

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, July 15, 2025
Subject	56 Paisley Street: Objection to Notice of Intention to Designate

Recommendation

1. That the Notice of Objection to the intention to designate 56 Paisley Street dated May 16, 2025, from Jordan Rye and Charlotte Hopkins Rye be received.
 2. That the designation by-law for 56 Paisley Street be approved
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Executive Summary

Purpose of Report

The purpose of this report is to advise Council of the property owner's notice of objection to the intention to designate 56 Paisley Street and to bring the heritage designation by-law before Council for approval according to the provisions of Part IV, Section 29 of the Ontario Heritage Act.

Key Findings

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.

The heritage attributes of 56 Paisley Street meet three 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 56 Paisley Street display: design or physical, historical, or associative and contextual value.

Designation enables Council to review proposed alterations to the heritage attributes listed in the property's designation by-law, enforce heritage property standards and maintenance, and refuse demolition.

A notice of intention to designate 56 Paisley Street was published and served on the property owner and the Ontario Heritage Trust on April 17, 2025 (Attachment-1). An objection to the intention to designate was received by the City Clerk on May

16, 2025, from the property owner of 56 Paisley Street, Jordan Rye, and Charlotte Hopkins Rye (Attachment-2).

According to Section 29, subsections 6-8 of the Ontario Heritage Act, Council has until August 14, 2025, to decide whether to proceed with the designation and, if so, may pass a by-law. The proposed by-law (2025)-21088 is included in Attachment-3.

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

Costs associated with notices and registration of by-laws are covered by the City's global advertising budget. Additional costs may be incurred if the designation by-law is appealed to the Ontario Land Tribunal.

Report

Following the staff report to Council on April 8, 2025, recommending issuance of a Notice of Intention to Designate for 56 Paisley Street, Council directed the City Clerk to publish and serve notice of intention to designate the property pursuant to Part IV, Section 29 of the Ontario Heritage Act. The notice of intention to designate was published in the newspaper on April 17, 2025, and served on the property owner and the Ontario Heritage Trust on the same date.

The notice of intention to designate states that any person may send a notice of objection to the proposed designation before 4 p.m. on May 16, 2025. The notice must be sent by registered mail or delivered to the Clerk of the City of Guelph. It must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the City of Guelph shall consider the objection and make a decision whether to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day objection period. If Council decides to not withdraw its intention to designate, a heritage designation by-law must be passed within 120 days of the date of publication of the notice of intention to designate. Council must publish a notice of passing the designation by-law which is followed by a 30-day appeal period when appeals of the by-law may be made to the Ontario Land Tribunal for hearing and decision.

The subject property has been listed as non-designated on the Municipal Register of Cultural Heritage Properties under section 27, Part IV of the Ontario Heritage Act since it was added in 2001. It was added to Gordon Couling's city-wide heritage inventory in 1974 and is part of the Burcher-Stokes heritage inventory that was completed in the 1990s and used by Council to expand the City of Guelph's heritage inventory in 2009. Heritage planning staff, in collaboration with Heritage Guelph,

have been evaluating properties listed on the Municipal Register of Cultural Heritage Properties for designation under Part IV of the Ontario Heritage Act in anticipation of the removal of all non-designated properties from the register at the end of 2026, as per the timeline imposed by the Provincial Government in Bill 185.

In selecting properties to evaluate for heritage designation, heritage planning staff and Heritage Guelph prioritized properties with known historical, architecture and contextual value. 56 Paisley Street was identified by Heritage Guelph as [one of the top designation priorities of 2024](#).

Notice of Objection

A Notice of Objection was received by the City Clerk on May 16, 2025, from Jordan Rye, the property owner of 56 Paisley Street, and Charlotte Hopkins Rye (Attachment-2). The owner believes that they are an effective and expert steward of their property and that designation would impose a requirement of costly maintenance including specialized materials and contractors. The owner is also concerned that a designation would prohibit additions to the property and leave it unsuitable for their family.

Heritage Planning Staff Response to Notice of Objection

The Cultural Heritage Evaluation Report for 56 Paisley Street is based on detailed research and architectural analysis and was supported by the Heritage Advisory Committee at their March 6, 2025, meeting.

The subject property sits on a lot surveyed as part of Galt's 1827 Plan and was constructed on one of the City's first westward roads as part of the Paisley Block of Scottish settlers. The land was connected first to Reverend Doctor Robert Torrance and dry goods merchant John Hogg before being purchased and the subject property being built by Scottish watchmaker and jeweler Robert Crawford. Crawford built the property as a small factory for the manufacture of watch cases. An advertisement published in 1875 notes that Crawford's watchcase factory is operating at 68 Paisley Street (now 52 Paisley Street) and he is listed as living at 74 Paisley Street (now 56 Paisley Street) in the Wellington Directory that same year.

56 Paisley Street is a single-storey, horizontally massed structure made of locally quarried limestone. With minimal ornamentation, it is a vernacular styled building with minimal ornamentation and Georgian elements including its broadly symmetrical front façade.

There is no doubt that the current owner of 56 Paisley Street is a thoughtful caretaker and steward of the property as displayed in the condition and integrity of the property. A heritage designation is meant to maintain that care and stewardship across generation and through subsequent owners.

A designation applies to and protects a limited number of architectural attributes or elements, often referred to as character-defining elements. It has no impact on interior features, configuration or use. Under a designation, most repair and maintenance can be done without a permit and requiring no special materials or contractors.

If work is likely to impact a protected feature, there is a no-cost permit process from the City. A designation does not prohibit alteration or additions to a property

but would require a permit. That process runs parallel with any other required permitting and begins with a conversation with a heritage planner for guidance and support to find a balance between a property owner's needs and the City's built heritage conservation goals.

It should be noted that adjacent properties to 56 Paisley Street including the attached 54 Paisley Street and neighboring 66 Paisley Street are designated under Part IV of the Ontario Heritage Act meaning that 56 Paisley Street, as an adjacent property to designated heritage properties will still be required to communicate with Heritage Planning staff on large-scale projects like new construction and demolition as per Guelph's Official Plan (4.8) and the Provincial Planning Statement (4.6) and demonstrate that their alterations and additions would not negatively impact the protected elements of the neighboring properties.

Financial Implications

Costs associated with notices and registration of by-laws are covered by the City's global advertising budget. Additional costs may be incurred if the designation by-law is appealed to the Ontario Land Tribunal.

Consultations and Engagement

A letter was sent to the property owners dated February 20, 2025, to inform them that their property would be considered for designation by City Council. Staff received an email response from Jordan Rye on March 13, 2025, requesting that the property not be considered for designation and was advised on the process of delegating and submitting feedback. Staff received an email response from Charlotte Hopkins Rye on March 27, 2025, outlining concerns around additions and costs associated with designation and were advised on a designation's limited impact on alterations/additions and the City's no cost permit process for designated properties.

At the [March 6, 2025 meeting of Heritage Guelph](#), the Committee passed the following motions:

1. That the City Clerk be authorized to publish and serve notice of intention to designate 56 Paisley Street 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.

Attachments

Attachment-1 Notice of Intention to Designate – 56 Paisley Street

Attachment-2 Objection of Notice of Intention to Designate – 56 Paisley Street (May 16, 2025)

Attachment-3 Proposed By-law Number (2025) – 21088

Attachment-4 56 Paisley Street Objection – Staff Presentation

Departmental Approval

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