

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Wednesday, April 15, 2026
Subject	31 Yorkshire Street South – Notice of Intention to Designate

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 31 Yorkshire Street South 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. City 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 31 Yorkshire Street South 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

31 Yorkshire Street South 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 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 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

Report

Location

The subject property is located on the southwest side of Yorkshire Street South, between Preston Street and Waterloo Avenue. The property is described legally as part of Park Lot 65, Plan 8 and Part Lot 2, 61R10369, Guelph and the property identification number (PIN) is 71281-0178.

Figure 1 - Location of 31 Yorkshire Street South. (City of Guelph GIS)



Figure 2 - 31 Yorkshire Street South (from street) (Heritage Planning 2026)



Figure 3 - 31 Yorkshire Street South (south side wall) (Heritage Planning 2026)



Statement of Significance

According to the land titles abstract, Robert Morrison purchased parts of Park Lot 65 of Plan 8 from Janet and Isabella Andrews in 1881. In the same year, Morrison and his wife Margaret received a mortgage from Sarah Sanders in the amount of \$800. Robert Morrison (1825-1913) worked as a local carriage maker but had retired by the time 31 Yorkshire Street South was constructed. In 1894, Robert Morrison had a 2-storey, brick dwelling constructed on Yorkshire Street at a cost of \$1,200, as mentioned in the Daily Mercury. The contractors were Foster & Rundle, Hughes & Heeg, and P. Martin. By 1906, Robert and Margaret Morrison had sold the property to William and Mary Felker and continued to live in the house with the Felker family.

31 Yorkshire Street South contains a 2-storey, red brick house with a front gable and a single-storey, hip roofed bay window in the façade and on the south elevation. The exterior walls are constructed with pressed red brick in a stretched bond pattern. All windows and doors have a segmental arch head constructed with a single course of soldier bricks and a lug sill of rock-faced limestone. All window sashes have been replaced with modern units with a segmental arch top and a 1-over-1 pane arrangement. The front door is half-glass with bolection moulding under a segmental arch transom window. The front porch extends from the front bay window and is supported by four original turned, wooden posts (one engaged and three free-standing) below elaborate brackets and corbels with fretwork and turned drops. The porch woodwork continues in the wooden corbels over the front bay window.

Determination of Cultural Heritage Value

The residential dwelling at 31 Yorkshire Street South 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 31 Yorkshire Street South 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 a modest, front gable house form and architectural style from the late 19th century in Guelph.

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

Contextual Value

The subject property meets criterion 7 because it is important in defining, maintaining and supporting the character of the Yorkshire Street South streetscape in the Waterloo Avenue Cultural Heritage Landscape identified as a candidate CHL in the City of Guelph Cultural Heritage Action Plan.

Heritage Attributes

The following elements of the property at 31 Yorkshire Street South should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- 2-storey, front gable house form
- single-storey, hip roofed bay window in the façade and on the south elevation
- exterior walls constructed with pressed red brick in a stretched bond pattern
- segmental arch heads of windows and doors constructed with a single course of soldier bricks and a lug sill of rock-faced limestone
- original half-glass front door with bolection moulding under a segmental arch transom window
- original front porch extend from the front bay window, supported by four original turned, wooden posts (one engaged and three free-standing) below elaborate brackets and corbels with fretwork and turned drops.
- Front porch woodwork continues in the wooden corbels over the front bay window.

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 March 5, 2026 meeting of the Heritage Advisory Committee, the committee passed the following motion:

1. That the Heritage Advisory Committee advises City Council that 31 Yorkshire Street South merits designation under Part IV 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 "31 Yorkshire Street South – Draft Council Designation Report" and dated March 5, 2026

Attachments

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

Departmental Approval

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