

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, July 9, 2024
Subject	331 Clair Road East: Heritage Permit Application

Recommendation

1. That the heritage permit for the relocation of the Hanlon Farmhouse at 331 Clair Road East be approved.
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Executive Summary

Purpose of Report

This report provides information and staff recommendation 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.

Key Findings

The detached residential dwelling at 331 Clair Road East is designated under Part IV of the Ontario Heritage Act by By-law 2024-20893 (currently under appeal to the OLT). A heritage permit application for the relocation of the designated structure was deemed complete on May 16, 2024. The application proposes that the structure be relocated elsewhere on the property atop a new foundation in anticipation of a stacked townhouse development.

A [Cultural Heritage Conservation and Relocation Plan](#) (prepared by MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) and dated May 2024) was included with the permit application and outlined the due diligence, monitoring, and conservation that will ensure the safe relocation of the structure, and its retention in the proposed development. [A letter from an engineer](#) (prepared by Stantec and dated May 23, 2024) with membership in the Canadian Association of Heritage Professionals confirming that the relocation of the stone house is structurally feasible was also submitted with the application.

Strategic Plan Alignment

The key findings and recommendations of this report align with 2024-2027 Strategic Plan priority 6.1.4 to conserve our cultural heritage resources.

Future Guelph Theme

City Building

Future Guelph Objectives

City Building: Grow and care for our community space and places

Financial Implications

None.

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 R0653827, City of Guelph.

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 site plan application for the redevelopment of 331 Clair Road East is currently under review by staff.

Proposed Alterations

This heritage permit proposes the following alterations to the stone house at 331 Clair Road East:

- 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 ([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 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. The house is retaining its orientation to the street and will be relocated to a visibly prominent location in the new development. 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.

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. The relocation of the farmhouse will not negatively impact the heritage attributes identified in Designation Bylaw (2024) – 20893. Heritage planning staff recommend approval of the heritage permit application.

Consultations and Engagement

At the June 3, 2024 meeting of Heritage Guelph, the committee passed the following motion:

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 stone farmhouse at 331 Clair Road East does not negatively impact the heritage attributes identified in Designation By-law (2024) - 20893 passed by Council on February 13, 2024.

Attachments

Attachment-1 Location

Attachment-2 Proposed relocation of Hanlon Farmhouse

Departmental Approval

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