

# Advisory Committee of Council Staff Report



---

To Heritage Guelph  
Date Monday, September 9, 2024  
Subject **22 James Street East: Heritage Attributes and Designation Recommendation**

---

## Recommendation

1. That Heritage Guelph supports the heritage attributes identified for 22 James Street East as outlined in the staff report dated September 9<sup>th</sup>, 2024, and
  2. That Heritage Guelph recommends that City Council give notice of its intention to designate 22 James Street East pursuant to Part IV, Section 29 of the Ontario Heritage Act.
- 

## Executive Summary

### Purpose of Report

The purpose of this report is to recommend that Heritage Guelph supports the proposed heritage attributes for 22 James Street East and that Heritage Guelph recommends that Council publish its intention to designate 22 James Street East pursuant to Part IV, Section 29 of the Ontario Heritage Act.

---

## Report

### Location

Bearing the legal description of "Plan 302, PT Lot A, DESC INCL RP 61R5259, PART 3", 22 James Street East is located on the north side of James Street, which itself is north of Gordon Street, it is close in proximity to the Speed River, Dormie Lane, the Cutten Club Golf Course, and the University of Guelph. The property is proximate to the Brooklyn and College Hill Heritage Conservation District.

### Statement of Significance

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets five of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by Ontario Regulation 569/22. The heritage attributes of 22 James Street East display: design/physical, historical/associative, and contextual value.

## **Design/Physical Value**

The subject property meets criterion 1 because it is a rare example of the functional Beaux-Arts style in Guelph and a rare extant example of a building associated with the Toronto Suburban Railway.

## **Historical/Associative Value**

The subject property meets criterion 4 because it is directly associated with the Toronto Suburban Railway and architect George Carruthers Briggs. Initially intended as a substation, the structure was adapted for use as a railcar barn for the Toronto Suburban Railway. The Toronto Suburban Railway provided a vital service to Guelph residents between 1917 and 1931. The structure was designed by George Carruthers Briggs, a significant Canadian architect who served as the superintending architect for the Canadian National Railway from 1920 until his death.

The subject property meets criterion 5 because it yields information about the history of the Toronto Suburban Railway in Guelph, a significant transportation project in the City of Guelph.

## **Contextual Value**

The subject property meets Criterion 8 because it is physically and historically linked to the extant railbed that is now used as the Guelph Radial Line Trail.

## **Heritage Attributes**

The following elements of the property at 22 James Street East should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Building form, including:
  - Two storey building with rectangular footprint
  - Hipped roof
- Symmetrical facade
- Brick exterior walls, including:
  - Paired, monumental, brick pilasters topped with sheet metal Tuscan capitals on either side of the entrance
  - Brick pilasters topped with Tuscan capitals on each corner of the building
- Sheet metal cornice surrounding the whole building
- All original window and door openings

## **Staff Recommendation**

Staff have completed an evaluation of the subject property and determined that the heritage attributes at 22 James Street East meets five of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 569/22. Staff recommend that the property should be designated under Part IV, Section 29 of the Ontario Heritage Act.

## **Attachments**

Attachment-1 Cultural Heritage Evaluation Report

Attachment-2 Current Photographs

Attachment-3 Historical Documents

## **Report Author**

Jack Mallon, Heritage Planner, Planning and Building Services