

Advisory Committee of Council Staff Report



To Heritage Guelph
Date Monday, September 11, 2023
Subject **211 Silvercreek Parkway South: Heritage Attributes and Designation Recommendation**

Recommendation

1. That Heritage Guelph supports the heritage attributes identified for 211 Silvercreek Parkway South as outlined in the staff report dated September 11, 2023; and
 2. 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.
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Executive Summary

Purpose of Report

The Sleeman House at 211 Silvercreek Parkway South is listed as a non-designated built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act. This report recommends that the Sleeman House meets five of the prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 569/22 made under the Ontario Heritage Act. This staff report provides a draft list of heritage attributes and staff's recommendation 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.

Strategic Plan Alignment

The key findings and recommendations of this report align with Strategic Plan priorities areas. The designation of the Sleeman House at 211 Silvercreek Parkway South under Part IV, Section 29 of the Ontario Heritage Act contributes to the City's priority of Building our Future. By conserving significant built heritage resources the City moves in a direction that continues to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here. The conservation of cultural heritage resources is aligned with building and maintaining vibrant and resilient communities.

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. 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.

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 of Ontario Regulation 9.06, as amended by Ontario Regulation 569/22, being of design or physical value as it is an excellent and representative example of late-19th century Queen Anne revival style in the City of Guelph. In fact, it was one of the first homes with electricity in the City of Guelph and was the most ornate home at time of construction.

211 Silvercreek Parkway South meets Criterion 2 of Ontario Regulation 9.06, as amended by Ontario Regulation 569/22, being of design or physical value as it demonstrated a high degree of mason 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 of Ontario Regulation 9.06, as amended by Ontario Regulation 569/22, being of historical or associative value as it has significant historically association with George Sleeman, the City of Guelph's first mayor, successful brewer and philanthropist. George Sleeman was an integral figure in the growing Guelph community during his life and Sleeman Breweries Ltd. continues to be a prominent employer of Guelph labour.

211 Silvercreek Parkway South meets Criterion 6 of Ontario Regulation 9.06, as amended by Ontario Regulation 569/22, being of historical or associative value 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 of Ontario Regulation 9/06, as amended by Ontario Regulation 569/22, being of contextual value as the property is a visible landmark for the Guelph community. The three-storey Queen Anne structure is easily spotted from the Hanlon Parkway and Wellington Street West and marks the beginning of the older Guelph developments heading east on Wellington Street West into downtown Guelph.

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.

Staff Recommendation

Staff have completed an evaluation of the subject property and determined that the Sleeman House at 211 Silvercreek Parkway South meets five of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/08, as amended by Ontario Regulation 569/22. Staff recommend that the property should be designated under Part IV, Section 29 of the Ontario Heritage Act.

Consultations

On [March 13, 2023](#), Heritage Guelph passed the following motion: THAT Heritage Guelph supports the following 10 properties to generate a recommended list of priority properties for designation research being: 108 Queen Street, 211 Silvercreek Parkway South, 28 Norfolk Street, 167 Suffolk Street West, 67 Queen Street, 331 Clair Road East, 218-220 Gordon Street, 12 Eramosa Road, 49 Metcalfe Street; and 15-23 Fountain Street.

An introduction letter was sent to the property owner in June 2023 notifying the owner that Heritage Planning staff were conducting detail background research into the property and that 211 Silvercreek Parkway South was identified as a priority property for designation by Heritage Guelph.

On [July 10, 2023](#), Heritage Guelph passed the following motion: THAT the comments provided by Heritage Guelph members on the 211 Silvercreek Parkway South: Cultural Heritage Evaluation Report' be provided to staff and Council for their consideration. Committee members provided the following comments: clarify the involvement of John Sleeman as Chairman of Sleeman Breweries Ltd., even after its sale in 2010; and provided the anecdote that Henry Sleeman and family were smuggling alcohol to Al Capone specifically in 1933 when Sleeman Brewing lost its brewing license.

Attachments

Attachment-1 211 Silvercreek Parkway South: Cultural Heritage Evaluation Report

Departmental Approval

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Report Author

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