

# Advisory Committee of Council Staff Report

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To Heritage Guelph  
Date Monday, November 13, 2023  
Subject **76 Water Street: Heritage Permit Application Staff Report**

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## Recommendation

1. THAT Heritage Guelph provides the following comments to the General Manager, Planning and Building Services with respect to the heritage permit application for 76 Water Street:

The proposed alterations to 76 Water Street abide by the guidelines for the Brooklyn and College Hill Heritage Conservation District.

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## Executive Summary

### Purpose of Report

This report provides information and staff comments on a heritage permit application for the removal of a rear addition, replacement of the front door, and enlargement/replacement of a front window at the detached residential dwelling located at 76 Water Street, a property located in the Brooklyn and College Hill Heritage Conservation District (HCD) and designated under Part IV of the Ontario Heritage Act.

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## Report

### Location

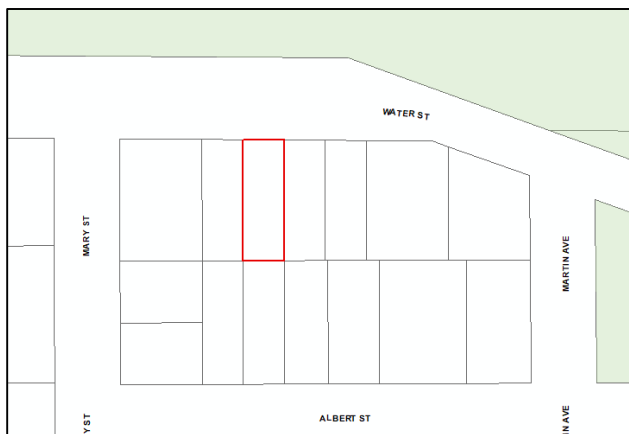


Figure 1: Location of 76 Water Street (City of Guelph GIS)

The subject property is located on the south side of Water Street between Martin Avenue and Mary Street. The legal description is PLAN 37 PT LOT 32 PT LOT 31.

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## Background

76 Water Street is located in the Brooklyn and College Hill HCD and is classified as a non-heritage structure in [Appendix A: Description of properties within the Brooklyn and College Hill Heritage Conservation District](#). The property was constructed circa 1927 and has been significantly altered.

According to Section 42 of the Ontario Heritage Act, any proposed new construction, alteration, demolition or removal that would affect the heritage character of the property or the district is required to obtain approval through the heritage permit process. The removal of the rear addition on the subject property and replacement of the windows and front door requires a heritage permit application (as per Section 4.3.1 of the HCD Plan and Guidelines).

This heritage permit application proposes to replace the existing vinyl windows with new brown vinyl units, and replace the existing front door, which is not original, with a brown steel door (see Attachment 1). The application also proposes to enlarge the front picture window and return it to a size comparable to what is seen on the Couling Inventory sheet in 1975 (see Attachment 1). Lastly, the application proposes to remove a rear addition dating from the 1960s that is in an advanced state of deterioration. The addition will be deconstructed down to the floor joists in anticipation of a new rear addition, which will be outlined in a subsequent heritage permit application.

The proposed alterations require approval of a building permit and are considered a major heritage application according to the [City of Guelph Heritage Permit Guidelines](#). Major applications are reviewed by Heritage Planning staff and referred to Heritage Guelph. Heritage Planning staff and Heritage Guelph will review the application and provide advice and recommendations to the General Manager of Planning, Urban Design and Building Services, the approval authority for major heritage permit applications.

## Staff Comments

Heritage planning staff have reviewed the proposed alterations to this property and are of the opinion that it aligns with the [Brooklyn and College Hill HCD Plan and Guidelines](#). The detached residential dwelling has been significantly altered since its construction in the early 1920's and all heritage attributes have been removed or altered.

The replacement of windows and the front door will not negatively impact the heritage value of this non-heritage property. Both alterations align with the Brooklyn and College Hill HCD Plan and Guidelines. Specifically, the proposed alterations align with the following policies:

### 4.3.1. Guidelines related to alteration of non-heritage properties

- ii. Required windows and entranceways may use synthetic materials provided that the overall dimensions and appearance of the openings are in keeping with the general character of window and door openings found in the District.

The proposed removal of the rear addition down to the joists is in preparation for the construction of a new addition that will be considered through submission of a subsequent heritage permit application. The 1967 rear 11' addition has no heritage value and is in a state of advanced deterioration. The removal of this addition will not negatively impact the heritage value of the property or character of the

neighbourhood. Heritage staff are working with the property owner to ensure the new addition is compatible with the character of the HCD. The proposed addition will align with the following policy:

#### 4.3.2. Location of additions

Exterior additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties.

### **Attachments**

Attachment-1 Current Photographs, Proposed Door/Window, and Couling Inventory Sheet

### **Departmental Approval**

Melissa Aldunate, RPP, Manager, Policy Planning and Urban Design

### **Report Author**

Jack Mallon, Heritage Planner, Policy Planning and Urban Design