

# Staff Report



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To	<b>City Council</b>
Service Area	Infrastructure, Development and Environment
Date	Tuesday, March 10, 2026
Subject	<b>225 Waterloo Avenue – Notice of Intention to Designate 2025-579</b>

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## Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 225 Waterloo Avenue pursuant to Part IV, Section 29 of the Ontario Heritage Act.
  2. That the designation by-law be brought before Council for approval if no objections are received within the thirty-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 225 Waterloo Avenue 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

The 225 Waterloo Avenue 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. The owner of this property volunteered it for designation in response to the City’s call for voluntary designations in February 2025.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets at 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 Heritage Guelph, have completed a Cultural Heritage Evaluation Report and Statement of Cultural Heritage Value or Interest. Staff have determined that the property meets six 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.

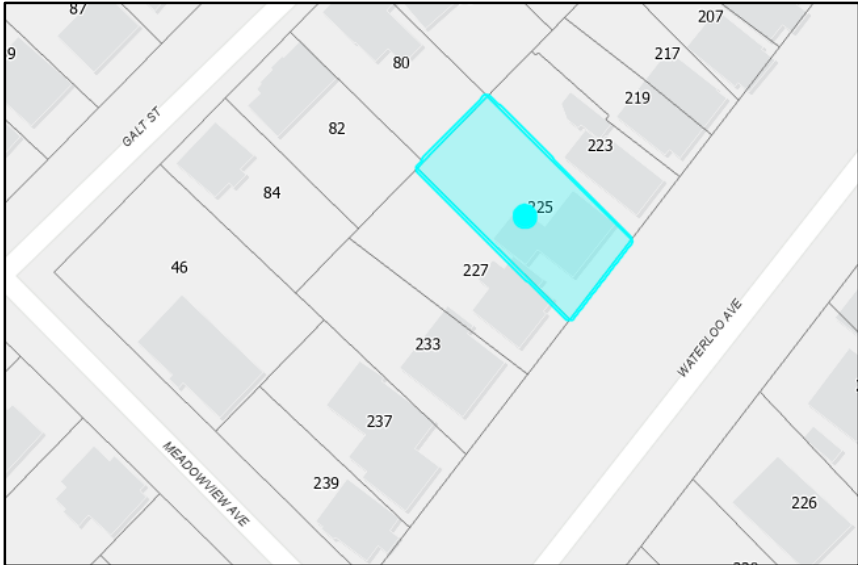
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## **Report**

### **Location**

The subject property is located at 225 Waterloo Avenue, between Meadowview Avenue and Edinburgh Road South. The legal description is Lot 42, Plan 330.

Figure 1 GIS map showing location of 225 Waterloo Avenue (City of Guelph GIS)



## Statement of Significance

Figure 2 225 Waterloo Avenue (Photograph: Heritage Planning staff, 2025)



The detached stone residential dwelling at 225 Waterloo Avenue is located on what was once known as the Huron Road, cut as early as 1827 to connect Guelph and Goderich. The property was purchased by David Kennedy in 1869, who had built a stately residence known as “Meadowview Park” to the northwest of 225 Waterloo Avenue. Three of Kennedy’s sons would build homes near the area, and Robert C. Kennedy would build what is now 225 Waterloo Avenue by using the limestone cut from the Kennedy Quarry, remnants of which remain visible in rear yards along Waterloo Avenue.

225 Waterloo Avenue is constructed in the neo-classic vernacular style, which was popular in the mid to late nineteenth century. It is a 2-storey structure with a symmetrical facade, side gabled roof with yellow-brick chimneys at the apex of the gable atop the side elevations. Along the corners of the façade are rock-faced limestone quoins. Also on the front façade are three symmetrical windows on the 2nd storey and two windows on either side of the centered door on the first storey. Each window has single-slab limestone lintels and sills, and louvred shutters. The door for the front entrance of the house is surrounded by a neo-georgian style doorcase.

### Determination of Cultural Heritage Value

The residential dwelling at 225 Waterloo Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets six 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 225 Waterloo Avenue has design and physical value, historical and associative value, and contextual value.

### **Design/Physical Value**

The subject property meets criterion 1 because the nineteenth-century stone residence is a representative example of neo-classical architecture built from Guelph limestone.

### **Historical/Associative Value**

The subject property meets criterion 4 because it has direct associations with the Kennedy family and Kennedy quarry.

The subject property meets criterion 5 because it yields information about the limestone quarries located along Waterloo Avenue.

The subject property meets criterion 6 because it reflects the work of David Kennedy and his sons, a prominent family of quarrymen and stonemasons.

### **Contextual Value**

The subject property meets criterion 7 because the property maintains the character of Waterloo Avenue, defined by late nineteenth and early twentieth century residential dwellings.

The subject property meets criterion 8 because it is physically linked to its surroundings through the use of limestone cut from the nearby Kennedy quarry.

### **Heritage Attributes**

The following elements of the property at 225 Waterloo Avenue should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Building form, including:
  - Side gabled roof
  - Symmetrical façade
- Exterior limestone walls, including:
  - Window openings on the facade
  - Front door opening on the façade
  - Brick chimneys

### **Attachments**

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

### **Consultations and Engagement**

The property owner has volunteered their property to be considered for individual designation under the Ontario Heritage Act.

Heritage Planning staff exchanged emails with the property owner on November 17-18, 2025 to solicit feedback on the draft designation report.

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

## **Departmental Approval**

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

## **Report Author**

Jack Mallon, Heritage Planner

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

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

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