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An appealing attractive city

## AGENDA

### GUELPH CITY COUNCIL

July 9, 2007 - 5:30 p.m.

*Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.*

- Disclosure of Pecuniary Interest

#### SPECIAL MEETING

#### DELEGATIONS

Resolution (Councillor Laidlaw)

*"THAT persons desiring to address Council be permitted to do so at this time."*  
Delegations are limited to a maximum of five (5) minutes.

- Paul Ross, Chair of Heritage Guelph will be present to answer any questions.

#### REPORTS FROM COMMITTEES OF COUNCIL AND OTHER COMMITTEES

- a) Community Development and Environmental Services Committee – 8<sup>th</sup> Report  
*"THAT the EIGHTH REPORT of the Community Development and  
Environmental Services Committee be received and adopted."*

#### ADJOURNMENT

**REPORT OF THE COMMUNITY DEVELOPMENT AND ENVIRONMENTAL  
SERVICES COMMITTEE**

July 9, 2007

Her Worship the Mayor and  
Councillors of the City of Guelph.

Your Community Development and Environmental Services Committee beg leave to present their EIGHTH REPORT as recommended at its meeting of July 6, 2007.

CLAUSE 1. THAT the City Clerk be authorized to publish and serve Notice of Intention to Designate 67-71 Wyndham Street North, originally known as the Victoria Hotel, as required by the Ontario Heritage Act and as recommended by Heritage Guelph;

AND THAT the designation by-law be brought before City Council for approval if no objections are received within the thirty (30) day objection period.

All of which is respectfully submitted.

Councillor Lise Burcher, Chair  
Community Development & Environmental Services Committee



# City of Guelph

Report:  
COMMUNITY DESIGN & DEVELOPMENT SERVICES  
(07-XXX)

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**TO:** Community Development and Environmental Services Committee

**DATE:** 2007/07/06

**SUBJECT:** NOTICE OF INTENTION TO DESIGNATE 67-71 WYNDHAM STREET NORTH, PURSUANT TO THE ONTARIO HERITAGE ACT.

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## RECOMMENDATION:

**THAT the City Clerk be authorized to publish and serve Notice of Intention to Designate 67-71 Wyndham Street North, originally known as the Victoria Hotel, as required by the Ontario Heritage Act and as recommended by Heritage Guelph;**

**AND THAT the designation by-law be brought before City Council for approval if no objections are received within the thirty (30) day objection period.**

## BACKGROUND:

The Victoria Hotel is one of the older commercial buildings on the City's Heritage Inventory. It is one of the last remaining 19<sup>th</sup> Century facades facing St. George's Square. Heritage Guelph has identified in their workplan that Upper Wyndham Street is an area to pursue completing the protection of the remaining heritage buildings not already designated.

The property was unfortunately part of a severe fire in the spring of 2007, where the interior of the building was destroyed. Clean-up work has been proceeding on site over the past months. It was the understanding of staff working with the engineers and owner during this period that the front façade was to be maintained and supported. As of June 29, 2007, the Owner has made it known that they may have other intentions.

## REPORT:

The façade of 67-71 Wyndham Street North meets the criteria for designation as defined under Regulation 9/06 - Criteria for Determining Cultural Heritage Value or Interest.

Publishing and serving the Notice of Intention to Designate gains the property immediate protection of the Ontario Heritage Act. All permits to alter or demolish the property are considered void.

Publication of the Notice also provides a thirty-day period for comments and objections to be filed.

At the end of the thirty-day period, and having dealt with any objections that may have been submitted through the Conservation Review Board, Council may choose to pass the by-law registering the designation of the property on title, or it may decide to withdraw the Notice and not proceed with the designation.

Staff and Heritage Guelph are recommending Council proceed with publishing and serving the Notice of Intention to Designate to provide a clear statement to the owner and the public on the heritage value of the façade and its reincorporation into a future development.

**CORPORATE STRATEGIC PLAN:**

Goal #3 – To support our natural, cultural and architectural heritage.

**FINANCIAL IMPLICATIONS:**

None.

**DEPARTMENTAL CONSULTATION:**

At their June 25, 2007 meeting Heritage Guelph, the municipal heritage committee, endorsed staff taking the Notice of Intention to Designate to Council for consideration.

**COMMUNICATIONS:**

In accordance with the Ontario Heritage Act (Section 29, Subsection 1), Notice of Intention to Designate shall be:

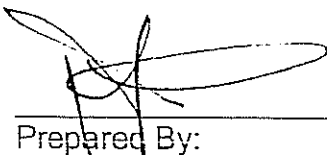
1. Served on the owner of the property and on the Ontario Heritage Trust; and,
2. Published in a newspaper having general circulation in the municipality.

**ATTACHMENTS:**

Schedule 1 – Location Plan

Schedule 2 – Photographs

Schedule 3 – Statement of Reasons for Designation



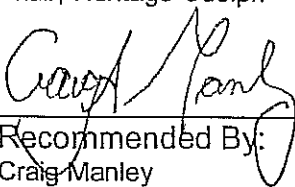
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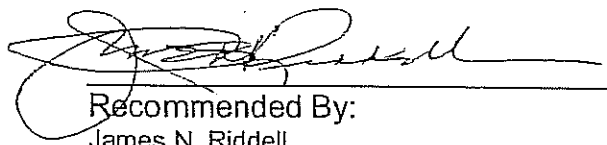
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Recommended By:  
Paul Ross  
Chair, Heritage Guelph



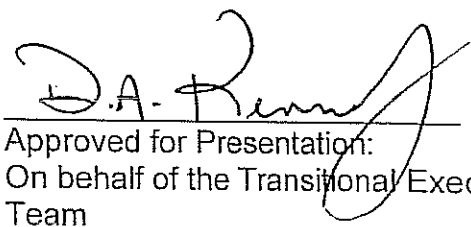
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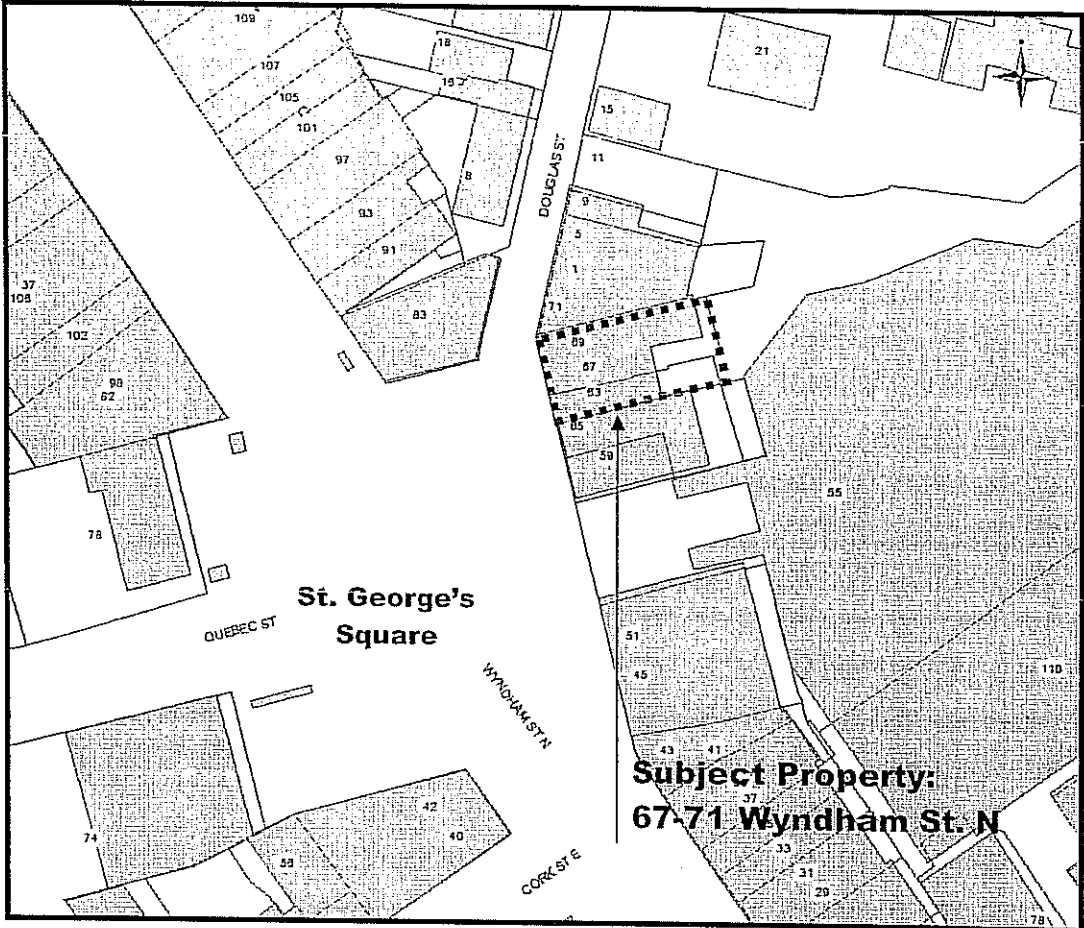


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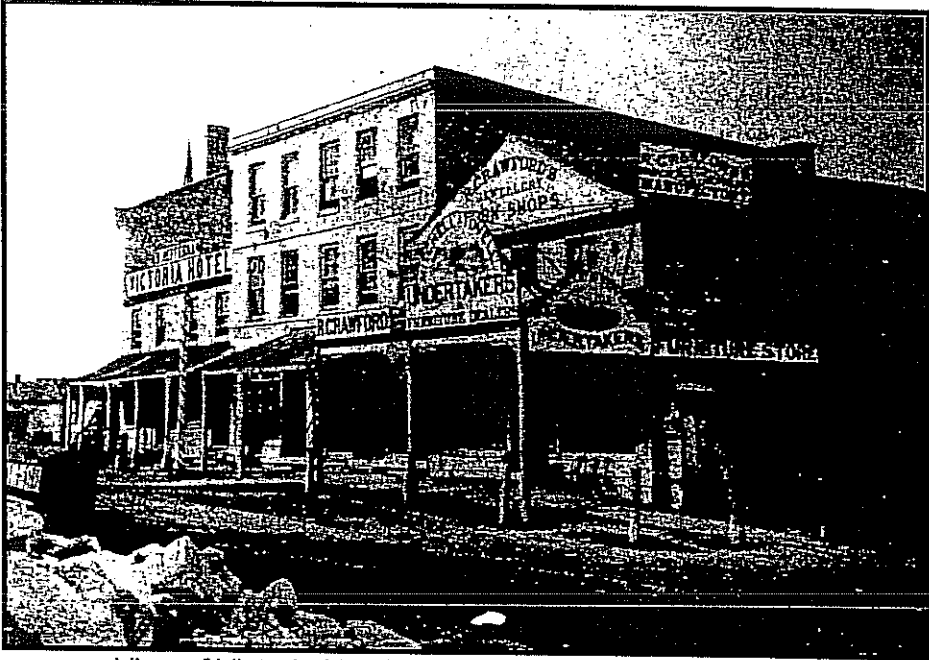
Approved for Presentation:  
On behalf of the Transitional Executive  
Team

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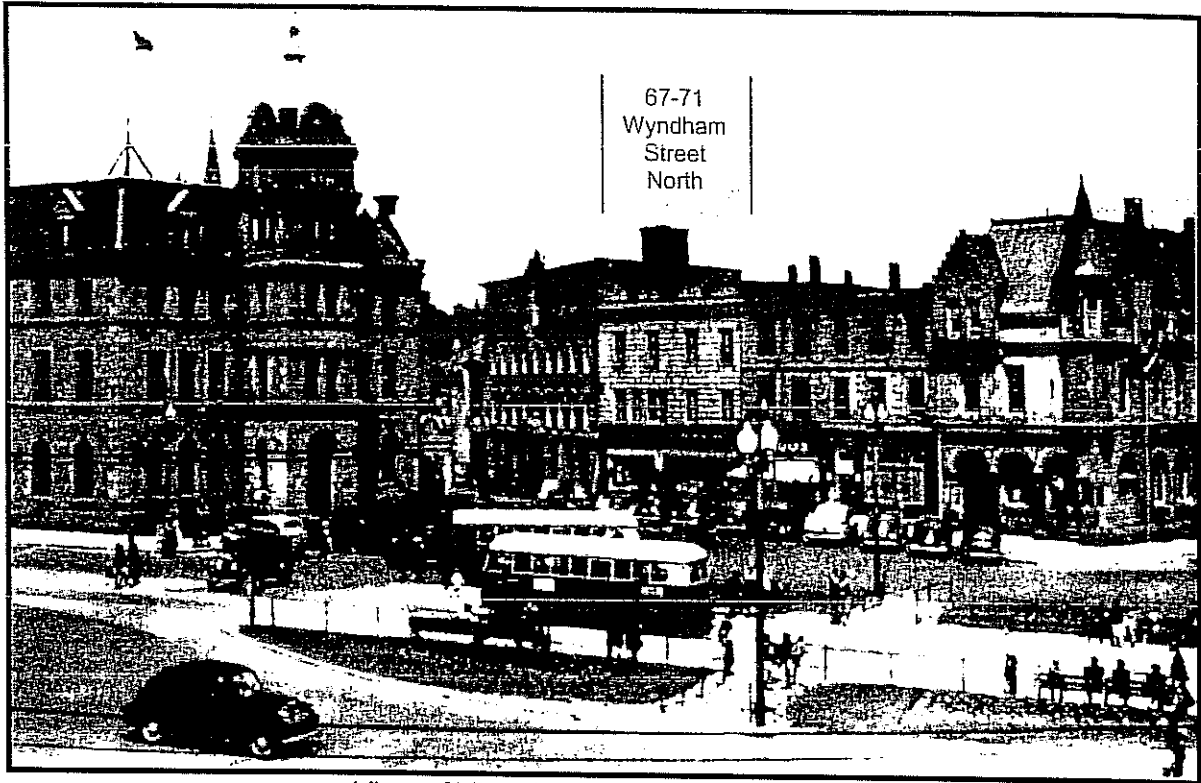
SCHEDULE 1 – LOCATION PLAN



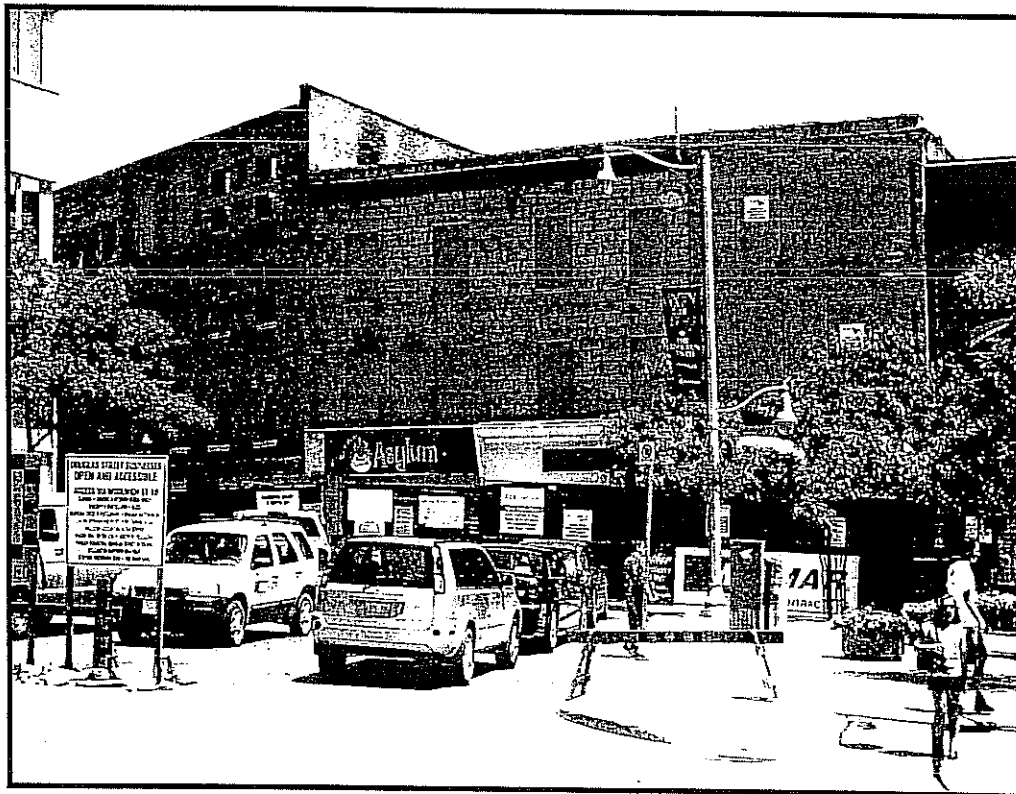
SCHEDULE 2 – PHOTOGRAPHS



View of Victoria Hotel, c.1870s – in its two storey form.



View of Victoria Hotel in 1940s context.



View of façade -- during fire clean-up, June 29, 2007

## SCHEDULE 3 – STATEMENT OF REASONS FOR DESIGNATION

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

#### ***WHY THE PROPERTY IS BEING DESIGNATED:***

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.

#### References:

City of Guelph, [Inventory of Heritage Structures](#)

Couling, Gordon, [Downtown Walkabout - A Walking Tour of the Central Business District of Guelph](#), Guelph Arts Council, revised edition, 1996

Guelph Evening Mercury, [Building Operations, 1877](#), November 14, 1877

#### ***WHAT IS TO BE PROTECTED BY DESIGNATION:***

- 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.