

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, July 15, 2025
Subject	89 Surrey St. E. – Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 89 Surrey St. E. pursuant to Part IV, Section 29 of the Ontario Heritage Act.
 2. That the designation bylaw be brought before Council for approval if no objections are received within the thirty (30) day objection period.
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Executive Summary

Purpose of Report

In November 2022, the Government of the Province of Ontario passed Bill 23 (amended by Bill 185), which made changes to the Ontario Heritage Act that will remove all non-designated properties from the Municipal Heritage Register on January 1, 2027. Heritage planning staff and the Heritage Advisory Committee have been reviewing properties on the Municipal Heritage Register for designation under Part IV of the Ontario Heritage Act.

The purpose of this report is to recommend that Council publish its intention to designate 89 Surrey St. E. pursuant to Part IV, Section 29 of the Ontario Heritage Act. The cultural heritage significance and heritage attributes of the property are described in this report.

Key Findings

89 Surrey St. E. is listed as a non-designated built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties under Part IV, Section 27 of the Ontario Heritage Act.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22; see Attachment-1).

Heritage planning staff, in consultation with the Heritage Advisory Committee, have completed a Cultural Heritage Evaluation Report and

Statement of Cultural Heritage Value or Interest. Staff have determined that the property meets three of the nine criteria used to determine cultural heritage value according to Ontario Regulation 9/06 (as amended by O. Reg 569/22) under the Ontario Heritage Act. Therefore, the property merits individual heritage designation under the Ontario Heritage Act.

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 subject property is located at 89 Surrey St. E., between Neeve St. and Wyndham St. S. The legal description is PT PARK LOT 84, PLAN 8, AS IN RO679868, S/T RO679868 ; GUELPH

Figure 1: GIS map showing the location of 89 Surrey St. E. (City of Guelph GIS)



Statement of Significance

Figure 2: Current photo of 89 Surrey St. E. (Adrian Cameron, 2025)



Lot 84 was sold by the Canada Company to the manager of the Congregational Church in 1846. Later that same year, the lot was purchased by prominent land broker Robert Thompson. At that time, the lot extended from its frontage on Surrey St. south towards Mill Pond and the head race feeding James Presant's mill. Thompson immigrated from Ireland as a child and began working as a carpenter in the 1830s. In 1855 he became a land broker and partner in Thompson and Jackson Land, Loans and General Agents, opening a small office in downtown Guelph on Douglas St. Thompson's land brokerage and his personal work is responsible for defining and establishing many original lots in the City of Guelph. This included his Plan of the Estate of Mr. Robert Thompson from 1856 which organized the neighbourhood south of the Speed River between Water St. and Fairview Blvd., west of Gordon St. As a Methodist Congregationalist and through his connections to the congregational church, Thompon both served as a superintendent for the Methodist Congregational Sunday School for 26 years and contributed financial to the construction of many Methodist Congregationalist Churches in the regions including the British Episcopal Methodist Church that remains standing on Essex St.

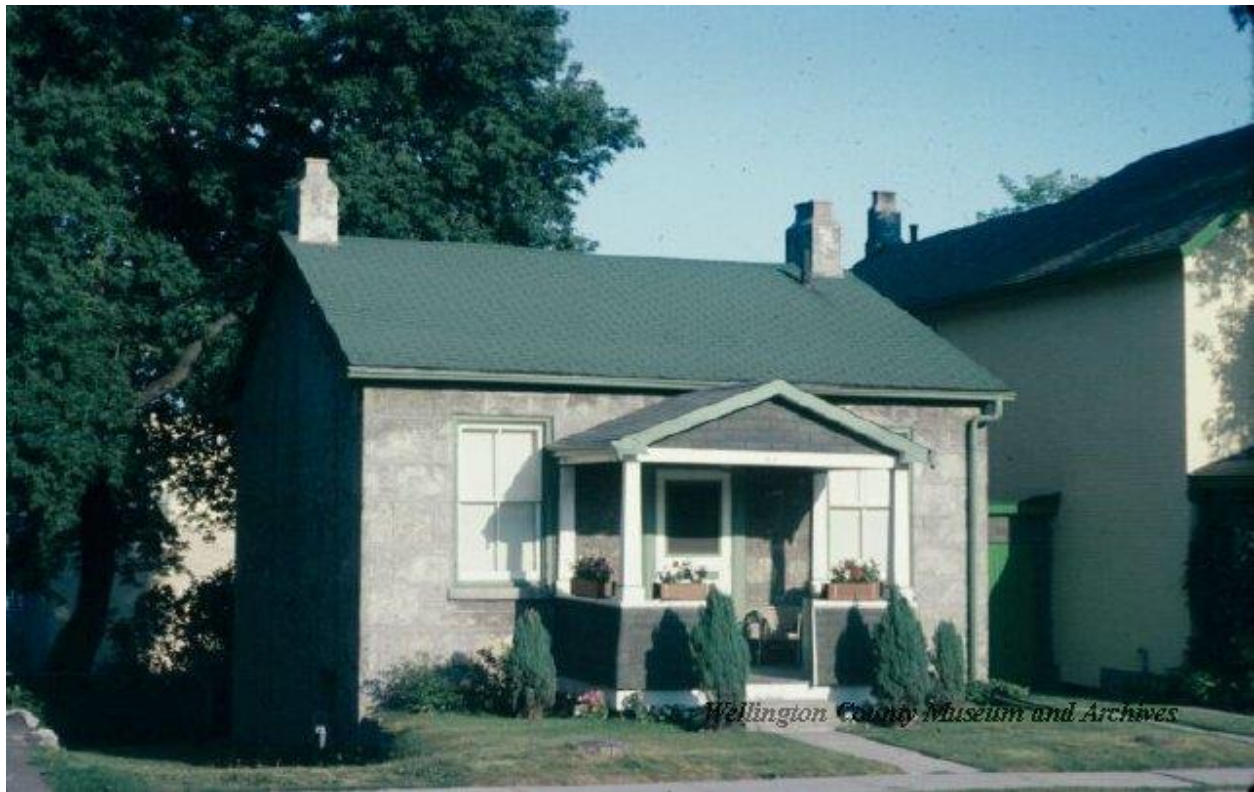
The Thompson Cottage at 89 Surrey St. E. was built between 1855 when the land was subdivided as part of the Neeve Survey, and 1862 when the cottage footprint first appears on Cooper's 1862 map. It is constructed of local limestone in a broken course pattern on its front façade and sides, like many of the buildings in the area and has heavy limestone quoins at the corners. It is a Georgian-style cottage with a symmetrical 3-bay front façade.

with central entrance and window openings with projecting sills. The cottage has a side gable roofline with symmetrical chimneys at each end. Taking advantage of the topography, it is a one storey cottage in the front with a walkout basement in the rear.

Robert Thompson played a direct role in the organization and development of early Guelph first through his carpentry and construction work and then as a land broker, helping lay out and organize the growing city. His original cottage is an important contributor to the predominantly limestone and brick character of the surrounding neighbourhood.

Determination of Cultural Heritage Value

Figure 3: 1969 photo of the cottage (Wellington County Museum and Archives, A1985.110)



The stone cottage at 89 Surrey St. E. is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 89 Surrey St. E. has design and physical value, historical and associative value, and contextual value.

Design/Physical Value

The subject property meets criterion 1 because it is representative of early Guelph architecture with its local limes stone construction and 3 bay cottage

form with Georgian elements including a symmetrical front façade and paired chimneys.

The subject property meets criterion 2 because of the skill and knowledge required to construct a limestone structure that remains in good condition for close to 170 years.

Historical/Associative Value

The subject property meets criterion 4 because it has direct associations to the early pioneer, councilor, religious educator, and land broker, Robert Thompson. This property possesses historical value because it is one of the first properties Thompson owned and built as a land broker. Many properties across Guelph have links to Thompson through his survey and endeavors.

Heritage Attributes

The following elements of the property at 89 Surrey St. E. should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

Building form, including:

- Limestone exterior walls
- Side gable roofline
- Location and form of chimneys
- Window openings with projecting sills

Consultations and Engagement

Research was provided by University of Waterloo co-op student Adrian Cameron.

A letter was sent to the property owners on April 17, 2025.

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

1. That the Heritage Advisory Committee advises City Council that 89 Surrey St. E. merits designation under Part IV, Section 29 of the Ontario Heritage Act; and
2. That the Heritage Advisory Committee advises City Council that the committee supports the heritage attributes for 89 Surrey St. E. as outlined in the Heritage Planning staff report dated May 1, 2025.

Attachments

Attachment-1 Ontario Regulation 9-06 Criteria for Determining Cultural Heritage Value or Interest

Departmental Approval

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