

Heritage Guelph Meeting

April 11, 2023

Item 3.4: 20 Cityview Drive North – Cultural Heritage Resource Impact Assessment

Attachments

20 Cityview Drive North: Heritage Impact Assessment (MHBC, March 2023)

Delegation

Presentation: Stephen Robinson (Senior Heritage Planner)

Summary

An application of Intention to Demolish the barn at 20 Cityview Drive North has been received from Carson Reid Homes as part of their current Draft Plan of Subdivision application (23T-12502) for the surrounding lands at 20 and 37 Cityview Drive North. The barn is listed as a non-designated built heritage resource on the Municipal Register of Cultural Heritage Properties. Heritage Planning staff concur with the findings of the Cultural Heritage Resource Impact Assessment provided by MHBC in that the subject barn building does not have sufficient cultural heritage value to merit protection under the Ontario Heritage Act.

Recommendations

Should Heritage Guelph have any comments on the Cultural Heritage Resource Impact Assessment Plan prepared by MHBC, the following motion is recommended:

That Heritage Guelph advises City Council that they have no objection to the removal of the property known as 20 Cityview Drive North from the Municipal Register of Cultural Heritage Properties.

Location

The subject property is located on west side of Cityview Drive North, north of the Goderich-Exeter Railway tracks and south of the current termination of Henry Court (Figure 1).

Background

In 2022 Carson Reid submitted an application of Intention to Demolish the barn at 20 Cityview Drive North. The barn is listed as a non-designated built heritage resource on the Municipal Register of Cultural Heritage Properties. In order for the application to be deemed complete, a satisfactory CHRIA report was required to be

received by Heritage Planning staff. The completed CHRIA is now before Heritage Guelph for their comments regarding a recommendation to remove the barn from the heritage register.

20 Cityview Drive North is part of a current application by Carson Reid Homes for the Cityview Ridge Draft Plan of Subdivision (23T-12502) at 20 and 37 Cityview Drive North (Figure 2) involving the division of the subject lands into a number of smaller parcels to be redeveloped for a mixture of single-detached dwellings, semi-detached dwellings, and townhouse dwellings. The existing buildings and structures on the property (barn, shed and dwelling) are proposed to be removed as part of the proposed development.

Heritage Status of Buildings on the Property

There are three buildings on the subject property but only the barn (Figure 3) has heritage status as it is listed as non-designated heritage on the Municipal Register of Cultural Heritage Properties. The barn was also recognized during the City's Cultural Heritage Action Plan process, along with thirteen other extant farm barns in the City of Guelph.

The record for the barn in the heritage register does not indicate a date of construction but Heritage Planning staff are of the opinion that the poured concrete and concrete block ground floor walls and the modern upper floor wall and roof framing members indicate that the barn was likely re-built in the mid-20th century using material salvaged from previous buildings. The poured concrete walls containing the ends of what appear to be salvaged heavy timber beams for the upper floor joists lead staff to the conclusion that the barn is not of significant age or construction method.

Neither the small shed nor the existing dwelling on the property have any heritage status as they have not been listed on the City's heritage register. As the property is now subject to a Draft Plan of Subdivision as a prescribed event under the Ontario Heritage Act, there is no legislative authority to protect the dwelling or shed with the provisions of the Ontario Heritage Act.

The small shed (Figure 4) near the barn has the same corrugated metal exterior cladding as the barn and has interior framing that also appears to have been constructed in the mid-20th century.

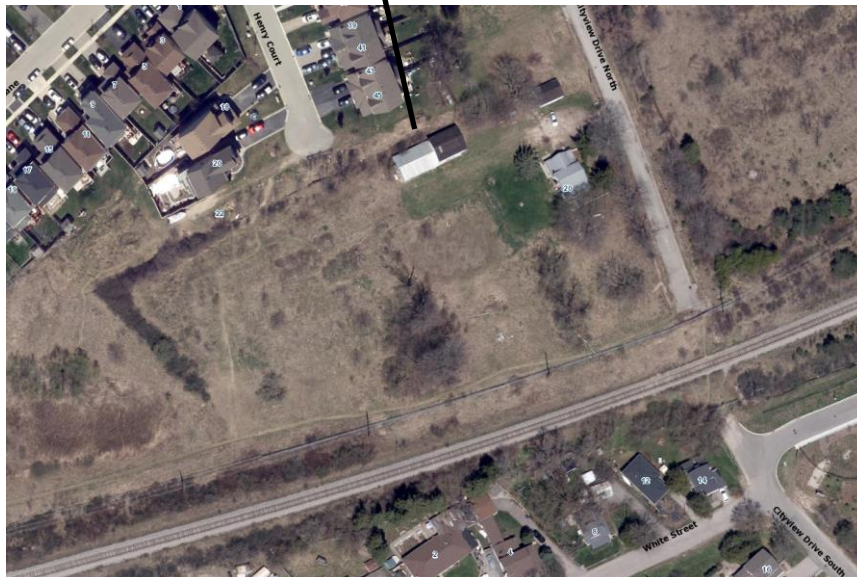
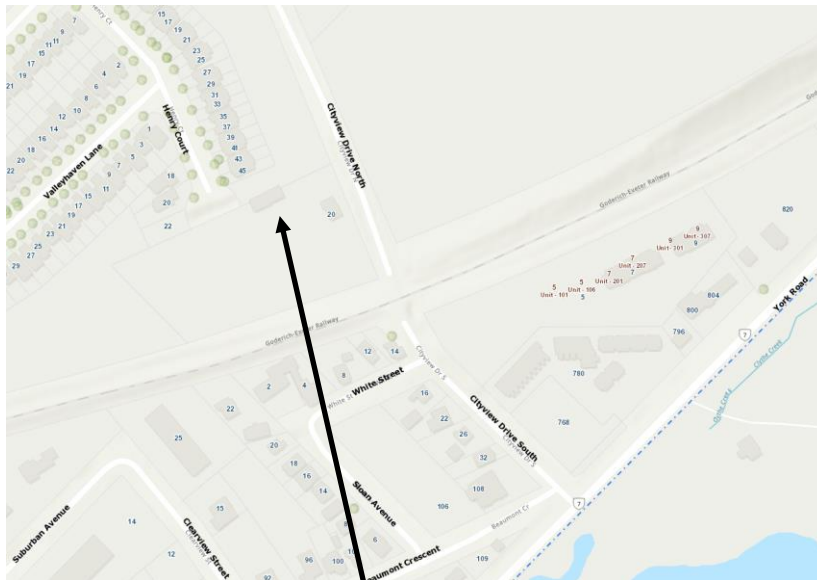
The existing dwelling (Figure 4) is likely much older than the barn and shed. The physical integrity of the dwelling is low as it has only retained the shell of its basic 1.5-storey form and has undergone significant and unsympathetic alterations

(including the removal of all original windows, doors, wood trim and the replacement the front and rear porches).

Conclusions

Heritage Planning staff concur with the findings of the Cultural Heritage Resource Impact Assessment provided by MHBC on behalf of the property owner. The listed barn building at 20 Cityview Drive North does not meet the criteria for designation under Part IV, Section 29 of the Ontario Heritage Act. Staff have no objection to the removal of the property known as 20 Cityview Drive North from the Municipal Register of Cultural Heritage Properties.

Figure 1 - Location of 20 Cityview Drive North; (below) record from Municipal Register of Cultural Heritage Properties. (Images: City of Guelph GIS and heritage register)



20 Cityview Dr N

PT Lot 33, Plan 53

Built

Barn - Stable with hay barn above, gable roof, 1 storey side extension.



Figure 2 - Detail from Draft Plan Plan of Subdivision 23T-12502 (Image: BSR&D/JD Barnes). Location of subject barn indicated by red star shape.



Figure 3 - View from Cityview Drive with barn indicated by arrow; (below) heavy timber floor beams; upper wall framing (Photos: Heritage Planning, City of Guelph)



Figure 4 - Shed; interior framing; Dwelling seen from south and north. (Photos: Heritage Planning, City of Guelph)

