

# Advisory Committee of Council Staff Report



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To	Heritage Guelph
Date	Thursday, February 6, 2025
Subject	<b>33-35 James Street West: Heritage Permit Application for New Construction</b>

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## Recommendation

1. That Heritage Guelph supports the staff recommendation that Council approve the heritage permit application for new construction at 33-35 James Street West
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## Executive Summary

### Purpose of Report

The City of Guelph has received a complete application of intention to demolish 33 James St W. This proposed new construction of a building located in the Brooklyn and College Hill Heritage Conservation District will be considered by Council in accordance with the requirements of the Ontario Heritage Act.

### Key Findings

It is the recommendation of Heritage Planning staff that the proposed new construction aligns with the guidelines for new construction in the [Brooklyn and College Hill Heritage Conservation District Plan and Guidelines](#).

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## Report

### Location

The subject property is located on the north side of James St W between Martin Avenue and Gordon Street. The Legal description is PT Lot 6, Plan 37.

Figure 1: Subject property location from City of Guelph GIS



garage doors on the façade of this proposed structure will be compatible with the streetscape.

The proposed new construction does not align with the guidelines for width, which states that “new dwellings should be designed in a manner that provides living space in a building mass that extends rearwards in depth on the lot rather than horizontal width across the lot.” Again, the adjacent 1930s dwellings on James Street West were not constructed with large side yards, so the side yard setback will not be incompatible with the streetscape. Additionally, the smaller side yard setbacks permits this new construction to be a semi-detached residential dwelling, which aligns with [City of Guelph Strategic Plan 6.1](#), to meet our housing pledge.

In summary, it is the opinion of Heritage Planning Staff that this heritage permit application for new construction in the Brooklyn and College Hill Heritage Conservation District is compatible with the character of the surrounding streetscape and meets the intent of the district plan. Staff recommend that this permit application be approved by City Council.

## **Consultations**

At the [September, 2023 meeting of Heritage Guelph](#), the committee passed the following motion:

THAT Heritage Guelph advises City Council that they do not object to the demolition of the detached dwelling located at 33-35 James Street West.

Heritage Planning staff were consulted by the property owner at various stages through the design of the proposed new construction. Changes made to the design included adjustments to height, massing, rooflines, cladding, and window design.

## **Attachments**

Attachment 1 Current Photographs

Attachment 2 Elevations and Site Plan

## **Departmental Approval**

Krista Walkey, General Manager, Planning and Building Services

## **Report Author**

Jack Mallon, Heritage Planner

## **This report was approved by:**

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