

# Staff Report



To City Council  
Service Area Infrastructure, Development and Environment  
Date Tuesday, February 10, 2026  
Subject **44 Edinburgh Road North – Notice of Intention to Designate**

## Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 44 Edinburgh Road North pursuant to Part IV, Section 29 of the Ontario Heritage Act.
2. That the Heritage Advisory Committee advises City Council that the committee supports the heritage attributes recommended in the staff report titled “44 Edinburgh Road North – Draft Council Designation Report” and dated January 15, 2026.

## 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 44 Edinburgh Road North 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

44 Edinburgh Road North is listed as a non-designated built heritage resource on the City of Guelph’s Municipal Register of Cultural Heritage Properties under Section 27, Part IV of the Ontario Heritage Act.

A property may be designated under Section 29, Part IV 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 have completed a Cultural Heritage Evaluation Report and Statement of Cultural Heritage Value or Interest. Staff have determined the property meets four 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 the 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

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## **Report**

### **Location**

The subject property is located at 44 Edinburgh Road North, between Sultan Street and Crimea Street. The legal description is Lot 100, Plan 28 and 115, GUELPH; Part Lot 101, Plan 28 and 115, AS IN ROS208770 and the property identification number (PIN) is 71279-0116.

Figure 1 - Location of 44 Edinburgh Road North (City of Guelph GIS)



Figure 2 – 44 Edinburgh Road North from street. (Heritage Planning 2025)



## Statement of Significance

Lands on the west side of Edinburgh Road North south of Paisley Road were subdivided for George Grange in 1855 creating Plan 28 which was updated in 1859 to create Plan 115. The title abstract indicates that Lot 100 on Plan 115 was purchased in 1876 by David Stevens, who by 1877 had erected a single-storey, limestone cottage. In November 1877 the annual Building Operations report in the Guelph Evening Mercury indicated the following:

“David Stevens, stone cottage 32x36 feet; kitchen 17x36 feet. Cost \$1,100”

David Stevens was likely responsible for most of the construction with skills working for his father’s carpentry and building company, George Stevens & Son. The company was involved with the building of several notable structures around the City of Guelph through the 1870s and 1880s, such as the Central School, a Masonic Lodge, and several Upper Wyndham Street stores.

David and Mary Young lived in the house from about 1891 to 1906. David Young was the principal of the Central School while living there. According to the Guelph Evening Mercury Building Operations report, in 1894 David Young had alterations made to the house with Bruce Brothers as the contractor and Alexander Cormie as a painter.

In 1906, Frank Kloepfer purchased 44 Edinburgh Road North and lived there with his family until his passing in 1962. Kloepfer owned a successful coal company within Guelph: Kloepfer Coal Company (previously known as Kloepfer & Richardson, then Guelph Coal Depot). Kloepfer owned the property for the longest period and was a prominent businessman in the Guelph community.

## **Building Description**

44 Edinburgh Road North is a single-storey, L-plan cottage in the Gothic Revival style. The original stone exterior walls were constructed in roughly squared limestone blocks with bush-hammered quoins and finished with white tape pointing. The projecting front gable has a finial drop at its peak and vergeboards with curvilinear fretwork above a wood frame bay window with semi-circular arched windows, engaged colonettes and a cornice with paired corbels that support the soffit under the bay's hipped roof. The front verandah has decorative metal cresting along the eave but this has not been confirmed as an original feature of the house. The eave is supported by a frieze panel with corbels over fretwork brackets and capitals on engaged and free-standing, chamfered posts. The wooden front door has bolection molding and two semi-circular window panes. The original front and side wood window sashes have 2-over-2 pane arrangements.

The buff brick chimney rising from the roof over the south wall does not appear to be an original feature. The second storey rear addition on top of the stone walls of the original kitchen tail has a large mansard roof and is not part of the original building form.

## **Determination of Cultural Heritage Value**

The residential dwelling at 44 Edinburgh Road North is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets four of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06. The subject building at 44 Edinburgh Road North has design and physical value, historical and associative value, and contextual value.

### **Design/Physical Value**

The subject property meets criterion 1 because it is a representative example of a Victorian-era, Gothic Revival cottage built with traditional limestone construction method and elaborate exterior woodwork.

The subject property meets criterion 2 because it displays a high degree of craftsmanship in its construction shown in the many architectural features retained from its original construction.

### **Historical/Associative Value**

The subject property meets criterion 4 because it has direct associations with local builder David Stevens and Frank Kloepfer, a prominent businessman in the Guelph community.

### **Contextual Value**

The subject property meets criterion 7 because it is important in defining, maintaining and supporting the character of the Edinburgh Road North streetscape in the historic Sunny Acres neighborhood and the Junction Cultural Heritage Landscape identified as a candidate CHL in the City of Guelph's Cultural Heritage Action Plan.

## Heritage Attributes

The following elements of the property at 44 Edinburgh Road North should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Original, single-storey, L-plan building form with projecting front gable, transverse side gable, and kitchen tail.
- Original stone exterior walls constructed in roughly squared limestone blocks with bush-hammered quoins and finished with white tape pointing. This includes the extant stone walls of the original kitchen tail.
- Projecting front gable with finial drop and vergeboards with curvilinear fretwork.
- Wood frame bay window with semi-circular arched windows, engaged colonettes and a cornice with paired corbels that support the soffit under the bay's hipped roof.
- Front verandah eave frieze panel with corbels over fretwork brackets and capitals on engaged and free-standing, chamfered posts.
- Original wooden front door with bolection molding and two semi-circular window panes.
- Original front and side wood window sashes with 2-over-2 pane arrangements.

## Consultation and Engagement

Heritage Planning acknowledges the background research gathered by Jillian Sanders, Heritage Research Assistant for 2025.

Following their reaffirmation of support for voluntary designation, the property owner has been in discussion with Heritage Planning staff regarding the proposed heritage designation and its associated heritage attributes.

At the January 15, 2026 meeting of the Heritage Advisory Committee, the committee passed the following motion:

1. That Heritage Guelph advises City Council that 44 Edinburgh Road North merits designation under Part IV of the Ontario Heritage Act
2. That Heritage Guelph advises City Council that the committee supports the heritage attributes recommended in the staff report titled "44 Edinburgh Road North – Draft Council Designation Report" and dated January 15, 2026.

## Attachments

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

## Departmental Approval

Krista Walkey, MCIP, RPP, General Manager, Planning and Building Services

## **Report Author**

Stephen Robinson, Senior Heritage Planner

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

Krista Walkey, MCIP, RPP  
General Manager, Planning and Building Services  
Infrastructure, Development and Environment  
519-822-1260 extension 2395  
krista.walkey@guelph.ca

### **This report was recommended by:**

Terry Gayman, P. Eng.  
Acting Deputy Chief Administrative Officer  
Infrastructure, Development and Environment  
519-822-1260 extension 2248  
terry.gayman@guelph.ca