

## **Attachment-3 Proposed By-law Number (2022) - 20689**

### **The Corporation of the City of Guelph**

#### **By-law Number (2022) - 20689**

A by-law to designate portions of the buildings and property known municipally as 919 York Road and described legally as Part Lots 4 & 5 Concession 2, Division 'C', formerly Township of Guelph, designated as Parts 2, 3 & 4, Reference Plan 61R10837, City of Guelph, as being a property of cultural heritage value or interest.

Whereas the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18*, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereon, to be of cultural heritage value or interest;

And whereas on December 23, 2021 the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known municipally as 919 York Road and described legally as Part Lots 4 & 5 Concession 2, Division 'C', formerly Township of Guelph, designated as Parts 2, 3 & 4, Reference Plan 61R10837, City of Guelph, and upon the Ontario Heritage Trust, notice of intention to designate portions of the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

And whereas the cultural heritage value or interest of the property is set out in Schedule "A" hereto;

And whereas a notice of objection to the said property designation was served upon the clerk of the municipality by the owner on January 20, 2022;

And whereas in response to the said objection to the property designation, the Council of the Corporation of the City of Guelph at their meeting of April 11, 2022 reaffirmed that the designation by-law for 919 York Road be brought before City Council for approval.

#### **The Council of the Corporation of the City of Guelph enacts as follows:**

1. Portions of the buildings and property known as 919 York Road, as described in Schedule "B" to this By-law, are designated as being of cultural heritage value or interest under Part IV, Sec. 29 of the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18*.
2. The office of the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "C" to this By-law in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

**Passed this eleventh day of April, 2022.**

#### **Schedules:**

Schedule A: Statement of Cultural Heritage Value or Interest

Schedule B: Description of Heritage Attributes

Schedule C: Legal Description

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**Cam Guthrie, Mayor**

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**Stephen O'Brien, City Clerk [or]  
Dylan McMahon, Deputy City Clerk**

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### **Schedule A: Statement of Cultural Heritage Value or Interest**

The property known as 919 York Road contains vestiges of two significant aspects of the historical development of the City of Guelph: 19th century farmsteads linked to post-contact settlement in former rural farming areas within the City of Guelph and subsequently the development of the Ontario Reformatory lands. Along the southwest side of the property are three built heritage resources that are listed (as non-designated) on the Municipal Register of Cultural Heritage Properties: the stone gate at York Road; the Matthews farmhouse and a detached, stone shed. These three built heritage resources have heritage attributes that meet all three criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 under the Ontario Heritage Act and, therefore, the property merits individual heritage designation under the Ontario Heritage Act.

The west side of the stone gate is located within 785 York Road and a portion of the east side of the stone gate is within the west corner of the subject property. As the majority of the stone gate is protected in the designation by-law for 785 York Road it is recommended that the balance of the gate is protected through the designation of 919 York Road.

The stone gate at 919 York Road has design value or physical value because it is a unique example of a stone gate built for the Ontario Reformatory about 1914; it is a representative example of materials and construction methods taught to prison workers through the Ontario Reformatory work program; it displays a high degree of craftsmanship.

The stone gate at 919 York Road has historical value or associative value because it has direct associations with the theme of the Ontario Reformatory as an institution that is significant to the City of Guelph community.

The stone gate at 919 York Road has contextual value because it is important in defining, maintaining and supporting the character of the former Ontario Reformatory lands; it is visually and historically linked to the adjacent and protected Ontario Reformatory cultural heritage landscape at 785 York Road; and it is a landmark indicating a former north east entrance and roadway connection to the Ontario Reformatory.

The Matthews farmhouse at 919 York Road, built in 1860 by Robert and Stephen Matthews (farmers and stone masons), has design value or physical value because it is an early and representative example of mid-19th century rural farmhouse construction using heavy timber log and fieldstone (limestone and granite) construction methods.

The Matthews farmhouse at 919 York Road has historical value or associative value because it has direct associations with the theme of 19th century farmsteads linked to post-contact settlement in former rural farming areas within the City of Guelph and direct associations with the Ontario Reformatory, an institution that is significant to the City of Guelph community. After being purchased by the Province of Ontario in 1910 the farmhouse was used as a residence for Reformatory staff whose duties included watching for escapees or "go boys".

The Matthews farmhouse at 919 York Road has contextual value because it is important in defining, maintaining and supporting the character of the former Ontario Reformatory lands; it is visually and historically linked to the adjacent Ontario Reformatory cultural heritage landscape at 785 York Road.

The stone shed behind the Matthews farmhouse has design value or physical value because it is a representative example mid-19th century rural farm building construction using fieldstone (limestone and granite) construction.

The stone shed behind the Matthews farmhouse has historical value or associative value because it has direct associations with the theme of 19<sup>th</sup> century farmsteads linked to post-contact settlement in former rural farming areas within the City of Guelph.

The stone shed behind the Matthews farmhouse has contextual value because it is functionally, visually and historically linked to the Matthews farmhouse and to the adjacent Ontario Reformatory cultural heritage landscape at 785 York Road.

**Schedule B: Description of Heritage Attributes**

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 919 York Road:

**Stone gate**

- The portion of the curved, stone wing wall within the subject property including the upright "battlement" or "soldier" stones along the top
- The portion of the driveway within the subject property from gate to the east side of the farmhouse and shed

**Matthews farmhouse**

- 1.5-storey, hip roof building form with raised basement
- Red brick chimney at peak of hip roof
- Small gable roof dormers on each of the four roof slopes
- Exterior stone walls, including the stone basement walls
- All original door and window openings including stone sills
- Low, curved wall of dry (fieldstone) construction to the west of the farmhouse

**Stone shed**

- One-storey, front gable building form
- Stone chimney rising from the southwest gable wall
- Exterior stone walls
- All original door and window openings

It is intended that non-original features may be returned to documented earlier designs or to their documented original without requiring Council to amend the designation by-law.

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**Schedule C: Legal Description**

Part Lots 4 & 5 Concession 2, Division 'C', formerly Township of Guelph, designated as Parts 2, 3 & 4, Reference Plan 61R10837, City of Guelph.