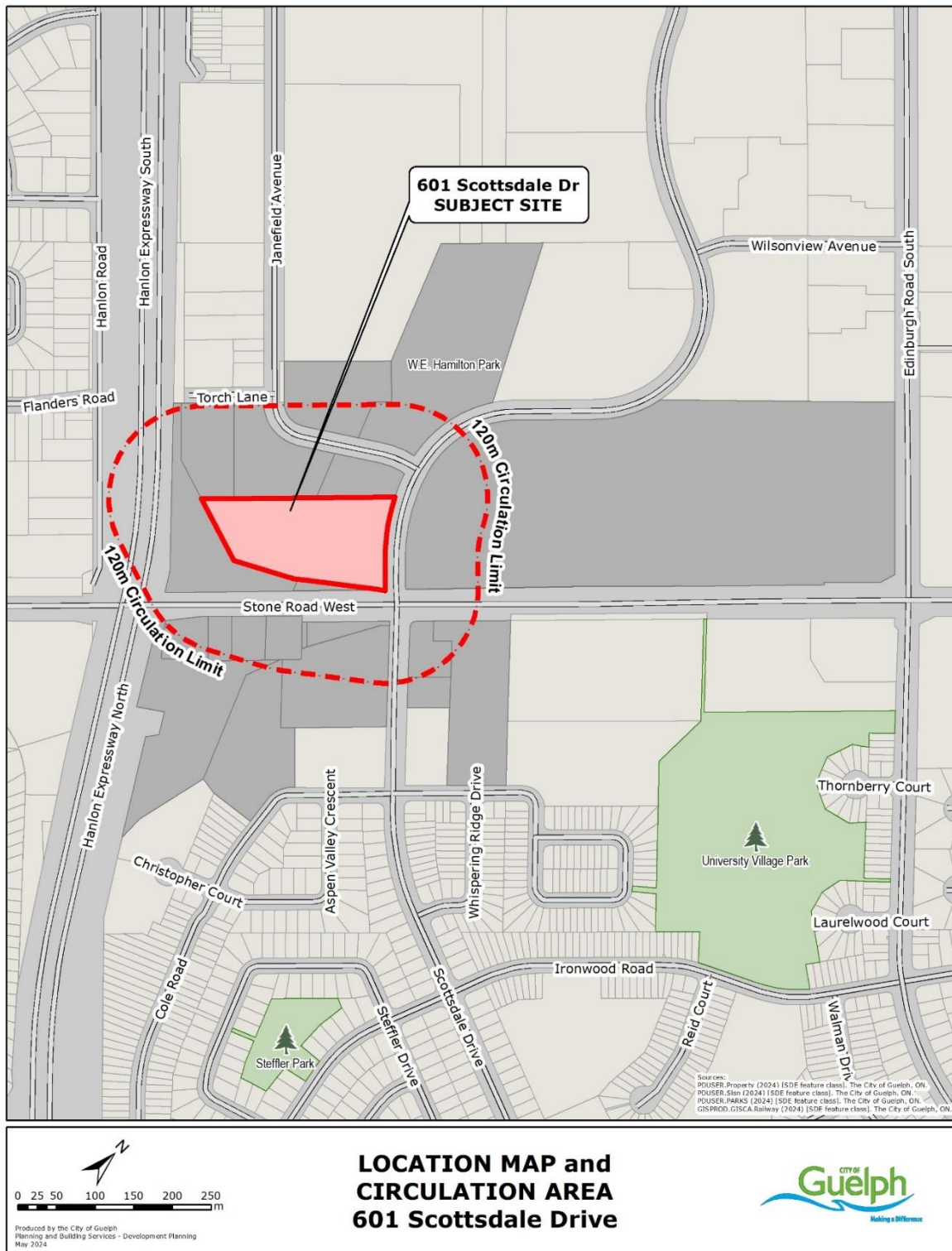
Infrastructure, Development and Environment

519-822-1260 extension 2248

jayne.holmes@guelph.ca

Attachment-1 Location Map and 120 metre Circulation

Figure 1 Location Map and Circulation Area 601 Scottsdale Drive



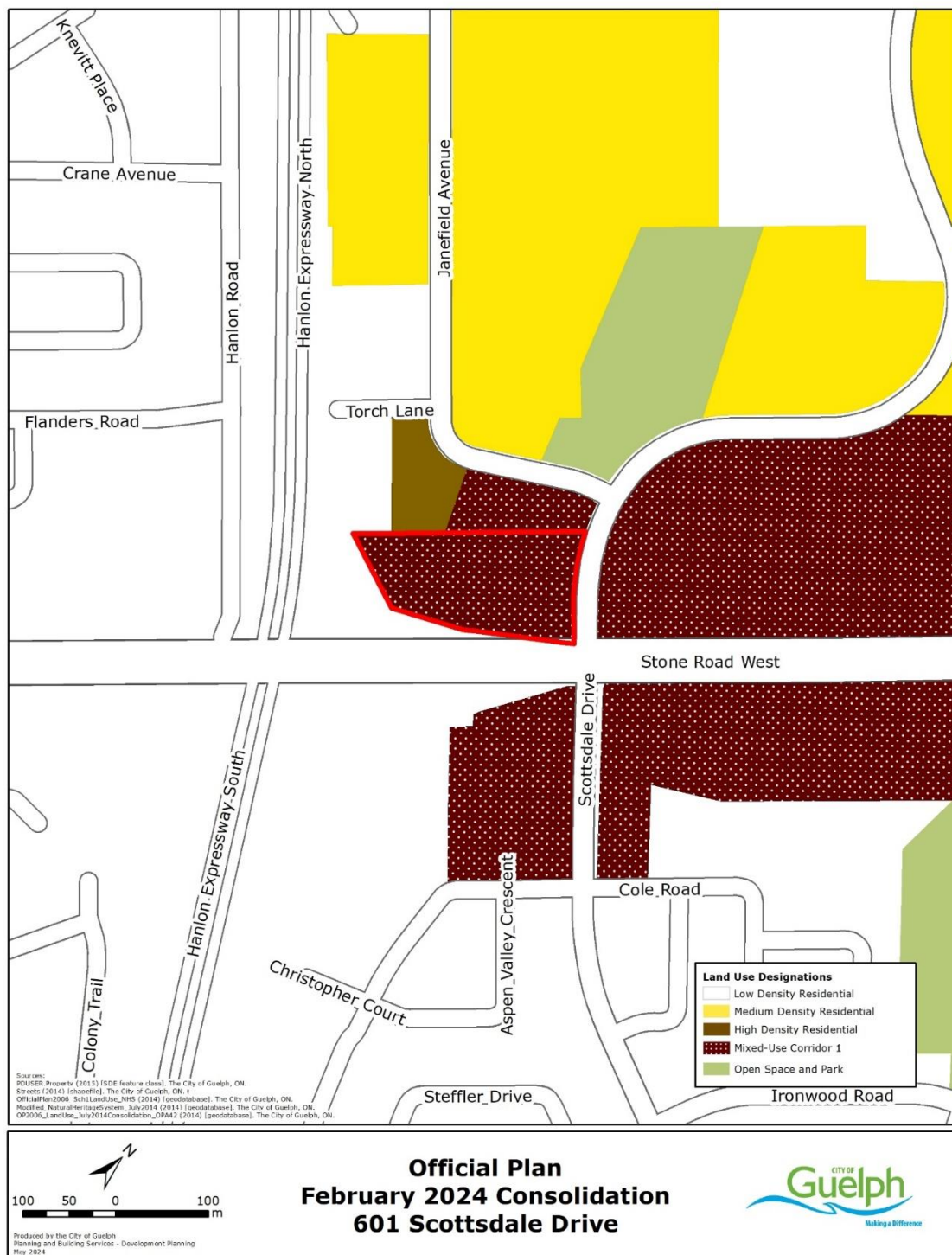
Attachment-2 Aerial Photograph

Figure 1 601 Scottsdale Drive



Attachment-3 Existing Official Plan Land Use Designations and Policies

Figure 1 February 2024 Consolidation



9.4.4 Mixed-use Corridor (1 and 2)

The Mixed-use Corridor (1 and 2) designation is intended to serve both the needs of residents living and working within the corridor, in nearby neighbourhoods and employment districts and the wider city as a whole.

Objectives

1. To promote the continued economic viability, intensification, diversity of uses and revitalization of the Mixed-use Corridor.
2. To promote a distinctive and high standard of building and landscape design for Mixed-use Corridors.
3. To ensure that the development of Mixed-use Corridors occurs in a cohesive, complementary and coordinated manner.

Policies

1. The Mixed-use Corridor (1 and 2) designation promotes the intensification and revitalization of commercial corridors to efficiently use the land base by grouping complementary uses in close proximity to one another providing the opportunity to satisfy several shopping and service needs and residential use at one location. Implementing Zoning By-laws may include mechanisms such as minimum density requirements, heights and maximum parking standards to promote the efficient use of the land base.
2. The Mixed-use Corridor designation is divided into Mixed-use Corridor 1 and Mixed-use Corridor 2 on Schedule 2 with specific height and density permissions which reflect site characteristics.
3. Where new development occurs within the corridor, adjacent lands will be integrated with one another in terms of internal access roads, entrances from public streets, access to common parking areas, grading, open space and urban squares and stormwater management systems.
4. Furthermore, individual developments within the Mixed-use Corridor (1 and 2) will be designed to be integrated into the wider community by footpaths, sidewalks and the Bicycle Network and by the placement of multi-storey buildings amenable to the
5. provision of local goods and services in close proximity to the street line near transit
6. facilities.
7. Development within the Mixed-use Corridor (1 and 2) will address the adjacent arterial or collector road and will be planned and designed to:
 - a) Front multi-storey buildings onto arterial or collector roads;
 - b) Provide for ground floor retail and service uses; and
 - c) Provide for a rhythm and spacing of building entrances and appropriately sized store fronts to encourage pedestrian activity.
8. The City will require the aesthetic character of site and building design to be consistent with the Urban Design policies of this Plan and shall incorporate measures into the approval of Zoning by-laws and Site Plans used to regulate development within the Mixed-use Corridor designation to ensure such consistency.
9. The boundaries of the Mixed-use Corridor (1 and 2) designation are intended to clearly distinguish the area as a distinct entity from adjacent land use designations. Proposals to expand a Mixed-use Corridor (1 and 2) beyond these boundaries shall require an Official Plan Amendment supported by a Market Impact Study.

10. Development proposals that would decrease the existing commercial gross floor area of a commercially zoned site within the Mixed-use Corridor (1 and 2) designation by more than 25 per cent or that would provide commercial gross floor area at less than .15 FSI on a commercially zoned site will require a Commercial Function Study in accordance with the policies of this Plan.

Permitted Uses

1. The following uses may be permitted in the Mixed-use Corridor (1 and 2) designation, subject to the applicable provisions of this Plan:
 - a) Commercial, retail and service uses;
 - b) Office;
 - c) Entertainment and recreational commercial uses;
 - d) Cultural and educational uses;
 - e) Hotels;
 - f) Live/work;
 - g) Medium and high density multiple unit residential buildings and apartments; and
 - h) Urban squares and open space.
2. The permitted uses can be mixed vertically within a building or horizontally within multiple-unit mall buildings or may be provided in free-standing individual buildings. Where an individual development incorporates a single use building in excess of 5,575 square metres (60,000 sq. ft.) of gross floor area, the site shall also be designed to provide the opportunity for smaller buildings amenable to the provision of local goods and services to be located near intersections and immediately adjacent to the street line near transit facilities. These smaller buildings shall comprise a minimum of 10% of the total gross floor area within the overall development.

Height and Density

1. The maximum height for the Mixed-use Corridor 1 designation is ten (10) storeys and the maximum height for the Mixed-use Corridor 2 designation is six (6) storeys.
2. For freestanding residential and residential within mixed-use buildings, the maximum net density is 150 units per hectare and the minimum net density is 100 units per hectare for the Mixed-use Corridor 1 and Mixed-use Corridor 2 designations.
3. For properties designated Mixed-use Corridor 1 within the Stone Road and Silvercreek Parkway strategic growth areas:
 - a) the maximum net density is 250 units per hectare for freestanding residential and residential within mixed-use buildings,
 - b) the minimum net density is 100 units per hectare for freestanding residential and residential within mixed-use buildings, and
 - c) the maximum height is fourteen (14) storeys.

The implementing zoning bylaw will establish regulations for height transitions, stepbacks, and angular planes.

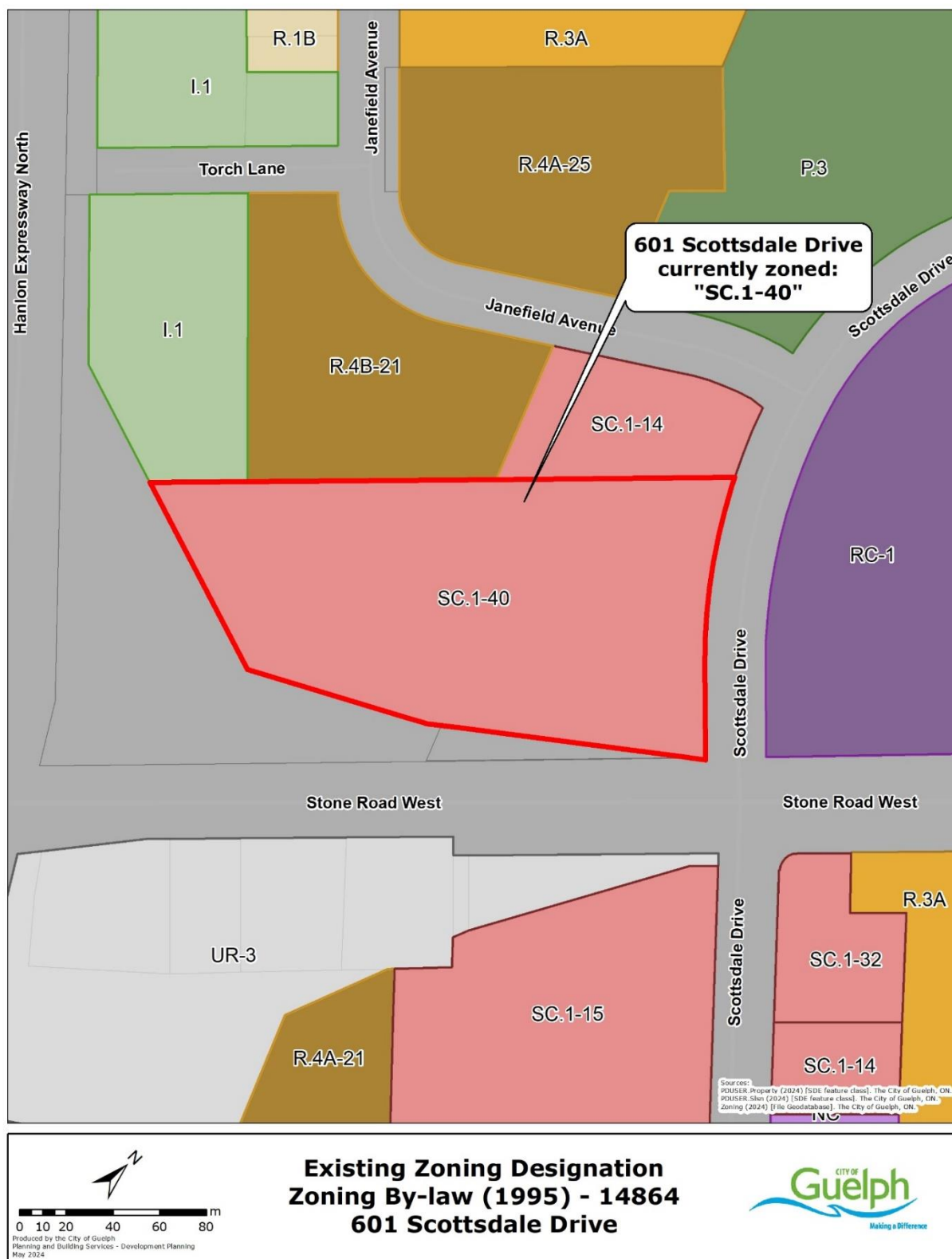
3.6 Strategic Growth Areas

1. Strategic growth areas are identified on Schedule 1a of this Plan and include Downtown. Strategic Growth Areas, other than Downtown, are classified as community mixed-use nodes or intensification corridors. Strategic growth areas will be planned to provide for higher density mixed-use development in proximity to transit services.

2. Strategic growth areas provide a focus for investment in transit, other infrastructure and public service facilities to support forecasted growth while supporting a more diverse range and mix of housing options.
3. Strategic growth areas will be planned and designed to:
 - a) Achieve increased residential and employment densities that support and ensure the viability of existing and planned transit service levels;
 - b) Be well served by transit and facilitate pedestrian and cycling traffic;
 - c) Provide mixed-se development in a higher density, compact form that supports walkable communities and live/work opportunities; and
 - d) Provide a mix of residential, office, institutional, and commercial uses that allow for a range of housing options and services.

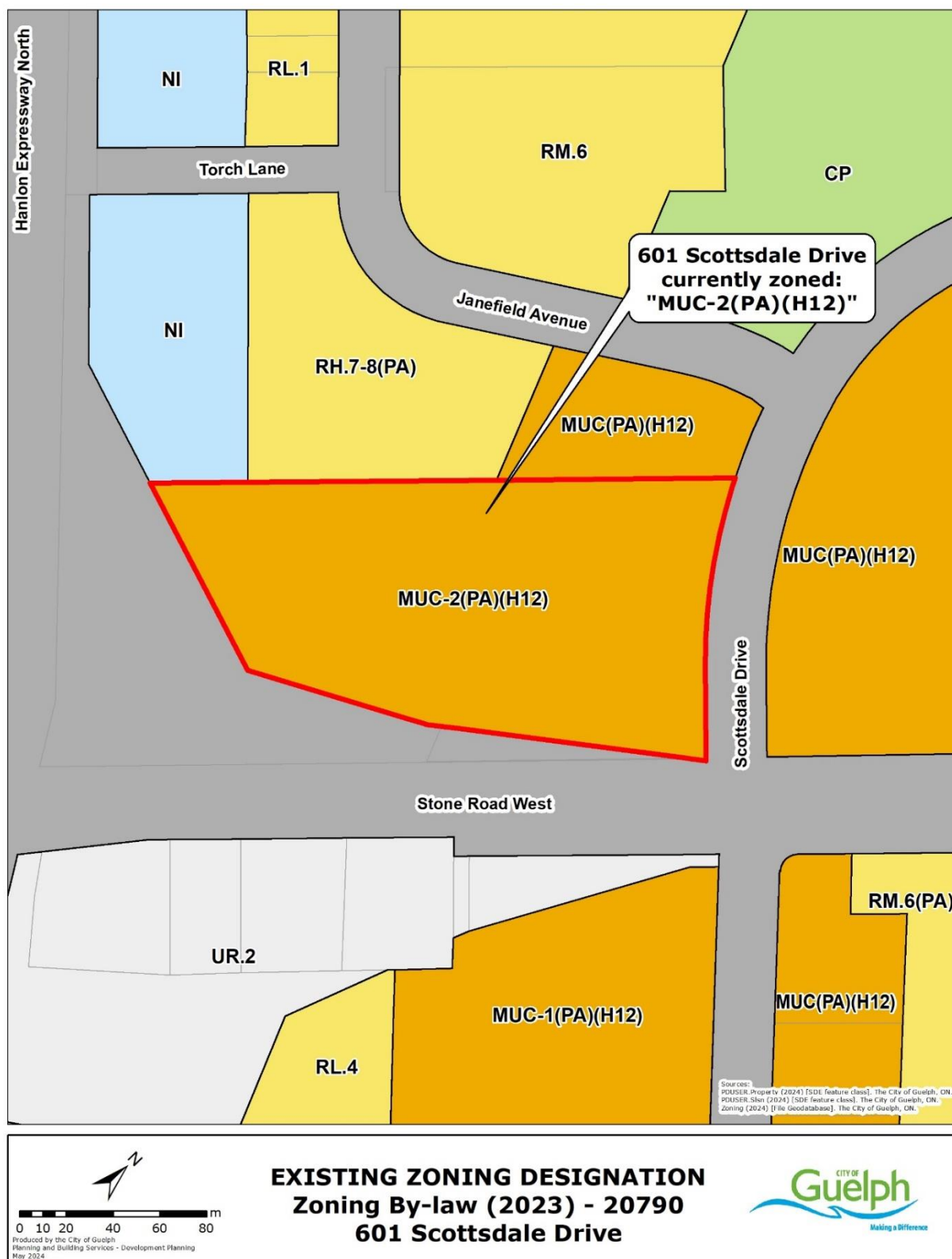
Attachment-4 Existing Zoning, Zoning By-law (1995)-14864

Figure 1 601 Scottsdale Drive



Attachment-5 Existing Zoning, Zoning By-law (2023)-20790

Figure 1 601 Scottsdale Drive

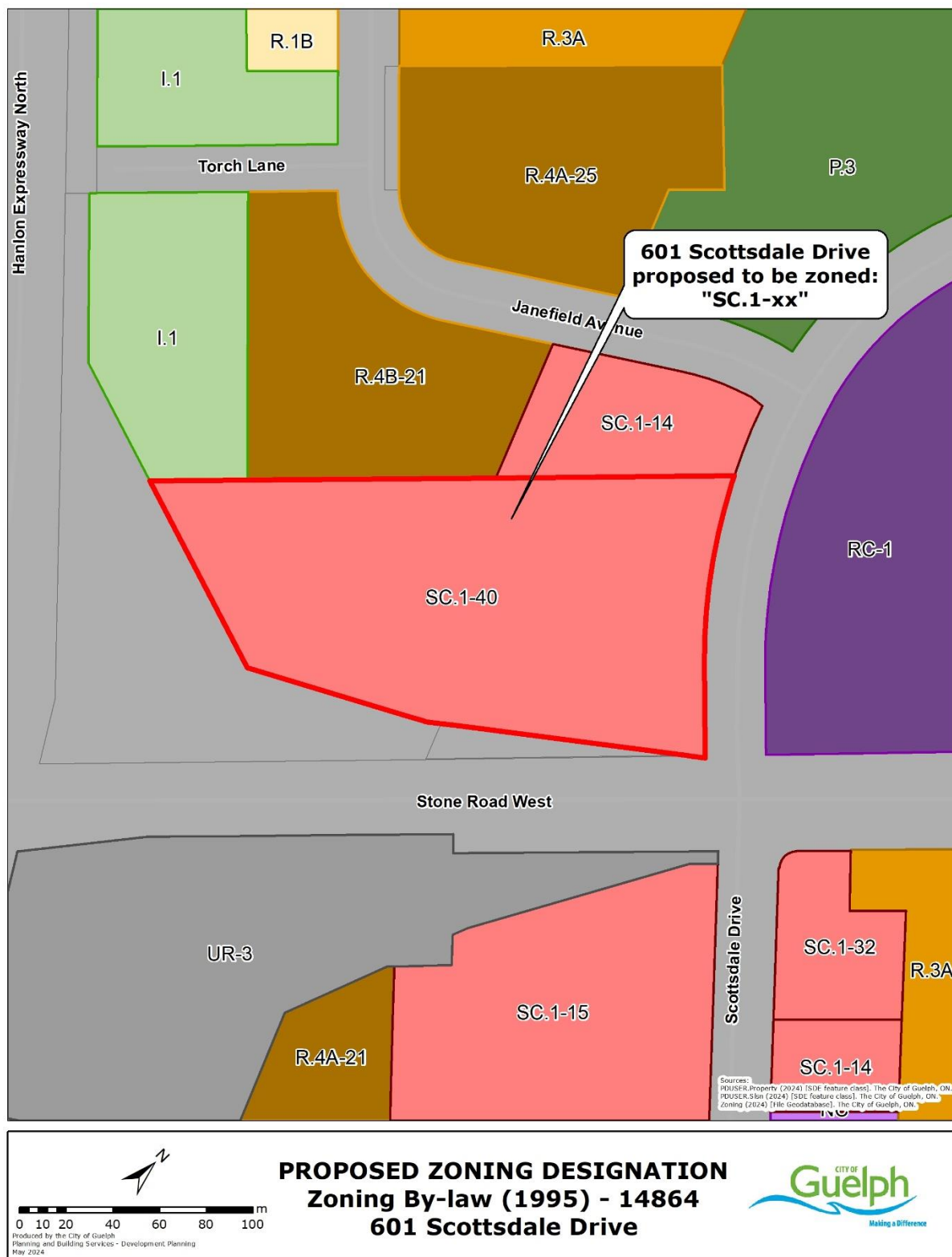


Attachment-6 Proposed Official Plan Amendment

Proposed site-specific policy to be added to the Mixed-use Corridor land use designation:
Notwithstanding Section 9.4.4.13, for the property municipally known as 601 Scottsdale Drive, the maximum permitted net density for a multiple unit residential building shall be 300 units per hectare.

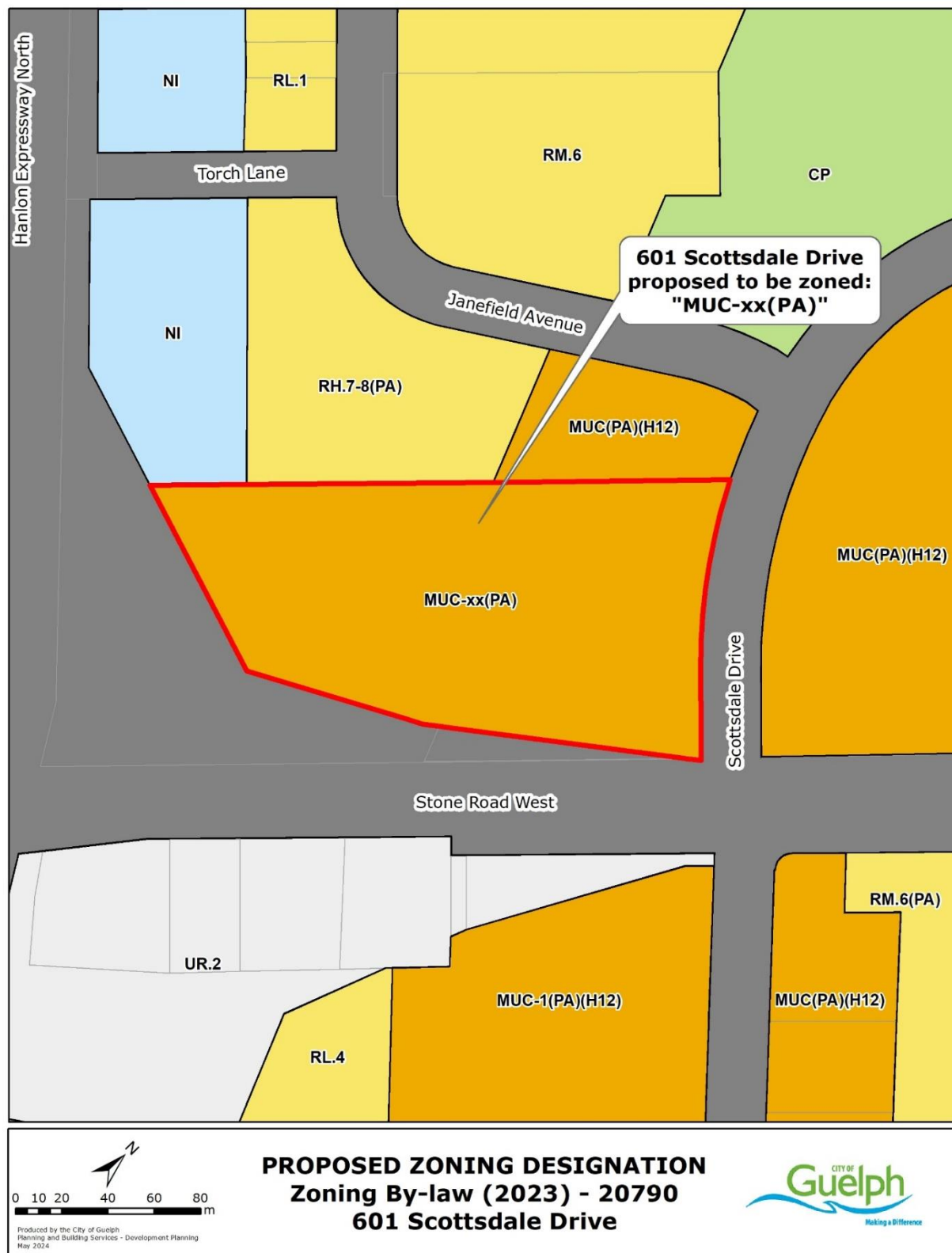
Attachment-7 Proposed Zoning, Zoning By-law (1995)-14864

Figure 1 601 Scottsdale Drive



Attachment-8 Proposed Zoning, Zoning By-law (2023)-20790

Figure 1 601 Scottsdale Drive



Attachment-9 Proposed Conceptual Site Plan

Figure 1 601 Scottsdale Drive



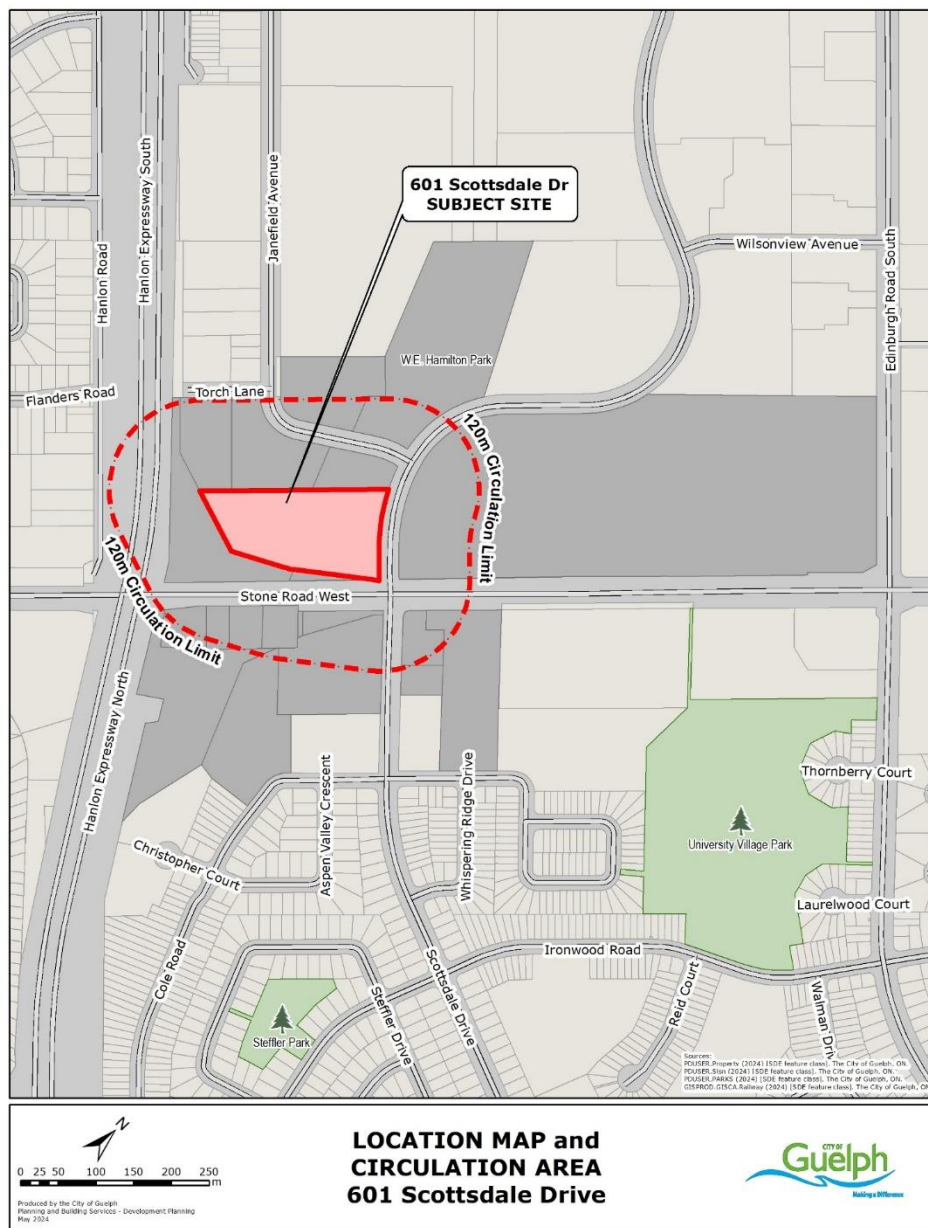
601 Scottsdale Drive

Statutory Public Meeting for Proposed Official Plan and Zoning By- law Amendment Application

File: OZS24-007

June 11, 2024

Location



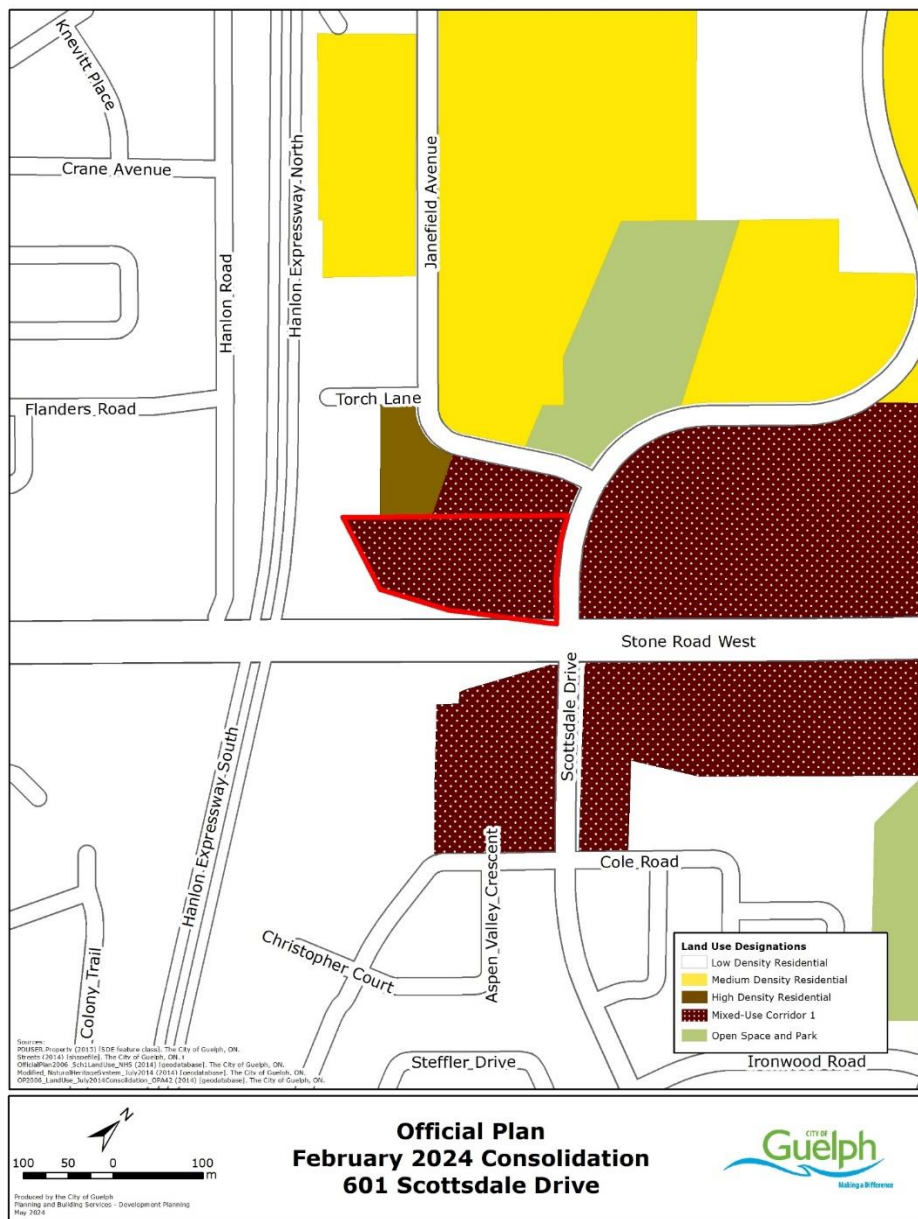
Proposed Development

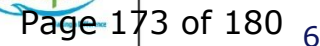
- The applicant is proposing two, 7-storey residential buildings connected by a single storey indoor amenity area with 489 units.
- The proposed structures are part of a Phase 2 development of the lands to create a student residential complex and will be located on the western vacant portion of the site. The residential units are geared to students attending the University of Guelph.
- An existing hotel that was converted into a 164 unit student residential building as part of Phase 1 of the development is already occupied and situated on the eastern portion of the lands fronting onto Scottsdale Drive. No changes are being proposed to the existing Phase 1 building.
- A total supply of 191 parking spaces for both Phase 1 and Phase 2 are proposed.

Aggregated into areas not less than 50 m ² with length not exceeding 4x the width	Aggregated into areas not less than 50 m ² with length not exceeding 4x the width	✓
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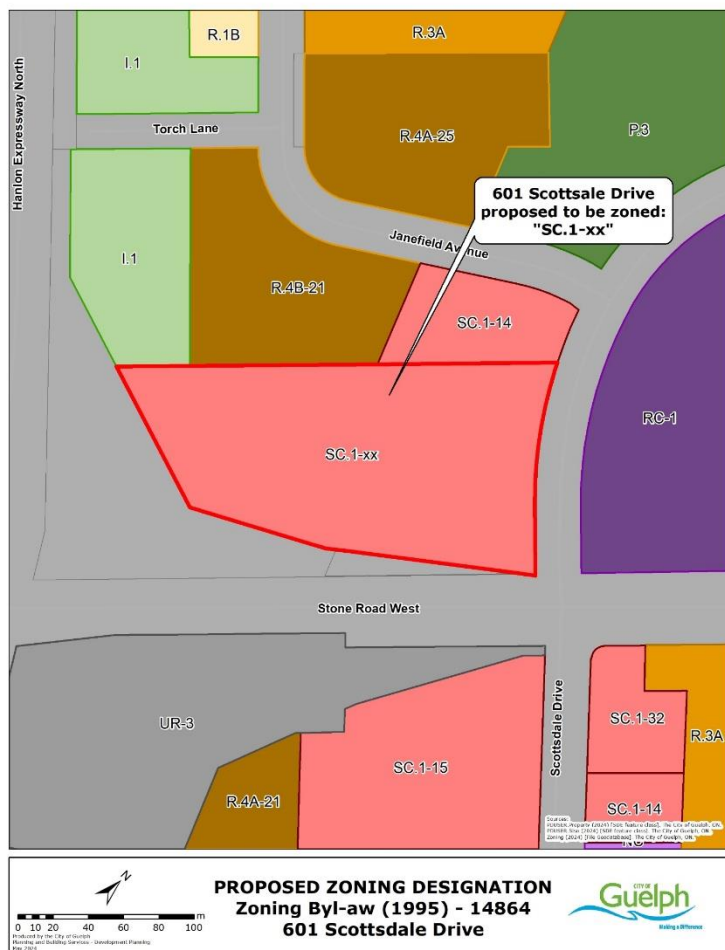


Official Plan Land Use Designations





Proposed Zoning (1995 ZBL)



The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (1995)-14864 as amended, through a Specialized Service Commercial (SC.1-xx) Zone.

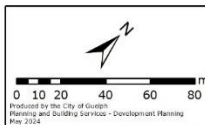
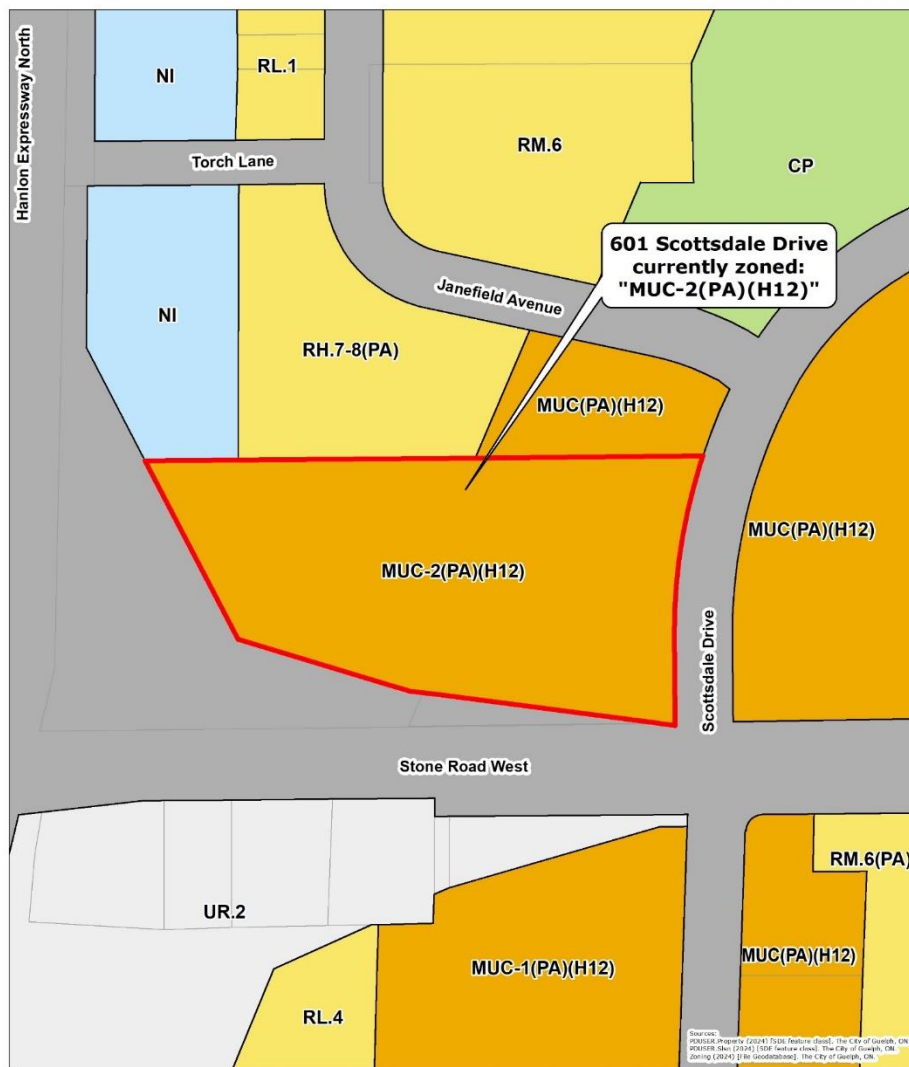
Proposed Zoning (1995 ZBL) continued

Specialized regulations are requested to facilitate the proposal, specifically:

- To permit a maximum net density of 300 units per hectare to align with the proposed Official Plan Amendment;
- To permit a minimum interior side yard setback of 13.8 metres, whereas Table 6.4.2, Row 5 requires a setback of one half the building height, determined to be 14.5 metres; and,
- To permit a parking rate of 0.28 spaces per unit inclusive of visitor parking, whereas the SC.1-40 Zone requires 1 parking space per unit plus 0.1 visitor spaces per unit (being 670 parking spaces required in total for Phase 1 (164 units) and Phase 2 (489 units) of the development).

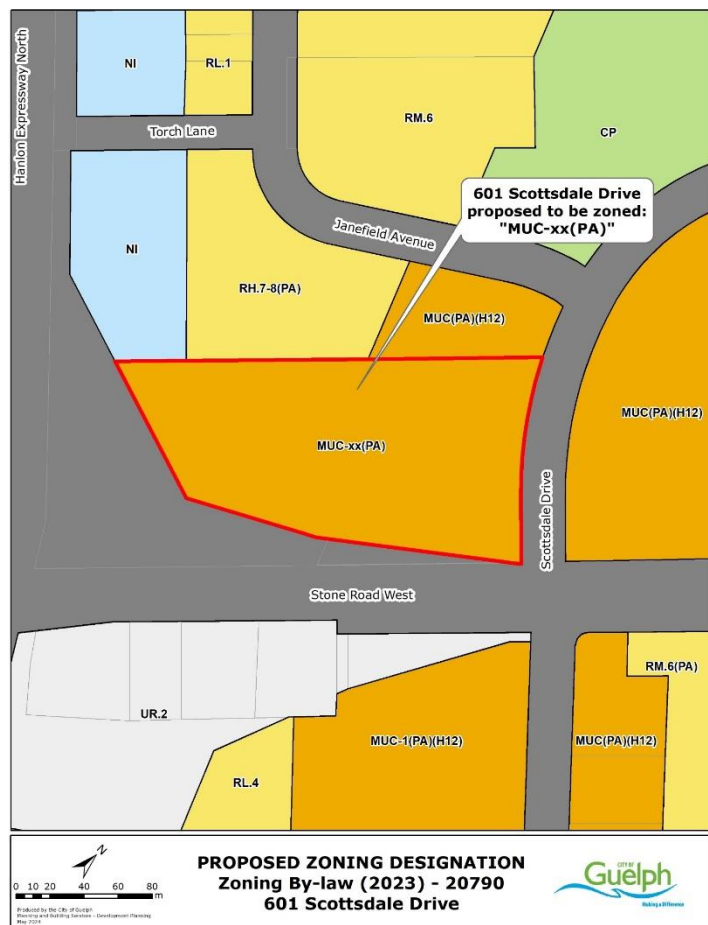


Existing Zoning (2023 ZBL)



EXISTING ZONING DESIGNATION
Zoning By-law (2023) - 20790
601 Scottsdale Drive

Proposed Zoning



The purpose of the Zoning By-law Amendment application is to establish site-specific zoning regulations in Zoning By-law (2023)-20790 as amended, through a Site-specific Mixed Use Corridor (MUC-xx(PA)) Zone.

Proposed Zoning (2023 ZBL) continued

Specialized regulations are requested to facilitate the proposal, specifically:

- To remove the H12 Holding Provision from the subject property, whereas Section 17.1.12 requires municipal servicing to be adequate and available prior to development of the lands;
- To permit a maximum density of 300 units per hectare, whereas Table 7.6, Row B permits a maximum density of 150 units per hectare;
- To permit an angular plane of 58 degrees for a small portion of the lands abutting the institutional use along the northerly lot line, whereas Table 7.9, Row B requires an angular plane of 45 degrees from any interior side yard when adjacent to an Institutional Zone;
- To permit a buffer strip of 1.4 metres along the north property line, whereas Table 7.7, Row D requires a buffer strip of 3.0 metres;
- To permit a common amenity space of 6.8 square metres per unit, whereas the MUC-2 Zone requires a minimum common amenity area of 1,300 square metres for the property;

Proposed Zoning (2023 ZBL) continued

- To permit a parking rate of 0.28 spaces per unit inclusive of visitor parking, whereas Table 5.3, Row 2 requires 1.5 spaces for the first 20 dwelling units and 1.25 spaces per dwelling unit in excess of 20 for an apartment building (being 822 parking spaces required).
- To allow for an electric vehicle parking provision of 5 spaces, whereas Section 5.9 (a) requires 20% of the total required parking spaces for multi-unit buildings with 3 or more dwelling units to be provided as electric vehicle parking spaces;
- To allow for a designed electric vehicle parking space provision of 20 spaces, whereas Section 5.9 (b) requires a minimum of 80% of the total required parking spaces to be provided as designed electric vehicle parking spaces; and,
- To allow for a bicycle parking rate of 0.57 spaces per unit, whereas Table 5.7, Row 1 requires a bicycle parking rate of 0.1 short term spaces per dwelling unit, 2 spaces minimum, and 1 long term space per dwelling unit, 2 spaces minimum.

How to stay informed:

If you wish to be notified of any future revisions or decisions on this application, please email planning@guelph.ca