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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

22 James Street East

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

RECEIVED
2025/02/20
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF PASSING OF DESIGNATION BY-LAW

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

Notice of passing of designation by-law

In the matter of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 in the City of Guelph, in the Province of Ontario.

Take notice that the Council of the Corporation of the City of Guelph has passed By-law Number (2025)-21035 dated February 11, 2025 to designate portions of the property known as 22 James Street East 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.

As per Section 29 (Subsection 11) of Part IV of the Ontario Heritage Act, any person who objects to the bylaw may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk (within 30 days after the date the notice of the bylaw passing is published) a notice of appeal setting out the objection to the bylaw and the reasons in support of the objection accompanied by the fee charged by the Tribunal.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Designation By-law may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting City of Guelph as the Approval Authority, or by mail to 1 Carden Street, **no later than 4:00 p.m. on March 21, 2025**. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. **The appeal fee can be paid online through e-file or by credit card/certified cheque/money order** to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website

at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerks@guelph.ca.

Stephen O'Brien
City Clerk
City Hall
1 Carden Street
Guelph, ON N1H 3A1
519-837-5603
clerks@guelph.ca

Notice Date: February 20, 2025

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 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:

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 Street East

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

Schedule 3: Legal Description: 22 James Street East

DocuSigned by:

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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 February 11, 2025. Written approval of the by-law was given by Mayoral Decision 2025-A51 dated February 11, 2025.

By-law Number (2025)- 21035

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.

Bylaw Number (2025) - 21035

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

Bylaw Number (2025) - 21035

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