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IN THE MATTER OF THE ONTARIO HERITAGE ACT,
R.S.O. 1990, CHAPTER 0.18
AND IN THE MATTER OF THE PROPERTY KNOWN AS

43 ARTHUR STREET SOUTH

IN THE CITY OF GUELPH,
IN THE PROVINCE OF ONTARIO

NOTICE OF PASSING OF DESIGNATION BY-LAW

TO: Ontario Heritage Trust
The Ontario Heritage Centre
10 Adelaide St. East
Toronto, ON M5C 1J3

TAKE NOTICE THAT the Council of the Corporation of the City of Guelph has passed By-law Number 2018-20297 to designate portions of the property known as 43 Arthur Street South as being of cultural heritage value or interest under Part IV, Sec. 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Dated at Guelph, Ontario, this day of July 9, 2018.

Stephen O'Brien,
City Clerk
City Hall, 1 Carden St.
Guelph, ON N1H 3A1

September 27, 2018

City Hall
1 Carden St
Guelph, ON
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THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2018)-20297

A by-law to designate portions of the building and property municipally known as 43 Arthur Street South and legally described as Part of the Grist Mill Lands east side of River Speed, Plan 113, more particularly described as Parts 1, 2, 3, 4, 13 & 14, Reference Plan 61R-21139; Guelph, as being a property of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18*, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereon, to be of cultural heritage value or interest; and

WHEREAS on October 31, 2017 the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known as 43 Arthur Street South, and upon the Ontario Heritage Trust, notice of intention to designate portions of the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

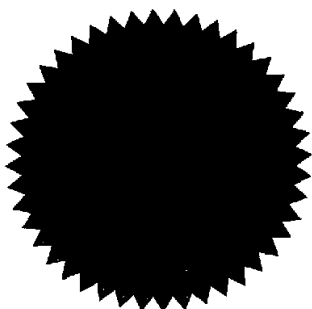
WHEREAS the cultural heritage value or interest of the property is set out in Schedule "A" hereto; and

WHEREAS no notice of objection to the said property designation was served upon the clerk of the municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH, ENACTS AS FOLLOWS:

1. Portions of the building and property known as 43 Arthur Street South, as described in Schedule "B" to this By-law, are designated as being of cultural heritage value or interest under Part IV, Sec. 29 of the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18*.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "C" to this By-law in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

PASSED this NINTH day of JULY, 2018.




CAM GUTHRIE - MAYOR


DYLAN MCMAHON - DEPUTY CLERK

**By-law Number (2018)-20297
SCHEDULE A**

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

43 ARTHUR STREET SOUTH, GUELPH

43 Arthur Street South is worthy of designation under Part IV of the Ontario Heritage Act as it meets three of the prescribed criteria for determining cultural heritage value or interest according to Ontario Regulation 9/06 made under the Ontario Heritage Act. The heritage attributes of 43 Arthur Street South display: design or physical value, historical or associative value and contextual value.

The subject property has design value or physical value as being representative of 19th and 20th century vernacular industrial architecture in Guelph. The stone and brick building complex reflects multiple eras of growth and development on the site dating back to the 1830s.

The property has historical value or associative value because this property, together with the mill complex, was Guelph's first industrial site. William Allan purchased the "Mill Lands" in 1832 and by 1835 had erected a distillery on the east side of the Speed River, and a carding house in 1841. In 1881 the distillery property was bought by the Armstrong & McCrae Woollen Company, owned by Thomas McCrae and later by David McCrae, the grandfather and father of John McCrae, one of Guelph's most well-known residents. By 1882, a new stone factory adjoining the old distillery property was built with two large wings that were connected by a tower. In 1900 the property was sold to the A.R. Woodyatt Company, which became the Taylor-Forbes Company Ltd., one of the largest Canadian manufacturers of lawn mowers and general hardware. In 1956 the property was sold to the W.C. Wood Company – manufacturers of electrical farm equipment. Additions to the property continued until 1973 when the site was fully developed.

The property has contextual value in that the former Allan's Mill property is a significant industrial landmark dating back to Guelph's earliest period of industrial development. The buildings are physically, functionally, visually and historically linked to their immediate setting along the Speed River and visually define the east edge of the Speed River (the original town boundary) as a downtown landmark.

**By-law Number (2018)–20297
SCHEDULE B**

DESCRIPTION OF HERITAGE ATTRIBUTES

43 ARTHUR STREET SOUTH, GUELPH

The following elements of 43 Arthur Street South are to be protected in a designation under Part IV of the Ontario Heritage Act: (Building #1) Allan's Distillery; (Building #2a) Knitting/Japanning Building; (Building #2b) Milling Building; (Building #2c) Tower; (Building #2d) General Office and Shipping Building.

The following elements of 43 Arthur Street South should be considered heritage attributes in a designation under Part IV of the Ontario Heritage Act:

Building #1 – Allan's Distillery

- Massing of the building including the exterior walls and the gable roof;
- Exterior limestone walls and board-and-batten dormer (20th century alteration);
- Original door and window openings;
- 8-over-8 sash windows on the west elevation;
- Stone fireplace; and
- Five storage tanks.

Building #2a – Knitting/Japanning Building

- Massing of the building including the exterior walls and the low pitch gable roof;
- Exterior brick and limestone walls;
- Original door and window openings;
- Large I-beam members; and
- Industrial mechanism attached to the ceiling of the second floor

Building #2b – Milling Building

- Massing of the building including the exterior walls and the low shed roof;
- Exterior brick and limestone walls;
- Original window openings;
- Heavy timber interior structure; and
- Large I-beam members.

Building #2c – Tower

- Massing of the building including the exterior walls;
- Exterior limestone walls;
- Original door and window openings;
- Three original wood windows at the north elevation at the third floor; and
- Heavy timber interior structure, and the unique stacked wood and iron rod truss system.

Building #2d – General Office and Shipping Building

- Massing of the building including the exterior walls;
- Exterior limestone walls;
- Signage panels on the north elevation, of note the 'General Office' sign;
- Original door and window openings;
- Extant portion of brick chimney; and
- Heavy timber structure.

A more detailed description of the property's heritage attributes may be found in staff's report to City Council (IDE-2017-90) dated October 10, 2017.

It is intended that non-original features may be returned to documented earlier designs or to their documented original without requiring City Council permission for an alteration to the designation.

**By-law Number (2018)-20297
SCHEDULE C**

LEGAL DESCRIPTION

43 ARTHUR STREET SOUTH, GUELPH

The property known as 43 Arthur Street South is legally described as Part of the Grist Mill Lands east side of River Speed, Plan 113, more particularly described as Parts 1, 2, 3, 4, 13 & 14, Reference Plan 61R-21139; City of Guelph.