THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2013)–19615

A by-law to designate portions of the building and property municipally known as 79 Carden Street and legally described as Part of Market Place (aka Jubilee Park), Plan 8, designated as Part 39, Reference Plan 61R11523, 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 on 26 March 2013 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 79 Carden Street, (Guelph Train Station Building) 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 "A" hereto; and

WHEREAS no notice of objection to the said property designation was served upon the clerk of the municipality;

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

1. Portions of the building and property known as 79 Carden Street, as described in Schedule "B" 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.*

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "C" 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 TWENTY-NINTH day of JULY 2013.

KAREN FARBRIDGE - MAYOR

BLAIR LABELLE– CITY CLERK

SCHEDULE A
By-law Number (2013) – 19615

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

79 CARDEN STREET, GUELPH
(GUELPH TRAIN STATION BUILDING)

The Guelph Train Station building has design value or physical value because:

- The Station's architectural design and combination of materials are unique in Guelph;
- It is representative of stations built by the Grand Trunk Railway in Canada and the United States in the early 20th century; and
- The brick and stone masonry on the Station was carried out with a high degree of craftsmanship.

The building has historical value or associative value because the Station has direct associations with the development of rail travel and related industries in Guelph, the western expansion of the Grand Trunk Pacific Railway and to municipal "boosterism", as railway stations were a source of pride for communities across Ontario.

The building has contextual value because the Station remains an integral part of Guelph's core urban landscape and continues to play an active part in the City's transportation network for commuters using VIA Rail and GO Transit service. The Station is also one of several highly visible landmark buildings in the Carden Street / Wyndham Street heritage streetscapes.

SCHEDULE B
By-law Number (2013) – 19615

DESCRIPTION OF HERITAGE ATTRIBUTES

79 CARDEN STREET, GUELPH
(GUELPH TRAIN STATION BUILDING)

The following elements of 79 Carden Street are to be protected under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18.:

Exterior:

- All exterior brick and stone walls of the building;
- The roofline over the entire building, including the campanile tower and the brick chimney;
- All original exterior woodwork (including soffits and extended eaves with rafter tails);
- All door and window openings;
- All wood sash windows;
- Ceramic tile floor of loggia at front door under tower.

Interior:

- Original ceramic tile floor and decorative border;
- Original coved ceiling in the Waiting Room.

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

SCHEDULE C
By-law Number (2013) – 19615

LEGAL DESCRIPTION

79 CARDEN STREET, GUELPH
(GUELPH TRAIN STATION BUILDING)

The property known as 79 Carden Street is legally described as Part of Market Place (aka Jubilee Park), Plan 8, designated as Part 39, Reference Plan 61R11523, City of Guelph.