

Advisory Committee of Council Staff Report



To Heritage Guelph
Date Monday, February 5, 2024
Subject **331 Clair Road East: Heritage Permit Application**

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 331 Clair Road East:

The proposed removal of the summer kitchen at 331 Clair Road East does not negatively impact the heritage attributes identified in the Notice of Intention to Designate issued November 23, 2023.

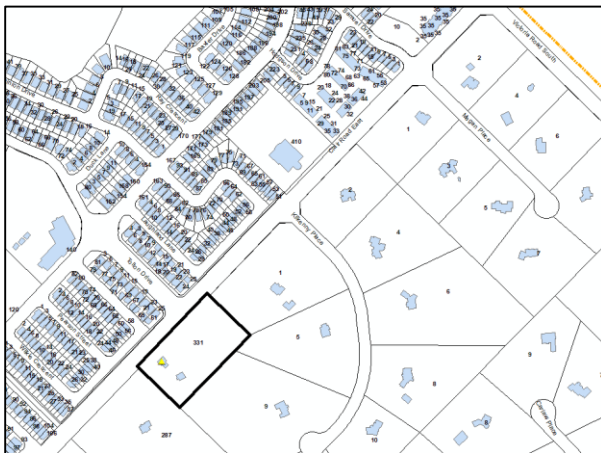
Executive Summary

Purpose of Report

This report provides information and staff comments on a heritage permit application for the removal of the summer kitchen at the detached residential dwelling at 331 Clair Road East, a property for which Council has issued a Notice of Intention to Designate (November 23, 2023). Part IV, Section 30 (2), of the Ontario Heritage Act specifies that heritage permits are required for a property as of the day notice of intention is issued.

Report

Location



The subject property is located on the south side of Clair Road East at Tolton Drive, west of Victoria Road South and east of Gordon Street. The legal description is CON 8 REAR PT LOT 11.

Background

A Notice of Intention to Designate was issued for 331 Clair Road East on November 23, 2023. According to Part IV, Section 30 (2), of the Ontario Heritage Act, heritage permits are required for alterations to a property as of the day notice of intention is issued.

A complete heritage permit application was received on January 29, 2024, for the removal of the summer kitchen at the rear of the Hanlon farmhouse. The summer kitchen was not identified as a heritage attribute in the [Cultural Heritage Impact Assessment](#) (MHBC, May 2023) or staff's [Heritage Attributes and Designation Recommendation Report](#), which were presented to Heritage Guelph at the October 10, 2023 committee meeting.

A Zoning By-law Amendment application was approved by Council on [December 12, 2023](#) to permit the redevelopment of the subject lands with a multiple residential development containing 136 stacked townhouse units. As part of this redevelopment, the existing stone house is proposed to be retained and conserved through relocating the building to the central amenity area. It is proposed that the summer kitchen and original foundation will be removed from the main house as part of this adaptive reuse.

The summer kitchen is a potential habitat for an endangered bat species. Due to this, the removal of the rear addition is subject to approval by the Ministry of Environment, Conservation and Parks. The work may only be permitted to be done prior to the bat active season, which begins on March 15, 2024. Removal of the summer kitchen is the first step in preparing the site for development. Relocation of the house will follow and be subject to a separate heritage permit application and site plan approval.

Staff Recommendation

Heritage staff have reviewed the heritage permit application and have determined that the proposed removal of the summer kitchen will not negatively impact the heritage attributes identified in the Notice of Intention to Designate. While the removal of the summer kitchen does not align with best conservation practice, as outlined in Standards 1 and 3 of the "Standard and Guidelines for the Conservation of Historic Places in Canada," the primary heritage value of the structure is found in the heritage attributes of the main house. Removal of the summer kitchen will facilitate the adaptive reuse of the main house.

The stone walls of the summer kitchen are not integrated into the stone walls of the main house, which suggests that the structures were built separately. The removal of the summer kitchen should not adversely affect the stone walls of the main house, which are identified as heritage attributes.

The Heritage Impact Assessment prepared for the property recommended documentation and salvage as a mitigation measure. The owner/developer has committed to salvaging the majority of stones from the walls of the summer kitchen for re-use elsewhere on site. This could take the form of landscape features, fencing, an entry feature, etc.

Consultations

The removal of the summer kitchen was included in the conceptual site plan presented to Council for the Zoning By-law Amendment approved on December 12, 2023.

Attachments

Attachment-1 Current Photos

Attachment-2 Elevations and Site Plan

Departmental Approval

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Report Author

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