

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, June 10, 2025
Subject	128 Dufferin Street: Intention to Demolish a Cultural Heritage Resource

Recommendation

1. That 128 Dufferin Street does not meet the criteria for designation under Part IV of the Ontario Heritage Act, and;
2. That 128 Dufferin Street be removed from the Municipal Register of Cultural Heritage Properties to permit demolition.

Executive Summary

Purpose of Report

The City of Guelph has received a complete application of intention to demolish 128 Dufferin Street, a property listed on the Municipal Register of Cultural Heritage Properties. Upon receipt of a complete application, Council has 60 days to consult with the Heritage Advisory Committee and decide whether to approve or deny the intention to demolish.

Key Findings

On April 2, 2025, the City received a complete application of intention to demolish 128 Dufferin Street.

Heritage Planning staff have evaluated the one and a half storey L-shaped nineteenth-century vernacular detached residential dwelling at 128 Dufferin Street 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.

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 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.

Staff 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: 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.

Figure 2: Facade of 128 Dufferin Street (Heritage Planning Staff, 2025)



Heritage Planning staff are of the opinion that the significant physical alterations, lack of original materials, no known historic significance, and no significant contextual value, prevent 128 Dufferin Street from satisfying the criteria for determining cultural heritage value or interest (O. Reg 9/06). Heritage Planning staff recommend that the property be removed from the Municipal Register of Cultural Heritage Properties.

Financial Implications

None.

Consultations and Engagement

At the [May 1, 2025 meeting of the Heritage Advisory Committee](#), the committee passed the following motion:

1. That the property does not merit designation under Part IV of the Ontario Heritage Act, and
2. That the property be removed from the Municipal Register of Cultural Heritage Properties

Attachments

None.

Departmental Approval

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