

Cultural Heritage Impact Assessment

331 Clair Road East
Guelph, ON.

Date:
May 2023

Prepared for:
Reid's Heritage Homes

Prepared by:
**MacNaughton Hermsen Britton
Clarkson Planning Limited (MHBC)**

200-540 Bingemans Centre Drive
Kitchener, ON N2B 3X9

T: 519 576 3650

F: 519 576 0121

Our File: 'Y509 BU'



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Project Personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Managing Director of Cultural Heritage</i>	Senior Review
Emily Elliott, BES, MCIP, RPP	<i>Associate</i>	Senior Review
Vanessa Hicks, MA, CAHP	<i>Senior Heritage Planner</i>	Researcher, Author, Field Analysis

Land Acknowledgment

This report acknowledges that the subject lands are situated on the territory of the Haudenosaunee, and the Mississaugas of the Credit First Nation. This land is related to Treaty No. 33 (1792), also known as the Between-the-Lakes Purchase given that it included land located between Lake Ontario and Lake Erie.

Glossary of Terms and Abbreviations

CHL	<i>Cultural Heritage Landscape</i>
CHER	<i>Cultural Heritage Evaluation Report</i>
HIA	<i>Heritage Impact Assessment</i>
HCD	<i>Heritage Conservation District</i>
MHBC	<i>MacNaughton Hermsen Britton Clarkson Planning Limited</i>
MHSTCI	<i>Ministry of Heritage, Sport, Tourism and Culture Industries</i>
OHA	<i>Ontario Heritage Act</i>
OHTK	<i>Ontario Heritage Toolkit</i>
O-REG 9/06	<i>Ontario Regulation 9/06 for determining cultural heritage significance</i>
PPS 2020	<i>Provincial Policy Statement (2020)</i>
The “Ministry”	<i>Ministry of Multiculturalism, formerly the Ministry of Heritage, Sport, Tourism and Culture Industries</i>

Executive Summary

The purpose of this Addendum is to provide an updated analysis as it relates to the proposed redevelopment of 331 Clair Road East (the “subject property”) and the conservation of identified cultural heritage resources.

A previous development concept was subject to a Heritage Impact Assessment prepared by Ecoplans in 2012. Since that time, the development concept for the subject lands has been revised. As such, MHBC has been retained to review the 2012 Heritage Impact Assessment and provide an updated impact analysis.

The current development concept includes the development of the subject lands with 8 stacked townhouse blocks, containing a total of 136 units. The proposed development includes retaining and conserving the existing stone dwelling located on-site and adaptively reusing it in a new location. The house would be re-located to the north-east and placed atop a new foundation within a central amenity area.

Summary of Impact Analysis:

This report concludes that the property at 331 Clair Road East is of Cultural Heritage Value or Interest and meets 2 of 9 criteria under *Ontario Regulation 9/06* and can therefore be considered for designation under Part IV of the *Ontario Heritage Act*. A list of heritage attributes are provided in Section 3.2 of this report.

This report has evaluated whether or not adverse impacts are anticipated as a result of the current development proposal. Overall, the retention and conservation of the building over the long-term is considered a beneficial impact.

Adverse impacts are related to the removal of the original foundation and the rear summer kitchen. These impacts can be mitigated through documentation, salvage, and commemoration. The re-location of the building on-site is considered a neutral impact, provided that it is re-located safely. The re-location is a neutral impact given that its location in-situ is not considered significant and does not have a contextual relationship with any other features on-site. A structural report has demonstrated that the building can be considered for re-location.

The following provides mitigation recommendations as it relates to the identified impacts to cultural heritage resources:

- Conservation Plan:
 - The purpose of the Conservation Plan is to provide recommendations regarding how the building will be moved safely, providing recommendations for detailed alterations to the building during the construction phase, as well as long-term maintenance and monitoring;
- Documentation & Salvage Report:
 - Document the site as well as the interior and exterior of the dwelling with photographs;
 - Measured drawings of the exterior of the dwelling;
 - Identification of any features of the site which may be good candidates for retention or removal and salvage;
- Commemoration Plan:
 - Provide recommended text/photos/design for an interpretive plaque or panel within the amenity area, near the retained heritage dwelling to interpret the history of the site, its relocation etc.
- Protection/Designation:
 - That the property be designated under Part IV of the *Ontario Heritage Act*. The designation By-law should clearly identify that the reason for which the property is of CHVI is related to the heritage dwelling only. The By-law should provide a detailed list of heritage attributes of the dwelling as provided in Section 3.2 of this report.

1.0 Introduction

1.1 Location of the Subject Lands

The subject property can be described as a rectangular shaped lot having an area of 1.65 hectares with approximately 173 metres of frontage on Clair Road East. The surrounding area is characterized by residential development, generally consisting of a mix of single-detached, semi-detached, townhouses, stacked townhouses and multiple residential buildings to the north and west. The context also includes large residential estates along Kilkenny Place and to the south and east as well as wooded areas. (See Figure 1 below).



Figure 1: Aerial photograph noting the location of the subject property, outlined in red. (Source: MHBC, 2023).

1.2 Heritage Status

The property located at 331 Clair Road East is listed (non-designated) on the City of Guelph Heritage Register under Part IV, Section 27 of the *Ontario Heritage Act*. The Register identifies that the property is of cultural heritage value as it includes a dwelling constructed c. 1850 in the Neo-Classical architectural style (See Figure below).

331 Clair Rd E

PT Lot 11, Concession 8
Built c. 1850

Neo-Classic Vernacular, 1 1/2 storey, 3 bay, front gable, round-head window, gothic divisions, eaves returns.



Figure 2: Excerpt of the City of Guelph Municipal Heritage Register, 331 Clair Road East (Source: City of Guelph Heritage Register, accessed 2023).

1.3 Adjacent Cultural Heritage Resources

According to a review of the City of Guelph Heritage Register, the subject property is not located adjacent to any identified cultural heritage resources.

2.0 Policy Context

2.1 Planning Act and Provincial Policy Statement 2020

The *Planning Act* contains a number of provisions respecting cultural heritage. These are contained directly in Section 2 and in Section 3 respecting policy statements and provincial plans. In Section 2, the *Planning Act* outlines matters of provincial interest. Regarding cultural heritage, Subsection 2(d) of the *Planning Act* provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The *Planning Act* provides the overall broad consideration of cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2020* (PPS). Section 3 (5) identifies that all decisions of Council in respect of a planning matter shall be consistent with the PPS. When addressing cultural heritage planning, the PPS provides for the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.2 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *Ontario Heritage Act*, R.S.O., 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The evaluation of resources contained in the HIA has been guided using the criteria provided in *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest (CHVI).

2.3 City of Guelph Official Plan

Section 4.8 of the City of Guelph Official Plan provide policies regarding the management of cultural heritage resources. The following provides a selection of these policies which are related to the scope of this report and the proposed development of the subject property.

4.8.1 Policies

2. Built heritage resources and cultural heritage landscapes may be designated and/or listed on the Municipal Register of Cultural Heritage Properties.

5. Guidelines for Cultural Heritage Resource Impact Assessments, Cultural Heritage Conservation Plans and Cultural Heritage Reviews may be established by the City. Cultural Heritage Resource Impact Assessments and Cultural Heritage Conservation Plans will be used when evaluating development and redevelopment in association with designated and non-designated properties in the Municipal Register of Cultural Heritage Properties. Cultural Heritage Reviews will be used to assess non-designated properties listed on the Municipal Register of Cultural Heritage Properties.

6. Built heritage resources and cultural heritage landscapes are required to be maintained with appropriate care and maintenance that conserves their heritage attributes in accordance with:

i) the City's Property Standards By-law, the Tree By-law and the Site Alteration By-law; and

ii) prescribed federal and provincial standards and guidelines.

7. The ongoing maintenance and care of individual built heritage resources and cultural heritage landscapes and the properties on which they are situated together with associated features and structures is required in accordance with City standards and by-laws and, where appropriate, the City will provide guidance on sound conservation practices.

8. *Proper conservation and maintenance of built heritage resources and cultural heritage landscapes should be recognized and encouraged as a viable and preferred means of reducing energy consumption and waste.*
9. *The City will encourage property owners to seek out and apply for funding sources available for conservation and restoration work.*
12. *The City will ensure the conservation and protection of cultural heritage resources in all planning and development matters including site alteration, transportation, servicing and infrastructure projects.*
13. *The City may require, as a condition of approval of a development proposal within which a cultural heritage resource is situated or which is adjacent to a protected heritage property, the provision of one or more performance assurances, performance security, property insurance and/or maintenance agreements, in a form acceptable to the City, in order to conserve the cultural heritage resource.*
14. *It is preferred that cultural heritage resources be conserved in situ and that they not be relocated unless there is no other means to retain them. Where a cultural heritage resource cannot be conserved in situ or through relocation and approval for demolition or removal is granted, the City in consultation with Heritage Guelph will require the proponent to provide full documentation of the cultural heritage resource for archival purposes, consisting of a history, photographic record and measured drawings, in a format acceptable to the City.*
15. *The proponent shall provide and deliver to the City all or any part of the demolished cultural heritage resource that the City, in consultation with Heritage Guelph, considers appropriate for re-use, archival, display, or commemorative purposes, at no cost to the City. The City may use or dispose of these artifacts as it deems appropriate in accordance with the Ontario Heritage Act and any applicable regulations or guidelines.*
16. *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 pioneer 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.

4.8.5 Heritage Register

2. Council, in consultation with Heritage Guelph, may remove non-designated properties from the Heritage Register, provided it has been demonstrated to the satisfaction of Council, through a Cultural Heritage Review or an appropriate alternative review process, that the property is no longer of cultural heritage value or interest.

4. Non-designated built heritage resources or cultural heritage landscapes listed in the Heritage Register shall not be demolished or removed without the owner providing at least 60 days notice in writing to the City of the intent to demolish in conjunction with an application for a demolition permit. Council, in consultation with Heritage Guelph, will assess requests for demolition to determine the significance of the built heritage resources and cultural heritage landscapes affected. Council may refuse to issue the demolition permit and determine that the property is of sufficient cultural heritage value or interest that it should be designated under the Ontario Heritage Act.

6. Built heritage resources and cultural heritage landscapes that have been listed in the Heritage Register shall be considered for conservation in development applications initiated under the Planning Act, unless the applicant demonstrates to Council in consultation with Heritage Guelph, through a Cultural Heritage Resource Impact Assessment, Scoped Cultural Heritage Resource Impact Assessment or Cultural Heritage Review, that the built heritage resource or cultural heritage landscape is not of cultural heritage value or interest and, therefore, does not meet the criteria for designation under the Ontario Heritage Act.

7. Where a non-designated built heritage resource or cultural heritage landscape is listed in the Heritage Register, the City may require, as a condition of approval of a development application under the Planning Act, a building permit, a partial demolition or change of use, that the proponent enter into agreements to conserve and/or permit to be designated, by the City, in consultation with Heritage Guelph, the built heritage resource or cultural heritage landscape.

8. The City may require the proponent to prepare a Cultural Heritage Conservation Plan as a condition of approval for a development application, a building permit, including partial demolition, and/or a change of use that has the potential to impact a non-designated built heritage resource or a cultural heritage landscape listed in the Heritage Register.

3.0 Review of EcoPlans HIA (2012)

3.1 Summary of 2012 Heritage Impact Assessment

The property located at 331 Clair Road East can be described as a 1.73 ha site which includes a dwelling and outbuilding. The property formerly included a barn and an additional outbuilding which was included in the scope of the 2012 HIA. These structures have since been removed. The HIA prepared by EcoPlans concluded that the only feature of the property worthy of conservation is the existing stone dwelling.

The 2012 HIA provided the following Cultural Heritage Evaluation for the property at 331 Clair Road East:

<i>Ontario Regulation 9/06 (331 Clair Road East)</i>	
Design/Physical Value	
<i>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.</i>	<p>The subject residence is a representative example of a c. 1864 vernacular one-and-a half fieldstone farmhouse with a rectangular plan with four rooms on each floor, arranged symmetrically around a centre hall and staircase. The one-storey kitchen addition at the rear is a typical extension probably added in the 1870s and is similar in materials, style and quality of workmanship. The interior contains a number of original features including, original wide plank pine floors and high baseboards throughout the first floor, paneled window and door casings and dado in the parlor, and chair rail in the dining room.</p> <p>The subject barn is not a representative example of an early 20th century timber-frame bank barn because it has been altered and is no longer connected to an approach road. The earthen ramp on the west side is a remnant associated with earlier uses. The barn has undergone several alterations including, the enclosing of the partial overhang on the east side, the addition of a concrete block structure at the south east corner, and considerable rebuilding following a tornado in 2000 which damaged the roof and upper portions of the walls.</p>
<i>2. The property has design value or physical</i>	The subject residence and barn display a moderate but not high degree of craftsmanship or artistic merit. The barn may incorporate materials from earlier

<p><i>value because it displays a high degree of craftsmanship or artistic merit.</i></p>	<p>barns located on the property and has log, hewn and sawn woodwork. The house is constructed of fieldstones placed in irregular courses with a ribbon mortar joint on the front façade to give the appearance of cut stone. Openings have dressed limestone sills and lintels with hammered faces. Window and door openings are square-headed with the exception of the round headed window in the gable above the main entrance. The interior wood work is largely intact and notable features include the original wide plank pine floors and high baseboards throughout the first floor, paneled window and door casings and dado in the parlor, and chair rail in the dining room.</p>
<p><i>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</i></p>	<p>The subject residence and barn do not display a high degree of technical or scientific achievement.</p>
<p>Historical/Associative Value</p>	
<p><i>4. The property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.</i></p>	<p>The subject residence has historical and associative value because it is associated with James Hanlon, son of John Hanlon one of the earliest settlers in Puslinch Township. John Hanlon came from Ireland in 1832 and received the Crown Grant for 100-acres. The subject property is a 4.29 parcel of this original farmstead containing the residence built by John Hanlon's son James Hanlon c. 1864. This property is associated with three generations of the Hanlon family. The subject barn does not have historical or associative value because it was built c. 1908 and is not associated with the Hanlons but with subsequent owners.</p>
<p><i>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.</i></p>	<p>The subject property does not yield or have the potential to yield information that contributes to an understanding of a community of culture because it is now comprised of a small portion 4.29-acre portion of a 100-acre farmstead historically associated with mixed -used farming.</p>
<p><i>6. The property has historical value or associative value</i></p>	<p>The subject property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.</p>

<p><i>because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.</i></p>	
<p><i>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</i></p>	<p>The character of the area is no longer rural and the subject property is now located within city limits. Farmland on the opposite (north) side of Clair Road has already been developed residential for estate uses. The subject property is a vestige of an earlier period when this area was rural/agricultural and part of Puslinch Township, prior to annexation by the City of Guelph in 1993.</p>
<p><i>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</i></p>	<p>The subject residence is linked to its surroundings since it still faces Clair Road. Connections and circulation patterns between buildings have been altered so that there is currently no vehicular access to the abandoned abattoir or upper level of the barn. The property is situated on high ground and currently maintains scenic views of the rolling landscape to the east.</p>
<p><i>9. The property has contextual value because it is a landmark</i></p>	<p>The residence was once a visible landmark along Clair Road, however the development of residential neighbourhoods on the north side of Clair Road East has diminished the status of the subject house as a landmark. The wooden fence located along Clair Road, which is covered in unkempt vegetation, further diminishes its value as a historical landmark.</p>

The 2012 HIA evaluated a concept to sever the lot into 2 parcels, with the single detached stone house retained on a 0.11 ha lot in existing location in-situ. The severed 1.55 ha lot was proposed to be developed with a 60 unit townhouse development. The development required Official Plan and Zoning By-law Amendments to re-designate the site from 'Reserve Lands' to 'General Residential' and re-zone the site from A-2 (Specialized Agricultural Zone) to R1.A (Residential Single Detached Zone) with site specific regulations and R3.A (Residential Townhouse Zone) with site specific regulations.

The HIA was supportive of this proposal, provided that the dwelling was retained and conserved. The HIA concluded that the development of the site to include townhouses would not result in adverse impacts to the dwelling on the retained lot. The HIA identified that the concept would

allow the house to remain visible from Clair Road and would not be obstructed by the proposed new townhouses. The HIA identified that the concept would result in a change to the setting of the retained lot, and an adequate landscaped buffer was recommended around the perimeter of the lot which includes the heritage dwelling. The HIA recommended that the house be designated under Part IV of the *Ontario Heritage Act*.

3.2 Comments on the 2012 Heritage Impact Assessment

The City of Guelph's Terms of Reference for the preparation of Heritage Impact Assessments identifies that alternative development and mitigation options may include those related to a) avoidance, and b) salvage. The HIA prepared by Ecoplans identified that if retaining the dwelling in-situ was not selected as the preferred option going forward, other options could be considered, including those related to the re-location of the building. The HIA determined that *"...this will involve the sensitive adaptation of the historic house with a continuing or compatible contemporary use, while protecting its heritage values and attributes. Continued use of the house is essential to its preservation."*

The HIA prepared by Ecoplans provides a cultural heritage evaluation of the subject property based on applicable legislation and guidelines for 2012. We agree that the property at 331 Clair Road meets the legislated criteria for determining Cultural Heritage Value or Interest.

It is important to note that *Ontario Heritage Act* has been amended since the evaluation was undertaken in 2012. The *Ontario Heritage Act* now requires that properties must meet 1 criteria under *Ontario Regulation 9/06* to be identified as having Cultural Heritage Value or Interest, and must meet at least 2 criteria to be a candidate for designation under Part IV of the *Ontario Heritage Act*. We are in agreement that the property meets at least 2 criteria and that the only feature located on-site which is worthy of long-term conservation is the existing stone dwelling.

We disagree with the 2012 report that the property meets 3 criteria. The HIA identifies that the property has contextual value given that it is *"...located on the original road allowance between concessions, now Clair Road, a physical reminder of the areas former rural/agricultural significance."* The building is located along Clair Road, however we do not agree that this substantially adds to the reasons for which the dwelling is of CHVI. The area was formally rural/agricultural in nature, but we do not agree that this former use of the landscape was significant. The agricultural use of the landscape as well as the location of the dwelling on the road allowance between concessions is not a significant relationship, but represents a lotting pattern which was commonplace in the 19th century. This is therefore considered circumstantial, rather than significant.

The 2012 HIA identifies that the primary heritage attribute of the property is the existing dwelling. The 2012 HIA does not provide a detailed list of features at the exterior of the building which

must be identified in any future designation By-law. We recommend that the designation By-law include the following in the list of heritage attributes:

- Vernacular one-and-a half storey fieldstone farmhouse with rectangular plan;
- 3-bay façade with large rectangular-shaped window openings and central door opening;
- Central door opening including sidelights and transom;
- All original window and door openings;
- All stone sills and lintels at window and door openings;
- Side-gabled roof with overhang/return eaves, original wood soffits and fascia with large paired dentil designs;
- Paired stone chimneys above the roofline at the east and west elevations;
- Central moderately-pitched front gable with arched stone lintel;
- Stone construction with parging and pointing to resemble cut stone blocks;
- Large stone quoins at all corners of the main portion of the dwelling;

Given the central location of the building and its visibility from all angles within the development proposal, it is recommended that the above noted list of attributes apply to the east, north, south, and west elevations.

Section 6.2 of the report identifies that, "There are no trees of significant cultural merit remaining [on the subject property] (excluding one sugar maple on the public boulevard." While this excerpt of the report suggests that a tree of significant CHVI was identified, the HIA did not provide recommendations related to its conservation by either the proponent or the municipality. The tree has likely been removed given that it was located on a public boulevard.

The 2012 HIA identified that it may be possible for the barn to be retained and integrated with the proposed development. The HIA recommended that if the barn were to be demolished, that "...remnants of the barn structure, such as timbers and the fieldstone foundation be salvaged and incorporated into the proposed common amenity area as interpretive features." We are aware that the barn has been removed from the subject property and no items were salvaged. However, there are still opportunities for salvage and commemoration as part of the current proposed development.

We agree that the property could be designated under Part IV of the *Ontario Heritage Act* to ensure its conservation over the long-term. We suggest that the designation By-law be co-

ordinated with the proposed development so that the By-law accurately reflects the proposed development and heritage attributes to be retained and conserved.

4.0 Existing Conditions

A structural feasibility review for the re-location of the house was undertaken in 2023. The structural feasibility review has concluded that the structure can be re-located, provide that some repairs are carried-out first. The condition report noted the location and extent of masonry damage throughout, and the condition of the rear wooden porch, which is recommended for removal. The structural report also concluded that the rear summer kitchen could be removed and separated from the dwelling prior to re-location.



Figures 3 & 4: (left) View of north (front) and west elevations, looking south-east, (right) View of east and north (front) elevation, looking south-west (MHBC, 2023)

The site visit was completed by MHBC in May 2023 in order to undertake a visual analysis of the condition of the building from the exterior. The site visit determined that the majority of original wood windows have been destroyed.

Localized masonry issues were observed, as per the findings of the Stantec structural report. Larger masonry cracks and condition issues were also observed, including a large crack in the masonry in the rear addition (See Figure 6).



Figures 5 & 6: Excerpt of the City of Guelph Municipal Heritage Register, 331 Clair Road East (Source: City of Guelph Heritage Register, accessed 2023)

5.0 Description of Proposed Development

The current development concept includes the development of 8 townhouse blocks with a total of 136 units. The proposal includes parking spaces which are located in the centre of the site around an amenity area. The rear addition is proposed for removal, and the remainder of the dwelling is proposed to be re-located on-site. The house would be re-located to the north-east and placed atop a new foundation within a central amenity area. The building would be restored in its new location and conserved over the long-term.

The building is proposed to be adaptively re-used for amenity use. The specific use of the building will be determined through the site plan approval process. The amenity area includes landscaped open space and inter-connected pathways and seating areas.

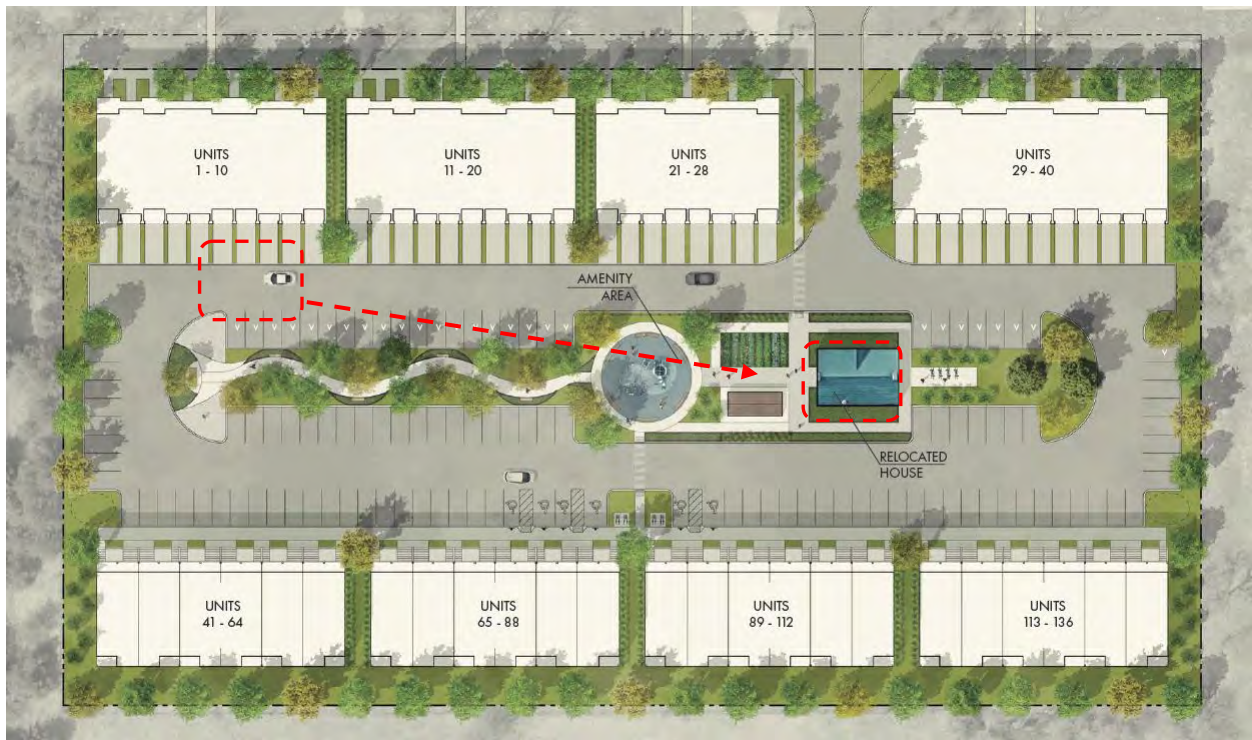


Figure 7: Site Plan of the Proposed Development of the Subject Lands noting approximate existing location of heritage dwelling and proposed new location within the central amenity area (MHBC, 2023)

6.0 Impact Assessment

6.1 Introduction

The purpose of this HIA is to assess whether or not the proposed development of the subject lands will result in impacts to cultural heritage resources located on-site and adjacent, as described in this report.

The analysis of impacts is guided by the Heritage Toolkit of the Ministry of Multiculturalism (formerly the Ministry of Heritage, Sport, Tourism and Culture Industries). Here, the Toolkit outlines potential sources of adverse impacts as follows:

- **Destruction:** of any, or part of any *significant heritage attributes* or features;
- **Alteration:** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows:** created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;
- **Isolation:** of a *heritage attribute* from its surrounding environment, context or a significant relationship;
- **Direct or Indirect Obstruction:** of significant views or vistas within, from, or of built and natural features;
- **A change in land use:** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances:** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

6.2 Analysis of Impacts

The current development concept will result in the re-location of the existing dwelling. The dwelling will be retained and incorporated into the proposed development in a new location on-site and adaptively re-used.

The main portion of the existing dwelling will be retained and altered to suit adaptive new use. This includes the re-location of the dwelling and setting it atop a new foundation. Given that the property is not considered a Cultural Heritage Landscape, and there are no significant contextual relationships between the dwelling and other features of the subject property, the re-location is considered a neutral impact provided that it is moved safely.

The removal of the original foundation is considered an adverse impact given that it includes the permanent removal of heritage fabric. However, the impact is considered moderate, rather than major given that the primary features of the dwelling will be conserved, and placing it atop a new foundation will allow for its conservation over the long-term. Other alterations to the dwelling should be subject to a Conservation Plan to ensure they are consistent with the Standards & Guidelines for the Conservation of Historic Places in Canada.

The removal of the rear addition is proposed. The rear addition is described in the 2012 HIA as likely being added in the 1870s and closely resembles the front section. The HIA *includes the rear kitchen addition in the description of design/physical value of the property, stating that, "The one-storey kitchen addition at the rear is a typical extension probably added in the 1870s and is similar in materials, style and quality of workmanship."* Given that the rear addition is a component of the building, its removal is considered an adverse impact. While this is true, the rear addition was not intended to be visible from the street and is not part of the primary façade of the structure. The rear addition does not include any features which are considered early, rare, or unique. Therefore, the removal of the rear façade is considered a moderate adverse impact which can be mitigated through the proposal to retain and conserve the remainder of the building.

The proposal includes alterations to the building so that it can be adaptively re-used and conserved over the long-term. This includes the replacement of existing windows and doors, which are damaged beyond repair, and the installation of new windows and doors which meet security standards. Given that the existing windows are damaged beyond repair, their removal is considered a neutral adverse impact provided that any new doors or windows respect existing openings and are complementary to the materials and architectural style of the house. Other alterations can be anticipated, such as repairs to masonry. Provided that these alterations/repairs are undertaken with like materials by a professional mason with demonstrated experience in this work, no adverse impacts are anticipated.

According to the Ontario Heritage Toolkit, shadows which alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden constitutes an adverse impact related to shadows. Given that a) no such gardens or natural features which are of CHVI have been identified and b) the low-density nature of the residential development, no adverse impacts related to shadows are anticipated.

As noted in the 2012 HIA prepared by Ecoplans, the dwelling and barn are the only features which are of Cultural Heritage Value or Interest. The barn has since been removed. Therefore, the dwelling does not have a significant relationship with any features located on-site and will not be isolated or separated from any other feature.

The 2012 Heritage Impact Assessment identified that the visibility of the dwelling along Clair Road was part of its value which would be conserved as part of the previous development concept. The current development concept includes the construction of 4 blocks of townhouse units along Clair Road East. Access to the townhouse development is provided at Clair Road East. Upon entering the proposed development, the re-located heritage house terminates the view from the private driveway resulting in the relocated house being prominently visible within the amenity area (See Figure 8 below) and remaining visible from Clair Road. The loss of open views of the dwelling as one traverses Clair Road East is considered an adverse impact. However, the impact is considered moderate, rather than major given that the primary façade of the building remains visible from the public realm as per the lines of sight noted in the figure below.

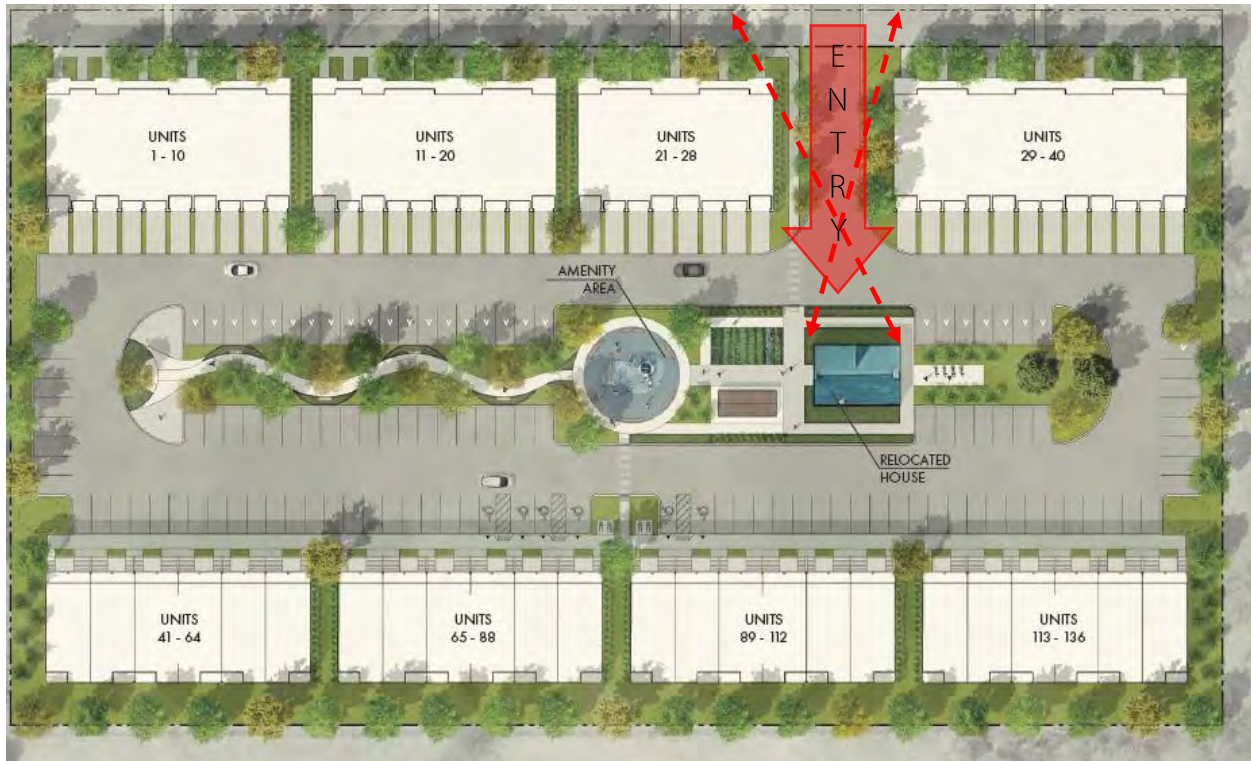


Figure 8: Proposed Development Concept noting the lines of sight towards the re-located heritage house from Clair Road East.

6.3 Summary of Impact Analysis (Chart)

The following chart provides an evaluation of impacts as it relates to the identified cultural heritage resources located at 331 Guelph Street East.

Potential Sources of Impacts: 331 Clair Road East, Guelph

Ontario Heritage Toolkit:	
Destruction	Adverse impacts. The current development concept will result in the removal of the original foundation and the rear addition, which is considered a moderate, rather than a major adverse impact. The rear addition is not the primary feature of the building and was not intended to be a prominent feature of the dwelling. The removal of the original foundation is required in order to ensure that the building is conserved over the long-term.
Alteration	Adverse impacts. The re-location of the building is considered a neutral impact provided that it can be moved safely. The removal of the original foundation is considered an adverse impact given

	<p>that it includes the permanent removal of heritage fabric.</p> <p>Given that the heritage building is proposed for re-location, vibration impacts from the physical act of re-location are anticipated. It is also recommended that a Relocation Plan and Conservation Plan be drafted in order to guide construction activities and avoid or minimize adverse impacts.</p>
Shadows	<p>No. No such gardens or natural features which are of CHVI have been identified and b) the low-density nature of the residential development, no adverse impacts related to shadows are anticipated.</p>
Isolation	<p>No. The dwelling does not have a significant relationship with any features located on-site and will not be isolated or separated from any other feature.</p>
Direct/Indirect Obstruction	<p>Adverse impacts. The loss of open views of the dwelling as one traverses Clair Road East is considered an adverse impact. However, the building will remain prominently visible from Clair Road at the entrance of the proposed development.</p>
Change in Land Use	<p>No. The proposed land use will remain residential, but will accommodate additional density. No adverse impacts to cultural heritage resources are anticipated as a result of land use.</p>
Land Disturbances	<p>No. Adverse impacts related to vibrations are primarily associated with the re-location of the building. Once the building has been re-located and placed atop a new foundation, no adverse impacts related to land disturbances are anticipated.</p>

7.0 Alternative Development Approaches

7.1 Introduction

The following have been identified as a range of development alternatives that may be considered as part of the heritage planning process.

7.2 Alternative Development Approaches

7.2.1 'Do Nothing' Approach

The 'do nothing' alternative would result in less adverse impacts to the existing cultural heritage resources since no redevelopment would occur. The existing dwelling at 331 Clair Road East would remain. Should this alternative be selected, it is recommended that the building be mothballed in order to stabilize the building until such a time a plan is formulated for its future use.

7.2.2 Develop the Site and Leave the Dwelling In-Situ

The development of the site while leaving the dwelling in-situ would require a substantial re-design of the proposed residential concept. This option would result in reduced space for at least one townhouse block and related parking. This option would result in less adverse impacts to cultural heritage resources, but would also result in considerably decreasing the density of the proposed development.

7.2.3 Develop the Site and Retain Portions of the Dwelling (i.e. retain the façade)

This option would result in retaining a portion of the existing building, such as the front façade fronting Clair Road East and incorporating it into the proposed development either in-situ or at an alternative location. This option could include retaining more than the façade is retained in order to conserve the three-dimensionality of the building. This option would result in impacts related to the loss of heritage fabric. The proposed re-location of a portion of the building on-site would result in neutral impacts given that the building does not have a significant contextual relationship with its location in-situ.

7.2.4 Relocation to an Alternative Site

This alternative option would result in re-locating the existing dwelling to an alternative location off-site. This option would require a) confirmation that the building can withstand the physical stress of re-location, and b) a receiving site which is appropriate. A structural report has not been completed which would determine whether or not the building can be re-located long distances. Should the building be stable enough for re-location and an appropriate accepting site be obtained, the building would likely need to be altered in order to suit continued residential use or adaptive re-use.

8.0 Mitigation & Conservation

The analysis provided in the Section 5.0 of this report demonstrates that the proposed development is anticipated to result in adverse impacts related to destruction, alteration, and obstruction.

The proposed removal of the existing foundation of the building is an adverse impact given that it includes the removal of heritage fabric. However, this impact can be mitigated given that the building will be placed atop a new foundation allowing for adaptive re-use and conservation over the long-term. The reduced visibility of the dwelling along Clair Road is considered an adverse impact. However, the impact is related to the loss of oblique views from the street. The building will be re-located such that it is a prominent feature of the proposed development when entering into the complex from Clair Road and visibility of the building from Clair Road will be retained.

The following provides mitigation recommendations as it relates to the identified impacts to cultural heritage resources:

- Conservation Plan:
 - The purpose of the Conservation Plan is to provide recommendations regarding how the building will be moved safely, providing recommendations for detailed alterations to the building during the construction phase, as well as long-term maintenance and monitoring;
- Documentation & Salvage Report:
 - Document the site as well as the interior and exterior of the dwelling with photographs;
 - Measured drawings of the exterior of the dwelling;
 - Identification of any features of the site which may be good candidates for retention or removal and salvage;
- Commemoration Plan:
 - Provide recommended text/photos/design for an interpretive plaque or panel within the amenity area, near the retained heritage dwelling to interpret the history of the site, its relocation etc.
- Protection/Designation:
 - That the property be designated under Part IV of the *Ontario Heritage Act*. The designation By-law should clearly identify that the reason for which the property is of CHVI is related to the heritage dwelling only. The By-law should provide a

detailed list of heritage attributes of the dwelling as provided in Section 3.2 of this report.

9.0 Conclusion and Recommendations

This report concludes that the property at 331 Clair Road East is of Cultural Heritage Value or Interest and meets 2 of 9 criteria under *Ontario Regulation 9/06* and can therefore be considered for designation under Part IV of the *Ontario Heritage Act*. A list of heritage attributes are provided in Section 3.0 of this report.

Adverse impacts related to destruction are related to the removal of the original foundation and the rear summer kitchen. These impacts can be mitigated through documentation, salvage, and commemoration. The re-location of the building on-site is considered a neutral impact (provided that it is re-located safely). The re-location is a neutral impact given that its location in-situ is not considered significant and does not have a contextual relationship with any other features on-site. The structural report has demonstrated that the building can be considered for re-location. The retention and conservation of the building over the long-term is considered a beneficial impact.

The following provides mitigation recommendations as it relates to the identified impacts to cultural heritage resources:

- Conservation Plan:
 - The purpose of the Conservation Plan is to provide recommendations regarding how the building will be moved safely, providing recommendations for detailed alterations to the building during the construction phase, as well as long-term maintenance and monitoring;
- Documentation & Salvage Report:
 - Document the site as well as the interior and exterior of the dwelling with photographs;
 - Measured drawings of the exterior of the dwelling;
 - Identification of any features of the site which may be good candidates for retention or removal and salvage;
- Commemoration Plan:
 - Provide recommended text/photos/design for an interpretive plaque or panel within the amenity area, near the retained heritage dwelling to interpret the history of the site, its relocation etc.

- Protection/Designation:
 - That the property be designated under Part IV of the *Ontario Heritage Act*. The designation By-law should clearly identify that the reason for which the property is of CHVI is related to the heritage dwelling only. The By-law should provide a detailed list of heritage attributes of the dwelling as provided in Section 3.2 of this report.

Appendix **A** – Location Map

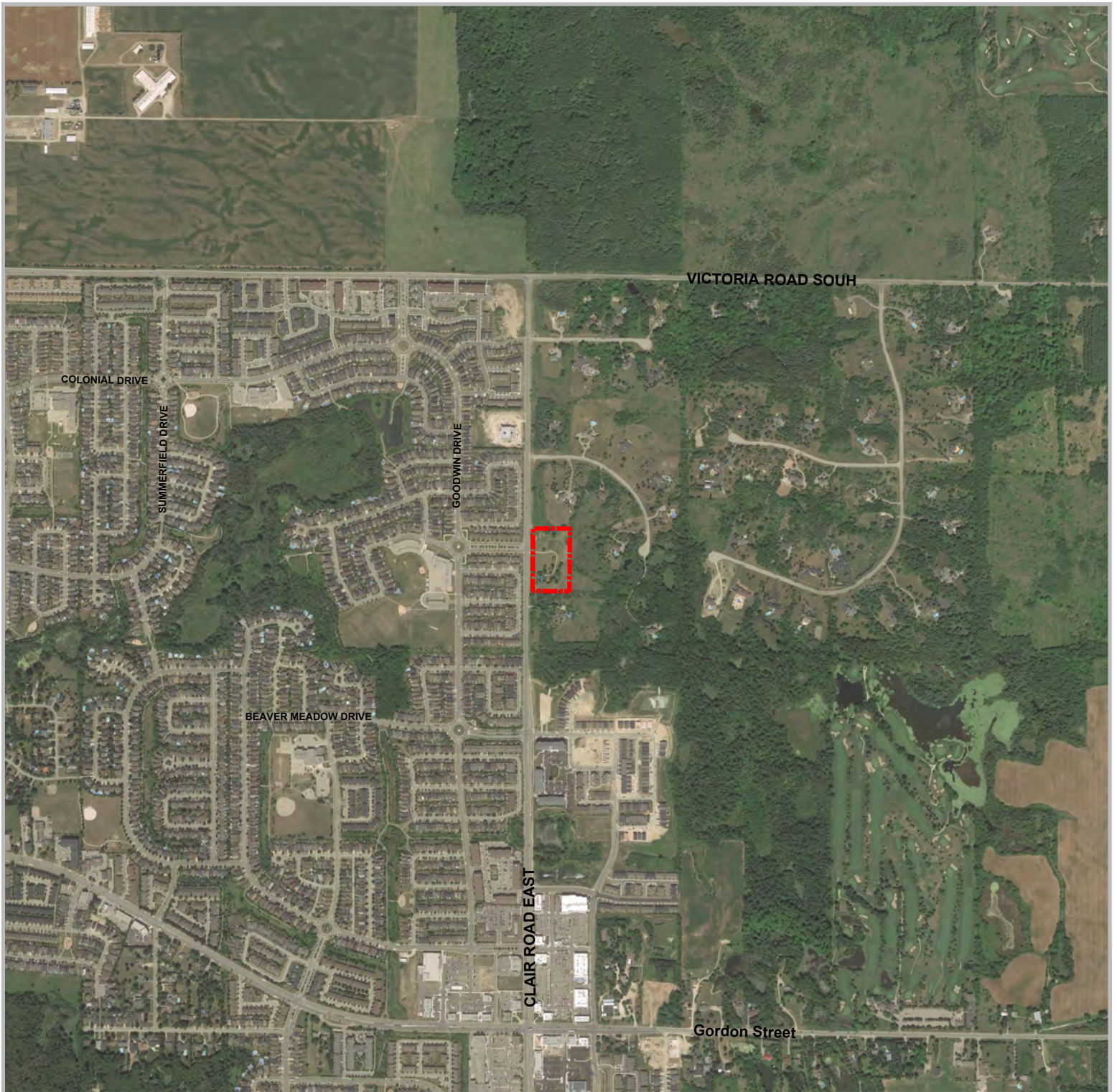



Figure 1:
Location Map

LEGEND

 Subject Lands

Date: April, 2023

Scale: 1:12,500

File: Y509BU

Drawn: NDC



K:\Y509BU - 331 Clair Road - Guelph\RPT\Location Map.dwg

331 Clair Road East
City of Guelph
County of Wellington

Source: Google Satellite Imagery

Appendix **B** – Site Plan

CLAIR ROAD EAST

UNITS
1 - 10

UNITS
11 - 20

UNITS
21 - 28

UNITS
29 - 40

AMENITY
AREA

RELOCATED
HOUSE

UNITS
41 - 64

UNITS
65 - 88

UNITS
89 - 112

UNITS
113 - 136



Appendix C – Stantec Structural Report

To: **Kevin Fergin, P.Eng.**
Reid's Heritage Homes
Cambridge, Ontario

From: **Josiah Fogarty, P.Eng., CAHP**
Stantec Consulting Ltd.
Ottawa, Ontario

Project/File: 161414325

Date: May 18, 2023

Reference: 161414325 – 331 Clair Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House

INTRODUCTION AND BACKGROUND

It is understood that the building located at 331 Clair Rd E in Guelph, Ontario is being investigated for provincial historical importance in accordance with Ontario Regulation 9/06 - *Criteria for Determining Cultural Heritage Value or Interest, Under the Ontario Heritage Act*. The property is in the planning stage to be developed into residential units, and thus impose on the current state of the building on the property. As part of the heritage value assessment, relocation of the structure is proposed as a means of historic preservation.

To this end, the purpose of this memo is to present the high-level feasibility of relocating the residence structure. This memo will focus on the structural feasibility and is mainly concerned with the current condition and integrity of the buildings and what steps would need to be taken to pursue a relocation. Additionally, the memo will seek to provide additional information regarding the historic structural aspects of the structures for further use in the planning process.

The property has been known to be vacant for many years, and has been boarded up to protect against vandals and squatters.

BUILDING DESCRIPTION

The building is a residential house which was constructed circa. 1850 as a farmstead. The main section of the building is one and a half stories with a small gabled roof dormer over the entrance on the principal façade (facing true north-west, and described as facing north). A one-storey summer kitchen is constructed on the back side of the main residence. The main house has a full basement over its entire footprint, while the summer kitchen appears to be built on-grade without a basement or crawl space. Given that the summer kitchen does not have a full basement to match the main house, it is believed that the summer kitchen is a later addition to the building. This however was not confirmed by primary records, and should be confirmed if relevant to the historic value of the house.

The main house is a 40' x 28' rectangular footprint, with the summer kitchen being 18' x 24', making the entire depth of the house 52'. On the west side of the summer kitchen, there is a 6' deep wooden covered porch. A drawing showing the approximate layout of the building is attached at the end of this memo.

Reference: 331 Clair Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House



Photo 1: Main House (Principal Elevation -North)



Photo 2: East Elevation



Photo 3: South Elevation (Summer Kitchen)



Photo 4: West Elevation

The entire structure is stone masonry with varying stone types used throughout with very high variability in colour. In general, all the stone appears to be variations of granite, likely sourced from the local fields of the area. The principal façade is a coursed ashlar-faced rubble stone wall, with dressed ashlar stones used for jambs, lintels, and quoins. Dressed stones appear to be limestone and are a more consistent quality and finish, it is expected that these stones were sourced from a single quarry and specifically used on the principal façade for their architectural value. It is common for rubble building in this period to source and finish higher quality stone for the principal face of the building. All other walls are uncoursed rubble granite of varying sizes.

Foundation walls of the building are rubble stone and support a timber floor system. The timber first floor is made up of hewn timbers supported by interior timber posts. Modern lumber has been used to reinforce the structure using multi-ply beams running across the original hewn timber floor.

Reference: 331 Clair Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House



Photo 5: Typical Coursed Ashlar Wall with Dressed Jamb and Lintel



Photo 6: Typical Un-coursed Rubble Wall with Ashlar Granite Quoins



Figure 1: Typical Rubble Wall

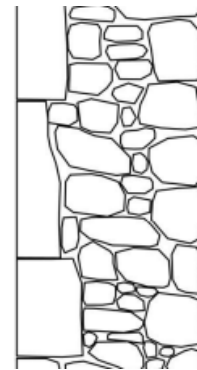


Figure 2: Ashlar Faced Rubble Wall

The roof of the building could not be accessed however based on exterior and interior visuals; the roofs are expected to be regularly spaced timber rafters with collar ties at mid-height. The age and type of timber likely matches that of the floor assemblies visible from the basement.

A wooden covered porch is attached on the east side of the summer kitchen and is supported on timber newel posts with concrete foundations. It is not believed that the portico is original to the building given the finish of the timbers used.



Photo 8: Summer Kitchen and Covered Porch



Photo 9: Underside of Covered Porch

Reference: 331 Clair Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House

SITE INVESTIGATION AND METHODOLOGY

On February 15th, 2023, Josiah Fogarty, P.Eng, CAHP from Stantec was on site from 9:00am to 2:00pm to complete a survey of the building structure and property as it related to possible relocation. At the time of the inspection, the weather was a mixture of sunny and overcast and approximately 5 °C. During the inspection, no tenants of the property were present within the house. Josiah was joined at the start of the inspection by Kevin Fergin from Reid's Heritage Homes who provided access to the interior of the structure for the inspection.

In addition to the inspection on February 15th, Mr. Fogarty was on-site the morning of February 14th, 2023, with Greg McCulloch of McCulloch Movers, a local building relocation contractor with extensive experience in the relocation of heritage structures. Mr. McCulloch provided insight on the practicalities of a possible relocation. These considerations are included in the following sections.

The exterior of the house was visually inspected for general condition and structural integrity. Specific attention was given to locations which are critical for the loads which would be imposed by a relocation project. The stone foundation and above ground walls were reviewed for stone integrity, quality and completeness of mortar joints, presence of voids in the rubble, and possible conditions which may pose concerns for stability during relocation.

Stones throughout the building were hammer-sounded to evaluate possible voids in the walls and the presence of loose stones. Sounding provides a tactile response to assist in determining the possible condition of the rubble within the wall. Mortar joints were reviewed using a knife and pick to locally remove and visually inspect the pointing mortar and the backing mortar. This process was also carried out for some basic conclusions to be drawn about the type and condition of the mortar used in the wall. Inspection of the structure was limited to a visual assessment with no destructive openings or material testing being completed to evaluate the structure.

FINDINGS

Stone throughout the building was found to be in fair to good condition with few signs of stress to the stones from loading, and no broken stones being observed. Commonly throughout the principal façade, the face of the ashlar stones has spalled up to 1" from the original surface of the stone. This is believed to be the result of the use of cementitious pointing mortars in the joints around the stones. The use of cementitious mortar in pointing, especially when mixed with original lime mortar inside the wall, creates a stiff and impermeable joint which will result in damage to the surrounding stone if the stone is not sufficiently strong to withstand the rigidity created.

Tuck-pointing was present throughout the entire building, and particularly the principal face. The tuck-pointing has been completed using cement mortar and is not of particular high-quality, with significant smearing over the edges of the ashlar stones.



Photo 10: Typical Ashlar with Spalled Face and Tuck-pointing



Photo 11: Typical Ashlar with Spalled Face and Tuck-pointing

Reference: 331 Clair Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House

While spalling of the ashlar stone faces was common, it did not appear to have negatively affected the stone integrity. The ashlar all remained well positioned and were not loose when sounded, no broken stones were found spalling beyond the front 1" of the stone. While this condition can lead to major stone deterioration, and subsequent wall deterioration, it appears the stone in the building are of sufficient quality that the backing wall has not been adversely affected in a substantial way. The mortar remains well bonded to the stones, and although the arises have been smeared over, there is little sign of failure in the cementitious mortar.

The rubble stone on the rest of the building was found to have moderately deteriorated mortar joints with areas of heavy deterioration. It appears that the deterioration is mostly located on faces which are exposed to driven rain and has resulted in a wash-out of the mortar joints. Rubble stone at both the south-west and south-east corner of the summer kitchen is severely cracked and showing signs of settlement. The core of the walls in these areas is exposed to water through the cracking, with some mortar joints fully washed out.



Photo 12: Typical Condition of Rubble Wall



Photo 13: Washed-out mortar and loose stones in Rubble Wall

In locations with significant mortar wash-out, the lime mortar of the core was visible. It is not clear that the lime mortar observed is original to the building, however it appeared to be mostly lime and sand. The backing lime mortar was in fair condition, still bonded to the stone and with the lime binder not washed away. The extent of voids within the core of the wall was not possible to determine, however in all locations where the core was visible from the outside, there appears to be few voids between the core stones.

The interior side of the foundation walls were inspected from the basement, and generally appeared to be in good condition. All joints were well mortared, without signs of cracking or de-bonding of the mortar.



Photo 14: Typical Rubble Foundation Wall



Photo 15: Typical Voids at Joist Ends

Reference: 331 Clair Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House

Four chimneys are present on the building, one stone on each the east and west walls of the main house, as well as one brick chimney at the shared wall between the main residence and the summer kitchen. One final brick chimney is located at the end of the summer kitchen on the south wall. From the interior there was no evidence of deterioration at the stone flues in the main house. The brick chimneys appear to be in poor condition with significant mortar loss in the brick joints.



Photo 16: Summer Kitchen Brick Chimney



Photo 17: View of House showing all four chimneys

DISUCSSION AND RECCOMENDATIONS

In general, the stone structure of the building appears to be in fair condition with locations of severe deterioration. Of critical importance to a relocation of a stone building is that the stones and mortar are in good enough condition that they can work together as a cohesive unit. In this way, the dynamic stresses of lifting and moving a building can be distributed throughout the masonry walls, rather than being focused on one area. To this end, the following local areas of deterioration are recommended to be addressed prior to any relocation project going forward:

- Rubble wall joints throughout had minor cracking in the mortar and moderate washout. All such joints should be raked out and repointed to a depth of sound mortar in order to stabilize the stones. Approximately 25% of the rubble walls should be repaired before relocation.
- The south-west and south-east-east corner of the summer kitchen should be locally rebuilt to stabilize the stone and provide stability for the rubble walls during the move.
- Both brick chimneys are in poor condition and should be fully dismantled and rebuilt. If relocation occurs, it is recommended that they be dismantled before moving the building and rebuilt in the final location. Regardless of chimney condition, it is good practice to dismantle and rebuild chimneys for relocation as they are prone to collapse and damage while move.
- The wooden porch is in very poor condition with suspect connection to the stone walls. The porch should be removed for relocation and reconstructed in the new location.

The condition of the roof structure is also critical to the stability of the stone walls during relocation. The roof provides lateral support to the walls keeping them stable while moving. If the rafters or sheathing are not sufficient, then the stone walls will be allowed to spread out from the middle, and risk collapse. The roof structure should be locally exposed and inspected prior to relocation, and repair completed as needed to ensure the stability of the stone walls. As the roof is partially vaulted, the rafters will be prone to spreading at the top of the stone walls. Prior to any movement of the building, temporary ties should be installed at the base of the rafters to restrain the roof from spreading during relocation

Relocation of the building could be completed as one unit without the need to remove the summer kitchen. The

Reference: 331 Clair Rd E, Guelph – Structural Feasibility Review for Relocation of Stone House

construction of the summer kitchen appears to be quite integral to the rubble walls of the main house, and therefore separation for moving purposes is not required, however they two sections of the structure could be separate to accommodate a move if needed. The house should be lifted from under the timber floor with beams being inserted at any elevation at the top of the foundation walls. The superstructure would then be lifted from the timber floor up, leaving the existing rubble foundation in place.

The summer kitchen was observed to have more advanced deterioration than the main house, with major cracking in the rubble masonry in the south-east and south-west corners. This cracking, while significant, is well within repairable ranges and as noted above would need to be repaired to ensure stability during relocation. Previous structural studys by MTE noted that the floor assembly of the summer kitchen is in poor condition with visible rot which may compromise the integrity of the summer kitchen during a move. Stantec was not able to inspect the wooden floor and therefore cannot further comment on the conclusions drawn by MTE regarding condition. The condition of the floor is an integral part of the relocation and therefore rot in the floor system can certainly affect the feasibility of relocating.

However contrary to MTE's conclusion, Stantec does not believe that the structural shape and layout of the summer kitchen inherently precludes it from being moved successfully. High-level discussions with a relocation contractor on site confirmed that the main building and summer kitchen could be moved together if desired.

It is the opinion of this memo that the relocation of the structure located at 331 Clair Rd. E is structurally feasible given the recommendations noted above are undertaken. If relocation is to be pursued further, a contractor with experience in relocation of stone masonry buildings should be consulted to perform planning for the building stabilizing, raising, loading and moving. Detailed plans for all these stages should be developed in conjunction with a structural engineer as needed.

LIMITATIONS AND CLOSURE

This review was limited to a visual inspection of the building as detailed above. No openings were made in the walls or the roof structure to inspect the make-up / condition of the structure that was not exposed. No testing of the stone or mortar was completed to evaluate its strength of material properties, nor were any calculations completed to evaluate suitability for movement.

This memo includes no review for feasibility of the relocation route or raising procedure. These items should be reviewed in conjunction with a relocation contractor if relocation is to be pursued further.

We trust that this memo is sufficient for your purposes, if you have any questions or require clarification, please contact the undersigned.

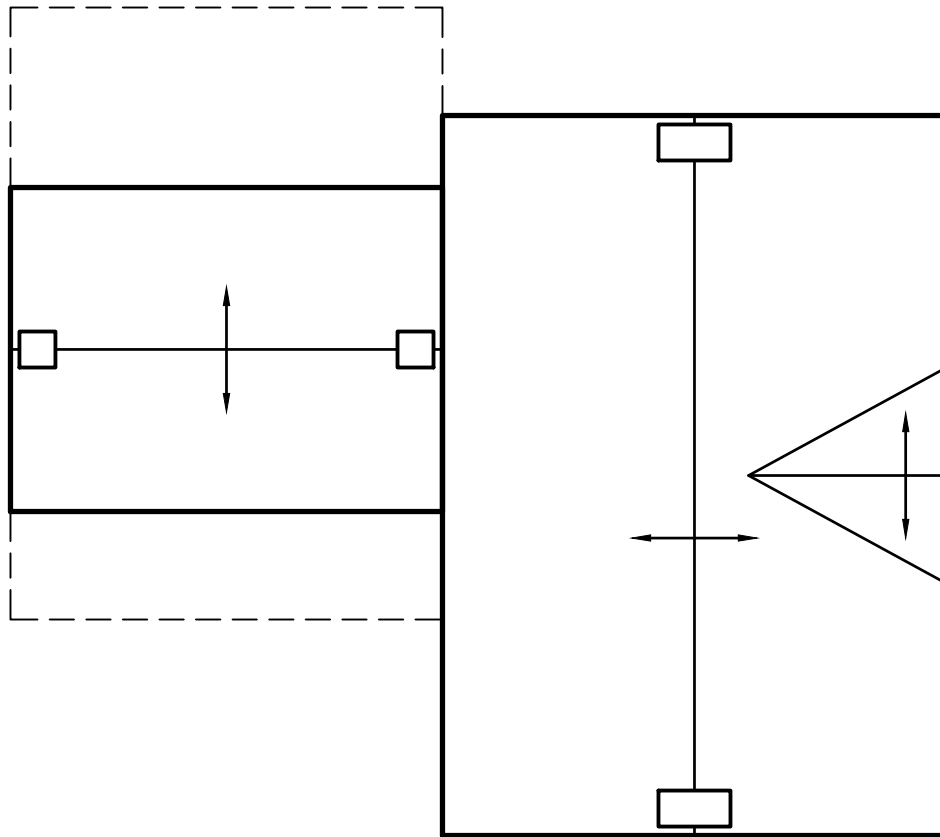
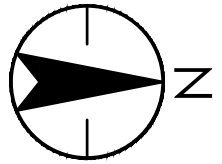
Regards,

STANTEC CONSULTING LTD.

Josiah Fogarty M.Eng., P.Eng., CAHP

Structural Engineer
Mobile: 613 769-7923
josiah.fogarty@stantec.com





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Stantec Consulting Ltd.
300-1331 Clyde Avenue
Ottawa ON K2C 3G4
Tel: (613) 722-4420
www.stantec.com



Client/Project
REID'S HERITAGE HOMES

331 CLAIR ROAD EAST
GUELPH, ONTARIO

Project No.
161414325

Title
PLAN

Revision 0	Date 2023.03.03
Reference Sheet	Figure No. 1



MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE