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VIA EMAIL

February 6, 2024

City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

Attention: Stephen Robinson, Senior Heritage Planner, stephen.robinson@guelph.ca

Dear Mr. Robinson:

**Re: APPLICATION TO DEMOLISH
2187 Gordon Street, Guelph
2575950 Ontario Ltd.**

We represent 2575950 Ontario Ltd. ("**Owner**"), owner of the lands municipally known as 2187 Gordon Street ("**Subject Lands**"), within the Clair-Maltby Secondary Plan ("**CMSP**") of the City of Guelph ("**City**"). We hereby submit an application to demolish an existing "**Dwelling**" structure and an existing "**Barn**" structure on the Subject Lands ("**Application**"), pursuant to subsections 30(2) and 34(1) of the Ontario Heritage Act, R.S.O. 1990, c. O.18.

The following materials are attached in support of this Application:

1. Cultural Heritage Resource Impact Assessment, prepared by Stantec Consulting, February 2, 2024, which includes the following supporting expert materials:
 - a. Letter from MTE, Structural Assessment, January 23, 2024 ("**Structural Assessment Memo**")
 - b. Memo from MTE, Functional Grading and Servicing for Gordon Street Corridor to Implement CMSP, February 2, 2024
 - c. Memo from GSP Group, Impacts of Existing Barn & Dwelling on the Implementation of the Clair-Malby Secondary Plan, February 2, 2024
 - d. A comprehensive photograph documentation of the barn and dwelling on the Subject Lands

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2. Scaled plan and elevation drawings that illustrate the existing barn and dwelling.

Based on the comprehensive expert materials filed in support of the Application, the key conclusions are as follows:

1. The Barn has deteriorated significantly in recent years and restoration is cost prohibitive. There is no long-term remedial solution that is practical or economical to restoring the Barn to its original state and no expectation that doing so will ensure its conservation. It is recommended that demolition and reclamation of useful undamaged materials be done at the earliest opportunity.
2. If the Barn were to be maintained in situ, drainage would be directed to the depression surrounding it without having an outlet, which will result in ponding and flooding of the existing Barn. Removal of the Barn and Dwelling is necessary to accommodate proposed grading, storm, and sanitary servicing as contemplated by the City's Master Environmental Servicing Plan.
3. Both the Barn and Dwelling impede the CMSP's ability to meet the planned function and densities assigned to the Subject Lands. The CMSP designates the Subject Lands for High Density Residential development. If the Barn and Dwelling were to be retained in situ, there could be a shortfall of 200 to 600 residential units across the High Density Residential lands, which would hinder the ability of the CMSP to meet its intended density targets. A balanced approach would require the removal/relocation of the Barn and the Dwelling.
4. Given all of the foregoing, relocation of the Dwelling, and partial relocation of the Barn with commemoration, are the preferred alternatives.

In addition to the rationale above, the City's Heritage Permit Application Guide acknowledges that:

The heritage permit application should provide a detailed rationale for the demolition, including an assessment of the current condition of the building, and a cost comparison identifying the difference in cost to repair and restore the building versus cost to demolish and construct a new building.

As noted in the Structural Assessment Memo, it will cost upwards of \$1.5 million to restore the Barn and such restoration will not prevent further deterioration. Furthermore, restoration will result in the lost opportunity of building several hundred much-needed residential units. When these costs are considered against retention of the Dwelling and the Barn in situ, it is clear that partial relocation and commemoration of the Barn and relocation of the Dwelling is the appropriate and measured option.

We are available to discuss these materials prior to consideration of the Application. Otherwise, we look forward to receiving the City's response to this Application.

Yours truly,

A handwritten signature in black ink that reads "Jennifer Meader". The signature is written in a cursive, flowing style.

Jennifer Meader
JM/jm

c. Matthew Irish, Associate Solicitor, matthew.irish@guelph.ca