

# Advisory Committee of Council Staff Report



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To Heritage Guelph  
Date Thursday, May 1, 2025  
Subject **128 Dufferin Street: Request to Demolish a Property Listed on the Municipal Register**

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## Recommendation

1. THAT Heritage Guelph provides the following advice to City Council with respect to the demolition application for 128 Dufferin Street.
    - That the property does not merit designation under Part IV of the Ontario Heritage Act, and
    - That the property be removed from the Municipal Register of Cultural Heritage Properties
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## Executive Summary

### Purpose of Report

The City of Guelph has received a complete application of intention to demolish 128 Dufferin Street. Upon receipt of a complete application, Council has 60 days to consult with Heritage Guelph and decide whether to approve or deny the intention to demolish.

### Key Findings

The one and a half storey L-shaped nineteenth-century vernacular detached residential dwelling at 128 Dufferin Street is listed on the Municipal Register of Cultural Heritage Properties and is considered a built heritage resource in the City of Guelph. Heritage Planning staff have evaluated the property according to the Provincial Criteria for Determining Cultural Heritage Value or Interest (O. Reg 9/06) and have concluded that the property does not meet the criteria for designation under Part IV of the Ontario Heritage Act.

Heritage Planning staff recommend that the property be removed from the Municipal Register of Cultural Heritage Properties to permit demolition.

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## Report

### Location

The property is located on Dufferin Street between Powell St E and Clarke St E. The legal description of the property is Lot 29, Plan 18; CITY OF GUELPH.

## Recommendation

The circa 1875 residential dwelling located at 128 Dufferin Street was originally a one storey; 3 bay; cottage with a side-gable roof. A front-gable addition to the north elevation of the original cottage was constructed after 2006 to make an L-shaped structure.

Figure 1: 1897 (revised 1907) Fire Insurance Plan. 128 Dufferin is located directly to the right of the "101"

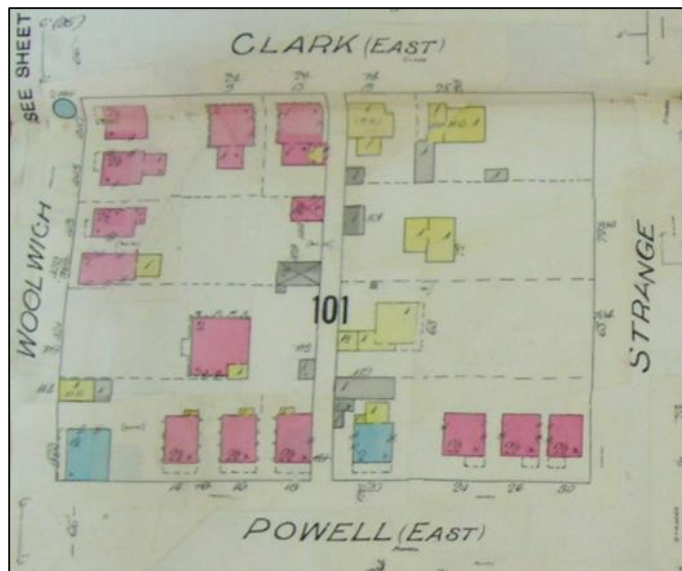


Figure 2: Gordon Couling's photograph of 128 Dufferin Street from 1975



The structure first appears on the 1897 Fire Insurance Plan as a rectangular wood frame dwelling with a small tail. The house has undergone significant alteration, including alterations to interior and exterior materials. The house is currently clad in vinyl siding, and all windows have been replaced with modern units. The front door appears to be old, but Gordon Couling noted in 1975 that the front door was not original, so the origin of the current front door is uncertain. On the interior, the only original features observed were radiators and a maple floor in the dining room.

Heritage Planning staff are of the opinion that the property's significant physical alterations, lack of original materials, no known historic significance, and no significant contextual value, prevent it from meeting any of the O. Reg 9/06 criteria.

Heritage Planning staff recommend removal of the property from the Municipal Register of Cultural Heritage Properties to facilitate the demolition of this structure.

Figure 3: West elevation of 128 Dufferin St (Heritage Planning Staff, 2025)



Figure 4: Basement entrance on south elevation of 128 Dufferin (Heritage Planning Staff, 2025)



Figure 5: Facade of 128 Dufferin Street (Heritage Planning Staff, 2025)



**Departmental Approval**

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