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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

328 Woolwich Street

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
2025/07/31
(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)-21094 dated July 22, 2025 to designate portions of the property known as 328 Woolwich St 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 by-law passing is published) a notice of appeal setting out the objection to the by-law 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 August 29, 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: July 31, 2025

The Corporation of the City of Guelph

By-law Number (2025) - 21094

A by-law to designate portions of the buildings and property known municipally as 328 Woolwich Street and described legally as PT LOTS 43 & 44, PLAN 105 , AS IN ROS632891; 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 March 18, 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 328 Woolwich Street and legally as PT LOTS 43 & 44, PLAN 105 , AS IN ROS632891; 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 328 Woolwich Street, 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 twenty-second day of July, 2025.

Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest – 328 Woolwich Street

Schedule 2: Description of Heritage Attributes – 328 Woolwich Street

Schedule 3: Legal Description – 328 Woolwich Street

DocuSigned by:

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Cam Guthrie, Mayor

DocuSigned by:

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Stephen O'Brien, City Clerk



This by-law was approved by Guelph City Council on July 22, 2025. Written approval of the by-law was given by Mayoral Decision 2025-A65 dated July 22, 2025.

Schedule 1: Statement of Cultural Heritage Value or Interest: 328 Woolwich Street

The red brick and limestone building at 328 Woolwich Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets five 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 328 Woolwich Street possesses design and physical value, historical and associative value, and contextual value.

Design/Physical Value

328 Woolwich Street meets Criterion 1 because the property is a unique example of a Gothic Revival row house building in Guelph, particularly visible in its stylized and embellished pitched gable roofline, wall dormers, bay windows, carved limestone sills and lintels, limestone quoins, and gingerbread bargeboard.

328 Woolwich Street meets Criterion 2 because the artistically carved limestone quoins, sills, lintels, and keystones display a high degree of craftsmanship.

Historical/Associative Value

328 Woolwich Street meets Criterion 4 because it is directly associated with the contractor and architect Frederick J. Chubb, a significant late nineteenth century architect and builder, with significant works in Guelph, including the Wellington Hotel.

Contextual Value

328 Woolwich Street meets Criterion 7 because the proximity of the Gothic Revival façade to Woolwich Street is important in defining the character of the area.

328 Woolwich Street meets Criterion 9 because it is an architectural landmark on one of Guelph's major thoroughfares and streetscapes.

Schedule 2: Description of Heritage Attributes: 328 Woolwich Street

The following elements of the property at 328 Woolwich Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Location on Woolwich Street
- Two-storey building form
- Side gabled roof
- Front gabled projecting bays
- Original red brick exterior walls
- Carved limestone sills and lintels
- Rusticated limestone quoins
- Limestone door surrounds
- Limestone keystones
- Gingerbread bargeboard
- All original window and door openings
- Original front door

It is intended that non-original features may be returned to the documented earlier designs or to their documented original without requiring Council to amend the heritage designation by-law.

Nothing in this bylaw shall be interpreted to require the replication, replacement, or restoration of designated heritage attributes in the event of total loss due to unintentional fire, flood, natural disaster, or other insured peril. The property owner retains the right to rebuild or repair using contemporary materials and methods, provided that any proposed alterations to surviving heritage attributes are reviewed and approved through the heritage permit process in accordance with the Ontario Heritage Act. This bylaw does not impose additional obligations on insurers, nor does it mandate the use of historic materials or construction techniques unless voluntarily undertaken by the owner. The municipality commits to timely review of heritage permit applications related to insurance claims to avoid undue delay in claim resolution.

By-law Number (2025) – 21094

Schedule 3: Legal Description: 328 Woolwich Street

The property known as 328 Woolwich Street is legally described as PT LOTS 43 & 44, PLAN 105 , AS IN ROS632891; City of Guelph