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Properties

PIN 71299 - 0105 LT
Description PT LOTS 43 & 44, PLAN 105 , AS IN ROS632891 EXCEPTING EASEMENT THEREIN ;
GUELPH
Address 328 WOOLWICH ST
GUELPH

RECEIVED
2025/09/17
(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 STEPHEN O'BRIEN - 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 15
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 15
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 (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.

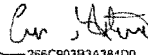
Passed this twenty-second day of July, 2025.

Schedules:


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

Schedule 2: Description of Heritage Attributes - 328 Woolwich Street

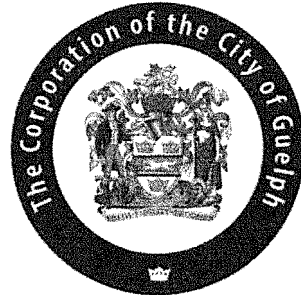
Schedule 3: Legal Description - 328 Woolwich Street

DocuSigned by:

266C503B3A384D0

Cam Guthrie, Mayor

DocuSigned by:

F758598DF49F4FF

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