

Staff Report



To **City Council**

Service Area Infrastructure, Development and Enterprise Services

Date Monday, July 13, 2020

Subject **120 Huron Street – Notice of Intention to Designate under Section 29 Part IV of the Ontario Heritage Act**

Recommendation

1. That the City Clerk be authorized to publish and serve notice of intention to designate 120 Huron Street pursuant to Section 29, Part IV of the Ontario Heritage Act.
2. That the designation by-law for 120 Huron Street be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

Executive Summary

Purpose of Report

To recommend that Council publish its intention to designate the former Northern Rubber Company factory building at 120 Huron Street according to provisions of section 29, Part IV of the Ontario Heritage Act.

Key Findings

A property may be designated under section 29, Part IV of the Ontario Heritage Act if it meets one or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06.

Heritage planning staff, in consultation with Heritage Guelph, have compiled a statement of significance including proposed heritage attributes of 120 Huron Street. The property meets all three criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 under the Ontario Heritage Act and, therefore, merits individual heritage designation under the Ontario Heritage Act.

Financial Implications

Planning and Urban Design Services budget covers the cost of a heritage designation plaque.

Report

The legal owner of the subject property is 120 Huron GP Inc. The owner has been consulted by Heritage Planning staff and is supportive of staff's recommendation that Council protect the property through designation under the Ontario Heritage Act.

The legal description of the property is Guelph Division F Range 2 Part Lots 1 and 2; RP 61R21616, Parts 1 to 3 and 6 (see Attachment 1).

The subject property is located on the east corner of Huron and Alice Streets. 120 Huron Street is currently listed as a non-designated property on the Municipal Register of Cultural Heritage Properties.

At their meeting of September 9, 2019, Council approved in principle a Redevelopment Incentive Reserve grant application for the conservation of the historic industrial heritage building at 120 Huron Street. As described in staff report IDE-2019-93, as part of requirements of the Financial Assistance Agreement, the City and owner conclude the designation process for the property under Part IV of the Ontario Heritage Act and enter into a Heritage Conservation Easement Agreement for the industrial heritage building prior to any grant payments being issued to the owner.

As required by conditions of approval for rezoning, the property owner submitted a Cultural Heritage Resource Impact Assessment by CHC Limited (dated August 22 2017) which has been supported by Heritage Guelph and has assisted staff in identifying the heritage attributes of the building that would be protected by the heritage designation bylaw. The property owner has also submitted a Cultural Heritage Resource Conservation Plan by CHC Limited and ABA Architects (dated March 25 2019) which will guide the proposed adaptive reuse and rehabilitation of the heritage building.

Historic Significance of 120 Huron Street

The building is a prominent example of early 20th century industrial Guelph and has long been a landmark building at the east corner of Huron and Alice Streets.

By the 1880s, James Walter Lyon is associated with portions of the subject property and many mortgages associated with it. St. Patrick's Ward was developed in the early 20th century through J. W. Lyon's plan to create an industrial neighborhood in Guelph. Situated east of the Speed River and north of the Eramosa River, the Ward extends to Eramosa Hill. In 1906, Lyon bought 400 acres on both sides of York Street from the Speed and Eramosa Rivers to Victoria Road and he proceeded to secure development by giving away 12 to 16 acres of land free of charge to industries willing to locate in Guelph. The attraction of free land brought companies such as International Malleable Iron Company and the Guelph Stove Company to the Ward. Remaining properties not suitable for industry were subdivided into smaller plots subsequently sold to workers and their families for housing (Guelph Historical Society. Vol. XII No. 1 1961).

The Kennedy family (David, John and Emily) owned the property by the 1890s and were part of the later management of the Northern Rubber Company. In July of 1919, the Northern Rubber Company purchased the property from the Kennedy family and took out a \$50,000.00 mortgage with the Corporation of the City of Guelph; presumably this is when construction began on the factory building.

Northern Rubber Company was a locally owned and controlled company that produced rubber boots among other products for a national market. The company was a major addition to the post-war industrial sector and was directed by individuals such as J. G. Smith, F. W. Kramer, George Drew as well as local Kennedy family members. By 1925 the company had skyrocketed to first place among Guelph's industries in employment with a payroll of roughly 600 individuals and was a prime example of J. W. Lyon's planned integration of industrial establishments and residential housing. The four-storey, state-of-the-art factory on Huron Street also boasted more square footage than any other Guelph industry at the time (Guelph Historical Society 2000:160-161). Sadly, the post-war period saw a decline in staff, products and local control. By 1942 the factory was granted to Northern Woodstock Rubber Company Ltd and by the 1950s, the property was under the ownership of Uniroyal Chemical Ltd.

Cultural Heritage Value or Interest of 120 Huron Street

The property has design value or physical value because it is a rare and representative example of a construction method as a four-story, state-of-the-art early 20th-century industrial factory; reinforced structural concrete with red brick spandrels. It demonstrates a high degree of technical achievement as the building design and construction method is similar to the industrial building designs of American architect Louis Kahn.

The property has historical value or associative value because it has direct associations with an activity that is significant to the community. The Northern Rubber Company was locally controlled and managed, sustained by local capital and employed 600 individuals in its heyday. The subject property yields, or has the potential to yield, information that contributes to an understanding of a community in that it represents the second stage of industrial development in St. Patrick's Ward following the First World War.

The property has contextual value because it is important in defining the character of the area as a prime example of J. W. Lyon's planned integration of industrial establishments and residential housing. The subject building is visually and historically linked to its surroundings and is a landmark within the St. Patrick's Ward.

Heritage Attributes

The following elements of the property at 120 Huron Street should be considered heritage attributes in a designation under Part IV of the *Ontario Heritage Act*:

- roof parapet;
- 'breakfront' design feature on west elevation;
- concrete front entrance stair;
- red brick panels between columns;
- window openings with multi-pane style windows;
- reinforced concrete structure including the interior mushroom-shaped concrete support posts

Consultations

Heritage Guelph has recommended that the property known as 120 Huron Street be designated under Section 29, Part IV of the Ontario Heritage Act. At their meeting of February 10, 2020 Heritage Guelph carried the following motions:

That Heritage Guelph recommends that Council issue a Notice of Intention to Designate the property at 120 Huron Street under section 29, Part IV of the Ontario Heritage Act; and

That the Heritage Guelph Designation Working Group be given the direction to finalize the statement of significance and the list of heritage attributes with the Senior Heritage Planner.

Strategic Plan Alignment

The recommendations in this report align with the Sustaining Our Future priority area of the City's Strategic Plan. The conservation of cultural heritage resources, is part of how Guelph is planning for an increasingly sustainable City.

Attachments

Attachment-1 Location of Subject Property

Attachment-2 Historical Images

Attachment-3 Current Photos

Attachment-4 Proposed Development

Attachment-5 Statement of Cultural Heritage Value or Interest

Departmental Approval

Not applicable

Report Author

Stephen Robinson, Senior Heritage Planner

This report was approved by:

Melissa Aldunate, MCIP, RPP, Manager of Policy Planning and Urban Design

This report was approved by:

Chris DeVriendt, MCIP, RPP

Acting General Manager, Planning and Building Services

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2360

chris.devriendt@guelph.ca

This report was recommended by:

Kealy Dedman, P. Eng., MPA

Deputy Chief Administrative Officer

Infrastructure, Development and Enterprise Services

519-822-1260 extension 2248

kealy.dedman@guelph.ca