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**Properties**

*PIN* 71237 - 0025 LT  
*Description* PT LOT A, PLAN 302 , PART 3 , 61R5259 ; PT LOT A, PLAN 302 , AS IN RO799193 ;  
GUELPH(AMENDED BY DONNA BALL, LAND REGISTRAR 99/08/19)  
*Address* 22 JAMES STREET EAST  
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 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 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) - 21035

A by-law to designate portions of the buildings and property municipally known as 22 James Street East and legally described as Part Lot A, Plan 302, designated as Part 3, Reference Plan 61R-5259 and Part Lot A, Plan 302, as in RO799193, City of Guelph

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 21 November 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 22 James Street East, and described legally Part Lot A, Plan 302, designated as Part 3, Reference Plan 61R-5259 and Part Lot A, Plan 302, as in RO799193, 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:

Portions of the buildings and property known as 22 James Street East, 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.

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.

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 eleventh day of February, 2025.**

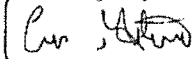
### Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest: 22 James<sup>DS</sup> Street East

Schedule 2: Description of Heritage Attributes: 22 James Street East

Schedule 3: Legal Description: 22 James Street East

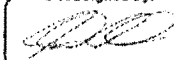
DocuSigned by:



266C093B3A384D9

**Cam Guthrie, Mayor**

DocuSigned by:



2FD088766236433

**Garrett Meades, Acting Deputy City Clerk**



This by-law was approved by Guelph City Council on February 11, 2025. Written approval of the by-law was given by Mayoral Decision 2025-A51 dated February 11, 2025

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Schedule 1: Statement of Cultural Heritage Value or Interest: 22 James Street East

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 22 James St E display: design/physical, historical/associative, and contextual value.

The subject property meets criterion 1 because it is a rare example of the functional Beaux-Arts style in Guelph and a rare extant example of a building associated with the Toronto Suburban Railway.

The subject property meets criterion 4 because it is directly associated with the Toronto Suburban Railway and architect George Carruthers Briggs. Initially intended as a substation, the structure was adapted for use as a railcar barn for the Toronto Suburban Railway. The Toronto Suburban Railway provided a vital service to Guelph residents between 1917 and 1931. The structure was designed by George Carruthers Briggs, a significant Canadian architect who served as the superintending architect for the Canadian National Railway from 1920 until his death.

The subject property meets criterion 5 because it yields information about the history of the Toronto Suburban Railway in Guelph, a significant transportation project in the City of Guelph.

The subject property meets Criterion 8 because it is physically and historically linked to the extant railbed that is now used as the Guelph Radial Line Trail.

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Schedule 2: Description of Heritage Attributes: 22 James Street East

The following elements of the property at 22 James Street East should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Building form, including:
  - o Two-storey building with rectangular footprint
  - o Hipped roof
- Symmetrical facade
- Brick exterior walls, including:
  - o Paired, monumental, brick pilasters topped with sheet metal Tuscan capitals on either side of the entrance
  - o Brick pilasters topped with Tuscan capitals on each corner of the building
- Sheet metal cornice surrounding the whole building
- All original window and door openings

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Schedule 3: Legal Description: 22 James Street East

Part Lot A, Plan 302, designated as Part 3, Reference Plan 61R-5259 and Part Lot A,  
Plan 302, as in RO799193, City of Guelph