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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

**67-71 WYNDHAM STREET NORTH**

IN THE CITY OF GUELPH,  
IN THE PROVINCE OF ONTARIO

**NOTICE OF PASSING OF DESIGNATION BY-LAW**

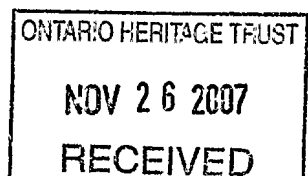
TO: Ontario Heritage Trust  
The Ontario Heritage Centre  
10 Adelaide St. East  
Toronto, ON M5C 1J3

AND: Skyline Incorporated & Skyway Estates Inc.  
70 Preston St.  
Guelph, ON  
N1H 3C4

**TAKE NOTICE THAT** the Council of The Corporation of the City of Guelph has passed By-law Number (2007-18431) to designate portions of the property known as 67-71 Wyndham Street North as being of cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

**Dated** at Guelph, Ontario, this NINETENTIETH day of NOVEMBER, 2007.

Lois Giles,  
City Clerk  
City Hall, 59 Carden St.  
Guelph, Ontario  
N1H 3A1



# THE CORPORATION OF THE CITY OF GUELPH

## By-law Number (2007) – 18431

A by-law to designate the property municipally known as 67-71 Wyndham Street North and legally described as Part Lot 19, Prior's Block, Plan 8, and Part Lot 1, Plan 250, designated as Parts 1 to 7 inclusive, 61R3091; 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** the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known as 67-71 Wyndham Street North, 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;

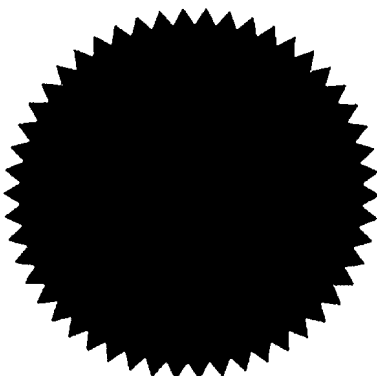
**WHEREAS** the cultural heritage value or interest of the property is set out in Schedule "B" hereto; and

**WHEREAS** no notice of objection to the said property designation has been served upon the clerk of the municipality;


### **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH, ENACTS AS FOLLOWS:**

1. There is designated as being of cultural heritage value or interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, portions of the building and property known as 67-71 Wyndham Street North to the extent more particularly described in Schedule "C" to this By-law.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" 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 19th day of NOVEMBER 2007.**



  
KAREN FARBRIDGE - MAYOR

  
LOIS A. GILES - CITY CLERK

**SCHEDULE A**  
**By-law Number (2007) – 18431**

**LEGAL DESCRIPTION:**

**“VICTORIA HOTEL”**  
**67-71 WYNDHAM STREET NORTH, GUELPH**

The property known as 67-71 Wyndham Street North is legally described as Part Lot 19, Prior's Block, Plan 8, and Part Lot 1, Plan 250, designated as Parts 1 to 7 inclusive, 61R3091; City of Guelph.

**SCHEDULE B**  
**By-law Number (2007) – 18431**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST:**

**“VICTORIA HOTEL”**  
**67-71 WYNDHAM STREET NORTH**

Built in stages from the late 1850s reaching its final form in 1877, the Victoria Hotel was one of the oldest stone commercial buildings left on St. George's Square.

Built of locally quarried stone, the building comprised the southern half of the property only, and was two storeys tall with a gabled roof (ridge parallel to the street). Historical photographs capture the hotel as it existed in the 1860s as the completed two-storey front façade with full-length front porch. In 1877 the third floor was added and finished with a flat roof sloped to the rear.

During the 19<sup>th</sup> century, the Victoria Hotel was operated by Dennis Coffee (1860s), Dan Heffernan (1870s), Thomas Ward (1880s) and John Hogan (1890s). In the 20<sup>th</sup> century, the upper floors of the building functioned as apartments and office space, maintaining a commercial use on the ground floor.

The building was severely damaged by fire in the spring of 2007. Only the street-facing façade survived. The evolution of the structure was uncovered during the clean-up of the fire damage, revealing earlier roof forms and party-wall configurations.

The façade at 67-71 Wyndham Street North is an excellent surviving example of 19<sup>th</sup> century stone commercial architecture on Guelph's central square.

**SCHEDULE C**  
**By-law Number (2007) – 18431**

**DESCRIPTION OF HERITAGE ATTRIBUTES**

**“VICTORIA HOTEL”**  
**67-71 WYNDHAM STREET NORTH, GUELPH**

The following elements of 67-71 Wyndham Street North are to be protected under Part IV of the Ontario Heritage Act:

- The masonry and cornice of the front façade, including the original storefront and window openings.

It is intended that non-original features may be returned to documented earlier designs or to their documented original without requiring City Council permission for an alteration to the designation.