

# Advisory Committee of Council Staff Report



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To Heritage Guelph  
Date Monday, June 3, 2024  
Subject **331 Clair Road East: Heritage Permit Application**

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## Recommendation

1. THAT Heritage Guelph provides the following comments to City Council with respect to the heritage permit application for 331 Clair Road East:

The proposed relocation of the designated stone farmhouse at 331 Clair Road East does not negatively impact the heritage attributes identified in Designation By-law (2024) - 20893

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## Executive Summary

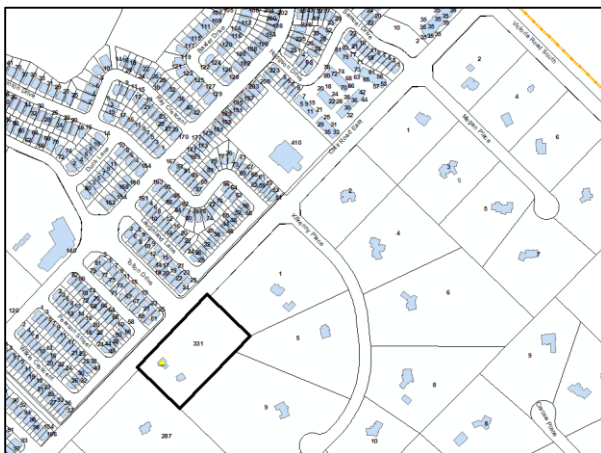
### Purpose of Report

This report provides information and staff comments on a heritage permit application for the relocation of the detached residential dwelling at 331 Clair Road East, a property designated under Part IV of the Ontario Heritage Act (By-law 2024 - 20893).

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## 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 Part Lot 11, Concession 8, Formerly Township of Puslinch, as in RO653827, City of Guelph.

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## **Background**

A complete heritage permit application was received on May 16 2024, for the relocation of the stone farmhouse at 331 Clair Rd E, known as the Hanlon Farmstead.

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. A [heritage permit application](#) was reviewed by Heritage Guelph at the February 5, 2024 meeting, and approved by the General Manager of Planning and Building on February 9, 2024.

A Pre-submission application following the Pre-consultation application for the redevelopment of 331 Clair Road East is currently under review by planning staff.

## **Proposed Alterations**

This heritage permit proposes the following alterations to the stone house at 331 Clair Rd E:

- Preparation of the building for re-location, including any repairs to structural elements and wood/masonry elements determined by a qualified structural engineer and craftsmen/contractors
- Removal of the yellow brick chimney at the east elevation
- Detachment of the building from the existing foundation
- Re-location of the building atop a new foundation in the location noted on the site plan (See Attachment 1, Cultural Heritage Conservation and Relocation Plan, Appendix D)
- Remediation and repairs following re-location, if necessary, to ensure the building is appropriately stabilized

## **Staff Recommendation**

Heritage staff have reviewed the heritage permit application and the associated Cultural Heritage Conservation and Relocation Plan (prepared by MHBC and dated May 2024) and have determined that the proposed relocation of the Hanlon Farmhouse will not negatively impact the heritage attributes identified in the designation by-law. While relocation is not without risk, the inspection, stabilization, repair, and monitoring outlined in the Conservation Plan ensures that risk is minimized. Relocation will facilitate the preservation and restoration of the heritage attributes of this significant built heritage resource through adaptive reuse of the farmhouse in the proposed development.

Heritage planning staff identified an apparent contradiction between the Conservation Plan and the Structural Feasibility Review for Relocation of Stone House (prepared by Stantec and dated March 23, 2023). The Conservation Plan specified that "The structural report also concluded that the rear summer kitchen could be removed and separated from the dwelling prior to re-location (Attachment 1, MHBC 2024, page 19). However, the Structural Feasibility Review recommended that "The 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 recommended" (Attachment 1, Appendix C, Stantec 2023). A supplemental letter from a CAHP certified engineer was submitted clarifying that the summer kitchen

can be removed prior to relocation without compromising the structural integrity of the house (Attachment 3). The initial Structural Review was completed when relocation of the entire building was under consideration. Repairs will be required after the summer kitchen is removed and prior to relocation.

Staff are satisfied with the due diligence and monitoring outlined in The Cultural Heritage Conservation and Relocation Plan, including:

- Structural Feasibility Review for Relocation of Stone House (prepared by Stantec and dated March 23, 2023) that concluded the relocation of the structure at 331 Clair Road East is structurally feasible (see Attachment 1, Appendix C)
- Inspection and repair of the roof and wood eaves/frieze
- Repair of mortar and masonry to stabilize the building
- Removal of yellow brick chimneys
- Enclosure of window and door openings
- Installation of steel and timber support structures under the main floor
- Submission of a letter from a CAHP certified heritage professional notifying heritage planning staff that the house has been stabilized and prepared for relocation
- Submission of a letter from a CAHP certified heritage professional notifying heritage planning staff that the house has been successfully relocated

Therefore, heritage planning staff are of the opinion that proper due diligence has and will be undertaken, and that the relocation of the farmhouse will not negatively impact the heritage attributes identified in Designation Bylaw (2024) – 20893, and recommend approval of the heritage permit application.

## **Consultations**

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

At their February 5, 2024 Meeting, Heritage Guelph passed the following motion:

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.

## **Attachments**

Attachment-1 Conservation Plan and Appendices

Attachment-2 Stantec Letter regarding removal of summer kitchen

Attachment-3 By-Law (2024) - 20893

## **Report Author**

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