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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

47 Alice Street

IN THE CITY OF GUELPH,
IN THE PROVINCE OF ONTARIO.

NOTICE OF INTENTION TO DESIGNATE

TO: Ontario Heritage Trust
The Ontario Heritage Centre
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca
Attention: Provincial Heritage Registrar

RECEIVED
2023/05/18
(YYYY/MM/DD)
Ontario Heritage Trust

Notice of intention to designate: 47 Alice Street

Take notice that the Council of the Corporation of the City of Guelph intends to designate 47 Alice Street as a property of cultural heritage value or interest under section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Description of the property

The legal description of the subject property is Lot 40, Plan 244; Part Lot 39, Plan 244, as in ROS552519; City of Guelph.

Statement of cultural heritage value or interest

47 Alice Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act as it meets four of the prescribed criteria for determining cultural heritage value or interest, in accordance with Ontario Regulation 569/22 made under the Ontario Heritage Act. The heritage attributes of 47 Alice Street display design or physical, historical or associative and contextual value.

47 Alice Street meets Criterion 1 of Ontario Regulation 569/22 being of design value or physical value because it is a rare and representative example of a building type. The configuration of the property, with a family-occupied dwelling detached from a family-operated shop, is now rare in the St. Patrick's Ward neighbourhood. The buildings on the subject property incorporate simple 1920s period materials and construction techniques that survive with good historic integrity.

47 Alice Street meets Criteria 4 and 5 of Ontario Regulation 569/22 being of historical value or associative value because it has direct associations with a theme that is significant to the Guelph community, and it yields information

that contributes to an understanding of a community or culture. The dwelling/shop combination contributes to an understanding of the inter-war period of immigration to Guelph (1919-1939), notably of the Italian population in St. Patrick's Ward. It was a cultural practice to establish a place of business near to their place of residence, and Alice Street is a good physical representation of this. The property is representative of an important period in the history of St. Patrick's Ward and in the development of Guelph. In addition, Vincent Valeriote operated his shoe repair business out of the auxiliary building until the 1970s.

47 Alice Street meets Criterion 6 of Ontario Regulation 569/22 being of contextual value as it is important in defining, maintaining or supporting the character of an area. The dwelling and shop retain their original configuration and orientation to each other and to Alice Street. The shop continues as a long-standing anomaly on the streetscape and is visually distinct as the closest structure to the street. Alice Street today has largely the same residential and smaller scale industry-built form that it did in its initial period of development. The proximity of the shop to the street gives it visual prominence, making it important to the character of the streetscape.

Description of heritage attributes

The following are to be considered as heritage attributes to be protected by a heritage designation bylaw for 47 Alice Street.

- All original window and door openings and hip roof line as seen from Alice Street, of the front (north) elevation of the one-storey, 1924 dwelling;
- All original window and door openings and open gable roof line as seen from Alice Street of front (north) and west elevations of the one-storey auxiliary building formerly used as a shoe shop;
- The original wood window frames and sashes on the front and west sides of the auxiliary building relative to Alice Street; and
- The placement of the dwelling and auxiliary building within the parcel of land and relative to each other.

It is intended that non-original features may be returned to documented earlier designs or to their documented original without requiring Council to amend the designation bylaw.

A more detailed description of the property's cultural heritage value may be found in staff's report to City Council dated May 9, 2023 and at guelph.ca/heritage.

Notice of objection

Any person may send a notice of objection to this proposed designation, before 4 p.m. on June 16, 2023. This notice must be sent by registered mail or delivered to the Clerk of the City of Guelph and must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the City of Guelph shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate the

property within 90 days after the end of the 30-day objection period. If Council decides not to withdraw its intention to designate, a heritage designation bylaw must be passed within 120 days after the date of publication of the notice of intention to designate. Council must publish a notice of passing of the designation bylaw which is followed by a 30-day appeal period when appeals of the bylaw may be given to the Ontario Land Tribunal for a hearing and decision.

Stephen O'Brien
City Clerk
City of Guelph
1 Carden Street, Guelph ON N1H 3A1

For more information

Victoria Nagy, Heritage Planner
Planning Services 519-822-1260 x 2521
victoria.nagy@guelph.ca.

Notice date: May 18, 2023