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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

136 Glasgow St N

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 Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca
Attention: Provincial Heritage Registrar

RECEIVED
2025/06/19
(YYYY/MM/DD)
Ontario Heritage Trust

Notice of passing of designation by-law

In the matter of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 in the City of Guelph, in the Province of Ontario.

Take notice that the Council of the Corporation of the City of Guelph has passed By-law Number (2025)-21101 dated June 10, 2025 to designate portions of the property known as 136 Glasgow St N 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.

As per Section 29 (Subsection 11) of Part IV of the Ontario Heritage Act, any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk (within 30 days after the date the notice of the bylaw passing is published) a notice of appeal setting out the objection to the bylaw and the reasons in support of the objection accompanied by the fee charged by the Tribunal.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Designation By-law may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting City of Guelph as the Approval Authority, or by mail to 1 Carden Street, **no later than 4:00 p.m. on July 18, 2025**. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. **The appeal fee can be paid online through e-file or by credit card/certified cheque/money order** to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website

at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerks@guelph.ca.

Stephen O'Brien
City Clerk
City Hall
1 Carden Street
Guelph, ON N1H 3A1
519-837-5603
clerks@guelph.ca

Notice Date: June 19, 2025

The Corporation of the City of Guelph

By-law Number (2025) – 21101

A by-law to designate portions of the buildings and property known municipally as 136 Glasgow Street North and described legally as PT PARK LOT 47, Plan 8, AS IN RO781295; City of 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 April 17, 2025 the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known municipally as 136 Glasgow Street North and legally as PT PARK LOT 47, Plan 8, AS IN RO781295; City of Guelph, 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;

And whereas the cultural heritage value or interest of the property is set out in Schedule 1 hereto;

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

The Council of the Corporation of the City of Guelph enacts as follows:

1. Portions of the buildings and property known as 136 Glasgow Street North, as described in Schedule 2 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 3 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 tenth day of June, 2025.

Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest – 136 Glasgow Street North

Schedule 2: Description of Heritage Attributes – 136 Glasgow Street North

Schedule 3: Legal Description – 136 Glasgow Street North

Cam Guthrie, Mayor

Stephen O'Brien, City Clerk

By-law Number (2025) – 21101

Schedule 1: Statement of Cultural Heritage Value or Interest: 136 Glasgow Street North

Statement of Significance

The residential building at 136 Glasgow Street North 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 136 Glasgow Street North has design and physical value, historical and associative value, and contextual value.

Design/Physical Value

This property meets Criterion 1 as it is a representative example of the Italianate style within the City of Guelph.

This property meets Criterion 2 due to its impressive display of craftsmanship and artistic detail throughout its masonry work, most notably around the front entrance and windows, the way the decorative stone design is paired with the cornice brackets at the base of the roof, and the transoms above the front door and central window.

Historical/Associative Value

This property meets Criterion 4 due to its direct association with the highly successful industrialist and eminent public official Thomas Gowdy, the founder of Gowdy's Agricultural Works and the Mayor from 1889-1890.

This property satisfies Criterion 6 as it was designed by architect John Hall Jr, a prominent builder and contractor in Guelph, who within the prime of his career designed around thirty buildings in Guelph, Listowel, Galt, and Alliston.

Contextual Value

This property meets Criterion 7 as it supports the character of the area. It is one of the earlier and more prominent residences on Glasgow Street North.

This property meets Criterion 9 as its location on the corner of Glasgow and Liverpool has historically and contemporaneously allowed it to function as a prominent landmark, as demonstrated by its repeated use as a reference point in the Guelph Daily Mercury.

By-law Number (2025) – 21101

Schedule 2: Description of Heritage Attributes: 136 Glasgow Street North

The following elements of the property at 136 Glasgow Street North should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Building form, including:
 - Hipped roof
 - Central tower
 - Symmetrical façade
- Redbrick exterior walls
- Window and door openings in redbrick walls
- Wood Front doors, including transom and sidelights
- Wood corbels flanking the front doors
- Stone masonry, including:
 - Sills
 - Lintels
 - Coursing
 - Quoins

The vinyl-clad addition located in the rear yard of the property is not considered a heritage attribute.

By-law Number (2025) – 21101

Schedule 3: Legal Description: 136 Glasgow Street North

The property known as 136 Glasgow Street North is legally described as PT PARK LOT 47, Plan 8, AS IN RO781295; City of Guelph.