

# Advisory Committee of Council Staff Report



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To Heritage Guelph  
Date Monday, July 8, 2024  
Subject **150 Delhi Street: Heritage Permit Application**

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## Recommendation

1. THAT Heritage Guelph provides the following comments to the General Manager of Planning and Building Services with respect to the heritage permit application for 150 Delhi Street:

The proposed alterations at 150 Delhi Street do not negatively impact the heritage attributes identified in Designation By-law (2018) - 20346

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## Executive Summary

### Purpose of Report

This report provides information and staff comments on a heritage permit application for alterations to 150 Delhi Street, a property designated under Part IV of the Ontario Heritage Act (By-law 2018 - 20346).

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## Report

### Location

This property is located on the west side of Delhi Street, to the east of the Speed River, north of Spring Street, and South of Emma Street.

### Background

A complete heritage permit application was received on June 25, 2024 for alterations to the 1912 structure on the Homewood Health Centre Campus, known as "The Manor" and designed by architect George Miller. The Manor is identified in designation By-Law (2018) – 20346 as a significant component of the Homewood Cultural Heritage Landscape.

### Proposed Alterations

This heritage permit proposes the following alterations to the property:

- Construction of a three-storey glass and aluminum atrium in the Manor's north courtyard, including removal of a 1970s staircase (see CHRIA page 20)
- Enclosure of the ground floor of the northern portico (see CHRIA page 21)
- Installation of glazed curtain wall on Delhi street addition (see CHRIA page 21)

## **Staff Recommendation**

Heritage staff have reviewed the Cultural Heritage Resource Impact Assessment (CHRIA, prepared by ERA and dated June 2024) and are of the opinion that the proposed alterations abide by the [Standards and Guidelines for the Conservation of Historic Places in Canada](#) (S&Gs) and that proper conservation and mitigation measures will be employed as outlined in the CHRIA. Heritage staff recommend approval of this heritage permit application.

The proposed atrium in the northern courtyard of the Manor building aligns with Standard 11 of the S&Gs: to conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction (S&G, page 34). The atrium achieves subordination through its use of glazing that will not obscure the Manor and it achieves distinguishability through its modern design and use of modern materials. While construction of the atrium involves the removal of some original material, like portions of the balustrade and the conversion of two original windows into doors, these impacts are balanced by the reinstatement of two original window openings on the north elevation of the central wing which have been infilled, and two which have been infilled or obscured by the non-original stairwell that is proposed for removal. Additionally, the removal of a portion of the open balustrade to accommodate the construction of the atrium is balanced by its reinstatement where previously removed in the location of the staircase addition.

The proposed enclosure of the first floor of the northern portico also aligns with the S&Gs because it does not negatively impact any of the identified heritage attributes and is a largely reversible intervention. The use of glazed material and minimization of opaque surface will maintain a sense of openness. The proposed walls will be set back sufficiently to permit the Ionic columns to remain legible as such.

The proposed installation of the glazed curtain wall on the addition on Delhi Street will not impact any of the identified heritage attributes and will help to distinguish this addition from the original Manor building.

## **Attachments**

Attachment-1 Cultural Heritage Resource Impact Assessment, ERA, 2024

## **Report Author**

Jack Mallon, Heritage Planner, Policy Planning