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Properties

PIN 71237 - 0029 LT
Description LOTS 1 & 2, BENJAMIN HARRISON'S UNREGISTERED PL; T/W MS41803, MS83771
IF ANY ; GUELPH
Address 220 GORDON ST
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 08
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 08
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) - 20978

A by-law to designate portions of the buildings and property known municipally as 220 Gordon Street and legally described as Lots 1 and 2 of Benjamin Harrison's unregistered survey, 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 11 July 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 as 220 Gordon Street and legally described as Lots 1 and 2 of Benjamin Harrison's unregistered survey, 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 220 Gordon Street, 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.

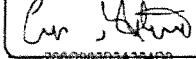
Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest: 220 Gordon Street

Schedule 2: Description of Heritage Attributes: 220 Gordon Street

Schedule 3: Legal Description: 220 Gordon Street

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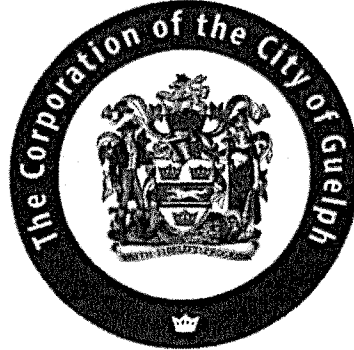


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Cam Guthrie, Mayor

DocuSigned by:



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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.

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Schedule 1: Statement of Cultural Heritage Value or Interest: 220 Gordon Street

The subject property 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 Ontario Regulation 569/22. The heritage attributes of 220 Gordon Street display: design or physical, historical or associative, and contextual value.

220 Gordon Street meets Criterion 1 having design or physical value as it is a representative example of limestone construction from the mid-19th century with an 1875 addition that has a corner entrance door in a rare, rounded, 2-storey limestone corner.

The subject property meets Criterion 4 because it has direct associations with a theme of historical mixed use involving local corner stores with housing above – a combination that was conventional in many of Guelph's residential neighbourhoods since the establishment of the Town and in some cases continuing into the first half of the 20th century.

The subject property meets Criteria 7 because it is important in defining, maintaining and supporting the architectural character of the area. This segment of the Gordon Street streetscape is an important historic element adjacent to the Brooklyn and College Hill Heritage Conservation District.

The subject property meets Criteria 8 because the stone building is visually and historically linked to its surroundings. The 1875 limestone addition to the north expanded the commercial/residential uses and its architectural design is quite compatible with the materials and form of the original building. The close proximity of the corner store doors and flanking windows to the street gives it visual prominence at this intersection within the historic Gordon Street streetscape.

The subject property meets Criteria 9 because the building's distinctive form and limestone construction have become a landmark within the historic Gordon Street and College Hill streetscape.

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Schedule 2: Description of Heritage Attributes: 220 Gordon Street

The following elements of the property at 220 Gordon Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- 2-storey, limestone corner building form with a rounded corner in the roof and stone exterior of the northern portion of the building
- original limestone exterior facing Gordon Street, James Street East and the east elevation facing the parking area
- limestone parapet on west elevation marking the earlier north wall of the building
- original window and door openings in the stone exterior walls
- two large storefront windows flanking the corner entrance (currently filled in with granite)

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.

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By-law Number (2024)-20978

Schedule 3: Legal Description: 220 Gordon Street

The property known as 220 Gordon Street is legally described as Lots 1 and 2 of Benjamin Harrison's unregistered survey, City of Guelph.