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Properties

PIN 71293 - 0024 LT

Description LOT 13, NORTH SIDE SUFFOLK ST, PLAN 29 ; PT LOT 12 & 14 NORTH SIDE SUFFOLK ST, PLAN 29 ; PT PARK LOT 10, PLAN 8 , AS IN RO780210, S/T & TW/ RO780210; GUELPH

Address 167 SUFFOLK ST W
GUELPH

RECEIVED
2025/09/10
(YYYY/MM/DD)
Ontario Heritage Trust

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE CITY OF GUELPH

Address for Service 1 Carden Street
Guelph, ON N1H 3A1

This document is being authorized by a municipal corporation CAM GUTHRIE - Mayor and GARRETT MEADES - Acting Deputy City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Terri Lee MacCulloch 1 Carden St. acting for Signed 2025 09 09
Guelph Applicant(s)
N1H 3A1

Tel 519-837-5637

Email terri.macculloch@guelph.ca

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CITY OF GUELPH 1 Carden St. 2025 09 09
Guelph
N1H 3A1

Tel 519-837-5637

Email terri.macculloch@guelph.ca

Fees/Taxes/Payment

Statutory Registration Fee \$70.90

Total Paid \$70.90

The Corporation of the City of Guelph

By-law Number (2024) - 20979

A by-law to designate portions of the buildings and property known municipally as 167 Suffolk Street West and legally described as Lot 13, North Side Suffolk Street, Plan 29; Part Lots 12 and 14 North Side Suffolk Street, Plan 29; Part Park Lot 10, Plan 8, as in RO780210; 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 13 June 2024 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 167 Suffolk Street West and legally described as Lot 13, North Side Suffolk Street, Plan 29; Part Lots 12 and 14 North Side Suffolk Street, Plan 29; Part Park Lot 10, Plan 8, as in RO780210; 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 or 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 167 Suffolk Street West, as described as heritage attributes 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 September, 2024.

Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest: 167 Suffolk Street West

Schedule 2: Description of Heritage Attributes: 167 Suffolk Street West

Schedule 3: Legal Description: 167 Suffolk Street West

DocuSigned by:

266C903B3A39400

Cam Guthrie, Mayor

DocuSigned by:

2F0988765536433

Garrett Meades, Acting Deputy City Clerk



This by-law was approved by Guelph City Council on September 10, 2024. Written approval of the by-law was given by Mayoral Decision 2024-A37 dated September 10, 2024.

By-law Number (2024)-20979

Schedule 1: Statement of Cultural Heritage Value or Interest: 167 Suffolk Street West

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets four of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by Ontario Regulation 569/22. The heritage attributes of 220 Gordon Street display: design or physical, historical or associative, and contextual value.

167 Suffolk Street West meets Criterion 1 having design or physical value as it is an early example of an industrial factory built in Guelph for the purposes of manufacturing in the mid-19th century. The 2 and 2.5-storey limestone design makes use of local materials, and the iconic façade can be seen in multiple photographs of well-known Guelph businesses over time.

167 Suffolk Street West meets Criterion 4 because it has direct association with a past mayor of Guelph, Thomas Gowdy, and his industry but also with agriculture as being the origin of multiple implements manufactured by Gowdy and L. Cossitt. Guelph has strong ties in the agricultural community and since this factory was used to promote and support this industry, it contributes to agriculture's continued legacy in the city.

167 Suffolk Street West meets Criterion 7 because it is important in defining, maintaining and supporting the architectural character of the area. This segment of Suffolk Street West is an important historic area of the Guelph Collegiate Candidate Cultural Heritage Landscape as identified in the Cultural Heritage Action Plan (2021). 167 Suffolk Street West meets Criterion 9 because the building's distinctive form as well as its limestone and concrete block construction has become a landmark within the Suffolk Street West streetscape.

By-law Number (2024)-20979

Schedule 2: Description of Heritage Attributes: 167 Suffolk Street West

The following elements of the property at 167 Suffolk Street West should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- exterior limestone walls of the 2/2.5-storey of original L. Cossitt construction;
- original form of the 2/2.5-storey with parapet to gable roof of L. Cossitt construction
- exterior limestone walls of the 2-storey, flat roof eastern addition of T. Gowdy construction;
- original form of the 2-storey, flat roof eastern addition of T. Gowdy construction
- front and rear gabled roof with limestone southern façade with coping at the top seen on original L. Cossitt construction.
- exterior walls of rock-faced concrete block associated with the ten bay, 3-storey flat roofed west extension of Morlock Brothers construction;
- original form of the ten bay, 3-storey flat roofed west extension of rock-faced concrete of Morlock Brothers construction;
- metal door to original boiler on the north side of the limestone exterior

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.

By-law Number (2024)-20979

Schedule 3: Legal Description: 167 Suffolk Street West

The property known as 167 Suffolk Street West is legally described as Lot 13, North Side Suffolk Street, Plan 29; Part Lots 12 and 14 North Side Suffolk Street, Plan 29; Part Park Lot 10, Plan 8, as in RO780210; City of Guelph.