

Cultural Heritage Action Plan

(DRAFT)

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Part A

Introduction and
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PART A – INTRODUCTION AND BACKGROUND

1.0 Introduction

The City of Guelph has embarked on the development of a Cultural Heritage Action Plan (CHAP) to identify candidate cultural heritage landscapes (CHLs) within the city and to prioritize actions related to conservation, cultural heritage promotion and incentives to help ensure that cultural heritage resources are conserved. The CHAP will provide valuable advice to help direct staff efforts and contain information relevant to assist Guelph City Council as they make decisions that relate to cultural heritage.

The CHAP is being prepared to implement policies contained within the City of Guelph Official Plan, which provide direction for developing strategies that would assist with the conservation of cultural heritage resources. Cultural heritage resources are defined in the City of Guelph Official Plan as including built heritage resources, cultural heritage landscapes, and archaeological resources. The CHAP will assist the City in identifying CHLs and help to ensure their conservation in the future. The City of Guelph is also required by the Provincial Policy Statement (PPS) to ensure that significant cultural heritage landscapes are conserved.

MHBC Planning, in association with George Robb Architect, Wendy Shearer Landscape Architect and urbanMetrics have been retained by the City to lead the preparation of the CHAP and assist in the completion of this exciting project.

The first phase of work on the project was the completion of the Background Report, which was finalized in July 2018. The Background Report contains information about the CHAP project scope and work being undertaken, a summary of Guelph's historical development and themes, an overview of the community consultation process, and direction for the preparation of this report.

2.0 Components of a Cultural Heritage Action Plan

As the Province has created and strengthened policies related to the conservation of cultural heritage resources, and CHLs in particular, there has been a need for municipalities to further develop their policy guidance related to the conservation of CHLs. The purpose of the following section is to outline what the City of Guelph's Cultural Heritage Action Plan is and to summarize its key components.

2.1 What is a Cultural Heritage Action Plan?

Some municipalities across Ontario have undertaken the preparation of studies to provide guidance specific to the conservation of cultural heritage resources. The Background Report reviewed recent similar studies that were applicable to the preparation of the CHAP. It found that while many studies use different titles, such as Cultural Heritage Action Plan (CHAP), a Cultural Heritage Landscape Study (CHLS), or a Cultural Heritage Master Plan (CHMP), the goal is to create a community-wide implementation framework for the conservation of cultural heritage resources including recommendations and strategies. A component of each of these studies was also the identification of cultural heritage landscapes.

A Cultural Heritage Action Plan or similar study was found to contain an overview of the existing known heritage resources, an overview of the existing management approaches to heritage resources, an overview of applicable policies, an overall vision for cultural heritage conservation, development of criteria for CHL identification, a survey of candidate CHLs, and a number of strategic initiatives and directions for implementation consideration. Implementation items are often categorized and prioritized.

2.2 Components of Guelph's Cultural Heritage Action Plan

The City of Guelph CHAP will be an important guidance document to assist with the management of cultural heritage resources, and in particular CHLs within the city. Key components of the CHAP project include:

- Review of related background work and comparable action plans undertaken in other municipalities (Background Report);
- Identification of key themes in Guelph's development (Background Report);
- Development of an inventory of candidate CHLs;
- Review of recommended financial and non-financial incentives;
- Review of cultural heritage promotion; and
- Prioritization and advice related to key conservation actions and incentive options.

The CHAP has been divided into three phases as follows:

Phase 1: Project Initiation and Background Report

This phase includes the project initiation and review of background materials and relevant policies and guidelines. This also includes existing information related to

cultural heritage resources within the City of Guelph. Community engagement was an important early component of the project in order to assist with defining resources and priorities. The results of the Background Report helped to guide efforts through the development of the draft CHAP.

Phase 2: Development of Draft Cultural Heritage Action Plan

This phase has involved the development of a draft cultural heritage action plan that incorporates information obtained through the first phase of work on the project. Phase 2 work began with the inventory and mapping of candidate CHLs in the City and the identification of priority areas for staff to focus conservation efforts. An examination of potential financial and non-financial incentives, as well as options for cultural heritage promotion within the City was further developed in Phase 2.

Phase 3: Finalize Cultural Heritage Action Plan

The last phase of the project will involve finalization of the cultural heritage action plan, incorporating input received through previous stages of the project. The CHAP will be presented to City Council for consideration at the conclusion of this stage.

Part B

Cultural Heritage

Landscape Identification



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PART B – CULTURAL HERITAGE LANDSCAPE IDENTIFICATION

3.0 Introduction

Identification of candidate cultural heritage landscapes (CHLs) within the City of Guelph is a major component of the Cultural Heritage Action Plan (CHAP). Candidate CHLs are those considered to have cultural heritage value based on preliminary review, based on a selection of key criteria. The project team has conducted local fieldwork and research in order to identify and map candidate CHLs and prioritize areas to focus conservation efforts. A more detailed evaluation of heritage value will be required if a CHL is to be listed on the Municipal Register of Cultural Heritage Properties or taken through the heritage designation process. An intention to designate a CHL under the Ontario Heritage Act would only be recommended if the heritage attributes or character-defining elements of a candidate CHL were subject to identified risk.

Work completed through the Cultural Heritage Action Plan Background Report (July 2018) reviewed existing provincial policy, as well as the City's existing cultural heritage resource management regime and other examples of CHL studies conducted by municipalities across Ontario. The purpose of this initial step was to provide direction for the development of the CHAP and identification of candidate CHLs. One of the primary outcomes of the Background Report is a high level overview of the history of Guelph and the establishment of key themes. Key themes related to the evolution and development of Guelph have assisted in the identification of CHLs by providing a context within which the various CHLs fit and also to assist in grouping CHLs within the different themes.

In order to assist in the identification of areas of interest for potential CHLs, a meeting and workshop was held in early 2018 with various stakeholders who had an interest in cultural heritage matters. Input was also sought from Heritage Guelph and City staff. A detailed summary of the initial input was provided in the Background Report, and further information is included in this report.

3.1 Methodology

The CHAP Background Report outlines the methodology used to identify candidate CHLs within the City of Guelph. The methodology was developed to ensure a consistent, comprehensive and defensible process for the identification of CHLs. It is

intended that this methodology can also be used for the consideration of future CHLs in the City. The methodology guided the fieldwork, evaluation of areas, and overall development of the CHAP. The methodology used consists of three stages. The first two stages were carried out primarily by the study team, while the third stage was, or will be, carried out by City staff at their discretion in consultation with Heritage Guelph. The stages of work are described as follows:

Stage 1 – Establish an inventory

- Review previous work completed by City staff and Heritage Guelph to identify CHLs (could include mapping, reports, fieldwork results, or other studies)
- Review City of Guelph Municipal Register of Cultural Heritage Properties:
 - Designated properties or districts under the OHA (both Part IV & V)
 - Listed properties or landscapes on the municipal registry
 - Properties of interest that aren't currently listed or designated but are part of a known inventory (e.g. Couling Inventory)
- Review the evolution of Guelph's development through registered plans
- Undertake a general survey to determine candidate CHLs:
 - Resident and / or stakeholder input (e.g. through workshops, community meetings)
 - City of Guelph staff input
 - Consultant team research and input (guided by established historical themes)
- Prepare preliminary inventory of CHLs. The process consists of:
 - Establish worksheets for fieldwork and reporting (see **Appendix B**)
 - Establish a GIS mapping database that can be used to produce publically accessible maps of the preliminary candidate CHLs

Stage 2 – Evaluation of identified candidate CHLs

- Review and evaluate heritage character-defining features, site context and possible boundaries of the candidate CHLs
- Undertake detailed evaluation to confirm candidate CHLs, using guidance provided by the Ontario Heritage Tool Kit and the criteria for determining cultural heritage significance / value in Ontario Regulation 9/06 under the Ontario Heritage Act

- Organize inventory of candidate CHLs based on type of resource and link to historic themes
- Notify property owners / interested parties of a site's potential as a CHL and flag properties for internal review by City staff prior to any future development

Stage 3 – Strategic guidance for implementation and future designation

- Undertake individual detailed studies for candidate CHLs to confirm cultural heritage value (as either having design / physical value, historical / associative value, or contextual value), boundaries and appropriate method of conservation and designation
- List candidate CHLs on the Municipal Register of Cultural Heritage Properties if deemed to have cultural heritage value or interest based on O. Reg. 9/06 of the Ontario Heritage Act
- Provide recommendations and / or measures for conservation of each identified candidate CHL
- Develop a priorities list for conservation actions
- Develop incentives to assist with resource conservation
- Create recommendations related to promotion, awareness, and implementation to assist with overall cultural heritage resource conservation

3.2 What is a cultural heritage landscape?

As part of the work on the Background Report, various sources of information were reviewed to provide an overview of guiding policy and legislation related to cultural heritage landscapes (CHLs). This included guidance documents available from the province and other jurisdictions (e.g. UNESCO, Parks Canada's Standards and Guidelines and the Ontario Heritage Toolkit), as well as municipal planning documents.

A CHL is commonly defined as a geographic area that has heritage significance, has been modified by human activity and is valued by a community. CHLs can include a range of features, such as buildings, structures, natural features or landforms, where the whole is greater than individual features. CHLs are valued for the important contribution they make to our understanding of the history of a place, an event, an individual and/or a community.

The Provincial Policy Statement, 2014 (PPS) defines CHLs as:

“A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site)”

There are generally three types of CHLs as identified by the Ministry of Culture in the Ontario Heritage Tool Kit (Infosheet #2) including designed, evolved and associative landscapes. CHLs are not always exclusively one type, but can have elements of one or more types. The three types of CHLs are defined as:

Designed landscapes, which are those that have been intentionally designed (e.g. a planned garden or downtown square). Examples from Guelph include Catholic Hill, Royal City Park and the Guelph Correctional Centre.

Evolved landscapes, which are those that have evolved through use by people, and whose activities have directly shaped the landscape or area. This can include ‘continuing’ landscapes where human activities are still ongoing (such as a residential neighbourhood or main street) or a ‘relict’ landscape where the landscape remains historically significant even though the evolutionary process may have come to an end (such as an abandoned mine shaft or settlement area). Examples from Guelph include Homewood Campus, the Brooklyn and College Hill HCD, and the Goldie Mill Ruins.

Associative landscapes, which are those with powerful religious, artistic or cultural associations to the natural element, as well as with material cultural evidence (such as a sacred site within a natural environment or a historic battlefield). Examples from Guelph include the John McCrae House and Memorial Garden, and the Speed and Eramosa riverscapes.

Candidate CHLs identified through the CHAP were categorized based on these three types of landscapes through the inventory work conducted.

3.2.1 Defining significance

Guidance regarding defining the significance of CHLs can be found in the 2014 PPS and in the Ontario Heritage Toolkit. With respect to cultural heritage resources, significant is defined as having “...cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people”. The Ontario Heritage Toolkit takes this notion further and indicates that the significance of a cultural heritage landscape is identified by evaluation criteria that define the characteristics of the CHL that have cultural heritage value or interest, and suggests that the Ontario Heritage Act regulations can be used to further assist in evaluating cultural heritage resources.

Ontario Regulation 9/06 provides a useful context within which to examine and evaluate significance, and has been used in developing the inventory forms used by the project team to provide a record of the fieldwork and evaluation of the various candidate CHLs. As such, the significance of a candidate CHL can be assessed based on the combination of which historic themes the CHL relates to, what the cultural value is, and how the CHL is valued by the community.

3.2.2 Defining boundaries

Appropriate consideration should be given when defining CHL boundaries. The Ontario Heritage Tool Kit contains the following useful information with respect to boundary identification:

“Within a cultural heritage landscape, there are often heritage buildings, structures, ruins, trees, plantings, archaeological resources and other features or attributes that collectively illustrate a historical theme or activity. There is usually evidence of change over time, through site evolution and/or natural regeneration. There are also historic and/or visual qualities that can include viewsheds or site lines from within the landscape area, as well as specific observation points from outside its boundaries. Defining the cultural heritage landscape boundaries can involve a range of considerations, including but not limited to the use of: roadways; rights-of-way; river corridors; fences; edges of tree lines and hedge rows; property lines; landforms; and lakeshores. It is therefore important for boundaries of a cultural heritage landscape to be clearly defined for conservation purposes within a land use planning context.”

Where possible, boundaries of candidate CHLs should follow easily-identifiable features as outlined above. The intent of the CHAP process is to identify candidate CHLs and

preliminary boundaries. It is intended that refinements will be made to boundaries through further study (such as the listing and designation process) of a specific candidate CHL in the future.

3.2.3 Future management and adjacent lands

Future management of heritage resources within a CHL can occur through several means, including land use designation under the Planning Act or cultural heritage designation under Ontario Heritage Act, identification in planning documents, implementation of a management plan (which may include the use of zones to guide development), and consideration of impacts from nearby development.

The policies contained within the Provincial Policy Statement (PPS) require the City to consider and assess impacts caused by development occurring adjacent to protected heritage property. In the case of cultural heritage resources, the City of Guelph Official Plan identifies adjacent properties as: immediately abutting; separated by a right-of-way; or within 30 metres for properties larger than 2.5 ha or resources within a road right-of-way. For any development adjacent to a protected heritage property¹ (including CHLs), recommendations as to how negative impacts could be avoided or mitigated would be required to be provided through applicable study and assessment (i.e. a scoped Cultural Heritage Resource Impact Assessment).

4.0 Key themes in Guelph's development

The work undertaken through the Background Report provided an overview of Guelph's history and how the city has developed since Galt's original town plan in 1827. Key themes in Guelph's history were developed to identify and evaluate candidate CHLs during the inventory phase. The following themes were developed:

- Residential
 - Various periods of residential settlement and their architectural styles (Early registered plans; 19th century; 20th century; Veteran/Wartime housing).
- Commercial
 - Farmer's market;

¹ The City of Guelph Official Plan defines protected heritage property to mean real property designated under Parts IV, V, or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

- Downtown retail/commercial/economy.
- Transportation
 - Early trails, roads and waterways connecting Guelph to other towns and important areas (supporting commerce);
 - Roads providing access to rural lots to encourage settlement;
 - Construction of railroads, which ‘sliced through’ the Market Grounds and impacted the heart of ‘Galt’s radial plan’;
 - Guelph streetcar lines;
 - Guelph Junction Railway;
 - Bridges (over rivers, roads and railways)
- Industry
 - Periods of boom and bust which influenced construction/growth and hardship;
 - Early industry (mills, foundries, tanneries);
 - e.g. Sleeman’s breweries, Bell Organ and Piano Company, Raymond Sewing Machine Company, Armstrong, McCrae and Co.
 - Quarries, mining, dams, aggregate extraction.
- Waterways and landforms
 - Influence of the Speed and Eramosa Rivers (and their tributaries) as well as other natural landforms on settlement.
- Agriculture
 - Presence of farms and agriculture in rural areas throughout the 19th and 20th centuries.
- Institutional
 - Churches and places of worship;
 - Education and schools (historically and today);
 - e.g. neighbourhood schools, University of Guelph, Ontario Agricultural College, Ontario Veterinary College
 - Government;
 - Public works and infrastructure;
 - Healthcare;

- Memorials.
- Recreational
 - Parks;
 - Golf courses.
- Planning
 - Unique and strategic settlement pattern of early Guelph (planned, rather than organic);
 - Cultural historic settlements;
 - Early roads, patterns of settlement, institutions, buildings, sites, remnants of the planning of the Canada Company and John Galt (i.e. Galt's fan-like radial plan);
 - Early planning which set aside prominent sites for schools, open spaces and places of worship;
 - Use of the natural landscape (topography) to create vistas and settings for key buildings (i.e. churches).

5.0 Cultural heritage landscape inventory

The following section outlines the results of the work undertaken to identify candidate CHLs within the City of Guelph. An inventory has been compiled to establish an initial record of candidate CHLs and to identify priority for the City to focus conservation efforts, based on the CHL's exposure to risk. The inventory of candidate CHLs will help shape future policy and guideline development, and the potential conservation of CHLs under the Planning Act and/or Ontario Heritage Act, as further explored in Part E.

5.1 Preliminary candidate CHL identification

An initial stakeholder meeting and workshop was held at City Hall on January 25th, 2018 to introduce the project to key stakeholders and gather feedback to inform the CHAP process. One of four main topics of the workshop was the identification of candidate CHLs. A mapping exercise was incorporated into the workshop in order to gather input from the attendees regarding possible CHLs. Preliminary mapping that included potential candidate CHLs was generated by the project team prior to the workshop to provide context and examples to help generate discussion, and a number of preliminary areas were identified for further consideration and evaluation.

In addition to information gathered during stakeholder engagement, previous work conducted by Heritage Guelph for the Downtown Streetscape Manual and Built Form Standards was incorporated into the CHAP and helped to inform the project. Heritage Guelph previously identified heritage character areas (**Figure 1**) as part of a broader study which examined the core of Guelph and future policy direction. The areas identified by Heritage Guelph were taken into consideration when identifying candidate CHLs, and helped to refine the Downtown Character Areas near the City’s core as presented in the Downtown Streetscape Manual and Built Form Standards (**Figure 2**).

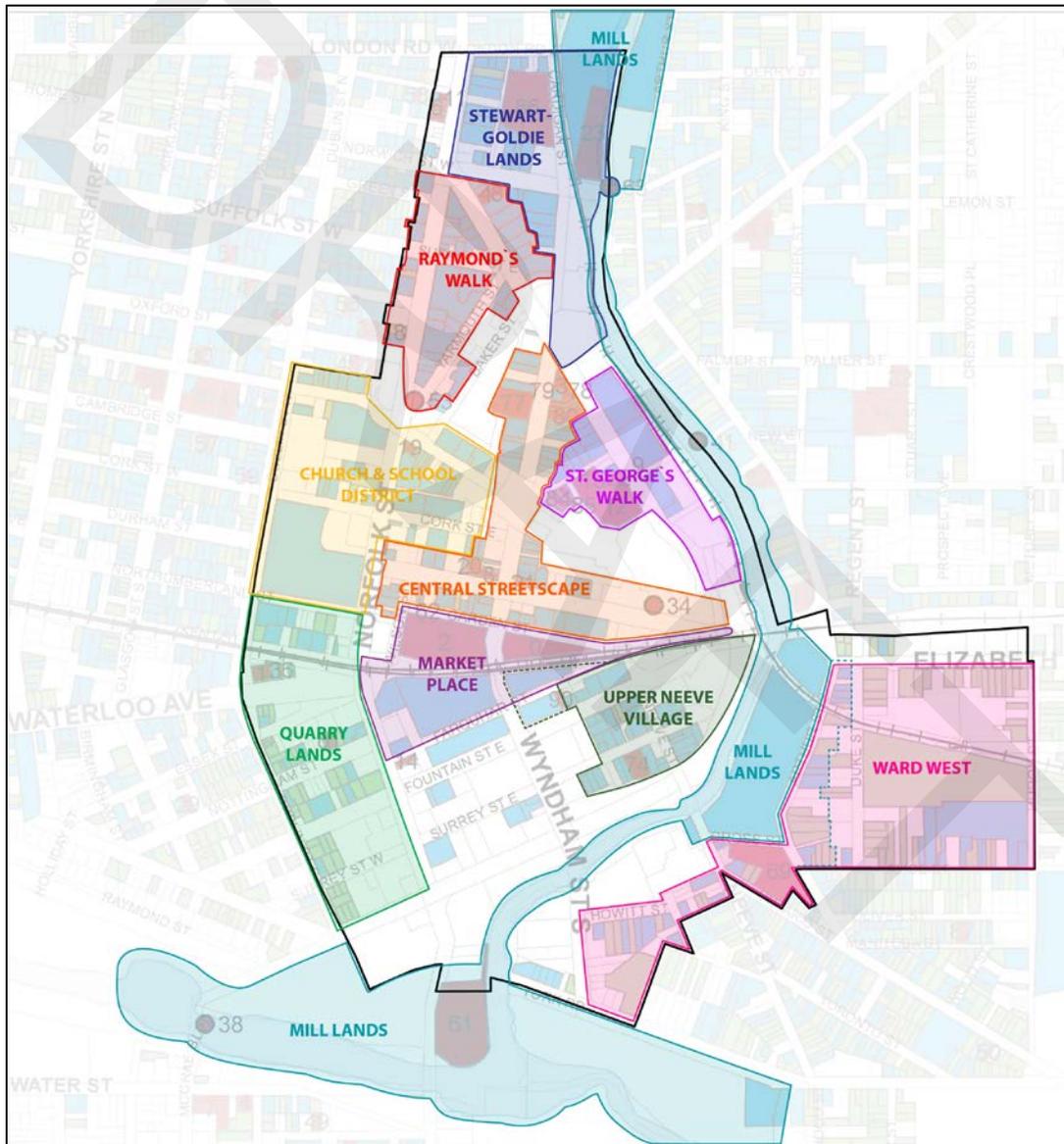


Figure 1: Downtown character areas identified by Heritage Guelph



Figure 2: Downtown character areas (source: Downtown Streetscape Manual & Built Form Standards)

Based on the input received from Heritage Guelph, stakeholders, City staff and the project team, the following key areas were identified for further consideration during the development of candidate CHLs:

- Riverscapes: Speed and Eramosa Rivers and their confluence;
- First Nations / Metis history throughout Guelph;
- Galt's 1827 Plan (an early fan-like plan of Downtown Guelph);
- Original town limits and plot laid out by John Galt (roughly square bounded to the north by London Road, to the east and south by the Speed River, to the west by Edinburgh Road);

- Plan 8, registered in 1856;
- Downtown's built form and character;
- Market Square Grounds area;
- Heritage Character Areas, as identified by Heritage Guelph through the Downtown Secondary Plan process;
- Arthur Street North, Drumlin and Mill Area (topography);
- Early settlement patterns reflective of the visions of John Galt and the Canada Company;
- Strategic placement of church sites and parks on early plans of Guelph;
- Remnant buildings and landscape features of the Canada Company;
- 'Paisley Block' – part of the area in the third concession, Division B of Guelph Twp. (now within City of Guelph);
- Speedvale Avenue;
- Sir John A Macdonald's land - 50 acres of land in St. Patrick's Ward (1854);
- Essex Street (and areas associated with black settlement history);
- Veterans housing neighbourhoods;
- Development east of the Speed River bounded by Eramosa Road, Metcalfe Street, and Budd Street (first significant extension of Guelph since 1827);
- Importance of early main roads and others, connecting Guelph to surrounding towns, villages (e.g. Eramosa, Waterloo, and Dundas Roads);
- Woolwich Street;
- Delhi Street and hospital areas;
- Various sub-categories of buildings (religious/institutional, residential, commercial, bridges, streetscapes, industrial);
- Ontario's first free public library;
- University of Guelph (began as the Ontario School of Agriculture and Experimental Farm in 1874) and Ontario Veterinary College;
- The Arboretum at the University of Guelph;
- Public spaces and parks, places of gathering;
- Riverside Park (Carousel Hill);
- Jubilee Park (now Guelph Railway Station land);
- Remnant farmscapes, including buildings and layout of the farm complex;
- Guelph Correctional Centre lands.

All information gathered during the earlier stages of the CHAP project has been considered in the identification of candidate CHLs and development of draft recommendations.

5.2 Fieldwork approach

The approach to the fieldwork component of the CHL identification was based on the detailed methodology developed through the Background Report. The study team compiled potential candidate CHLs developed through consultation with City staff, and stakeholders, as well as research conducted through a mapping exercise. The study team conducted a visual inventory of the various areas of Guelph in order to gain a better understanding of the various candidate CHLs flagged during initial consultations. Site visits were undertaken and notes prepared in order to assist in documentation and preparation of inventory forms for each candidate CHL. In many cases, candidate CHLs and draft boundaries were refined based on the results of the fieldwork and historical review. Additional candidate CHLs were also added based on site review and further research.

Once the fieldwork component was completed by the study team, a revised map of CHLs was prepared taking into account fieldwork results. Working sessions were held with City staff and Heritage Guelph to discuss results and obtain feedback.

5.3 Candidate CHLs in Guelph

The inventory of candidate CHLs includes a total of 32 candidate CHLs across the City of Guelph, exemplifying a range of heritage resources that characterize the City's history. The candidate CHLs contain a mixture of built heritage resources, landscape features, and environmental features and all contribute to an understanding of Guelph's history. Particular importance is placed on Plan 8, as a very formative planned element that shaped the physical evolution of the City. Nearly all of the Plan 8 area is captured as part of smaller recommended candidate CHLs.

It is important to note that the boundaries of the candidate CHLs are intentionally shown as conceptual, with the understanding that they will be confirmed and possibly refined through future detailed study. The current inventory of candidate CHL resources is depicted on **Figure 3** on the following page. Some additional areas were initially flagged by the project team as being of interest (e.g. south Guelph agricultural area, Guelph Turfgrass Institute, southern tributaries), but have not been carried forward to the candidate CHL stage because the important components are being addressed through other ongoing studies underway by the City of Guelph.

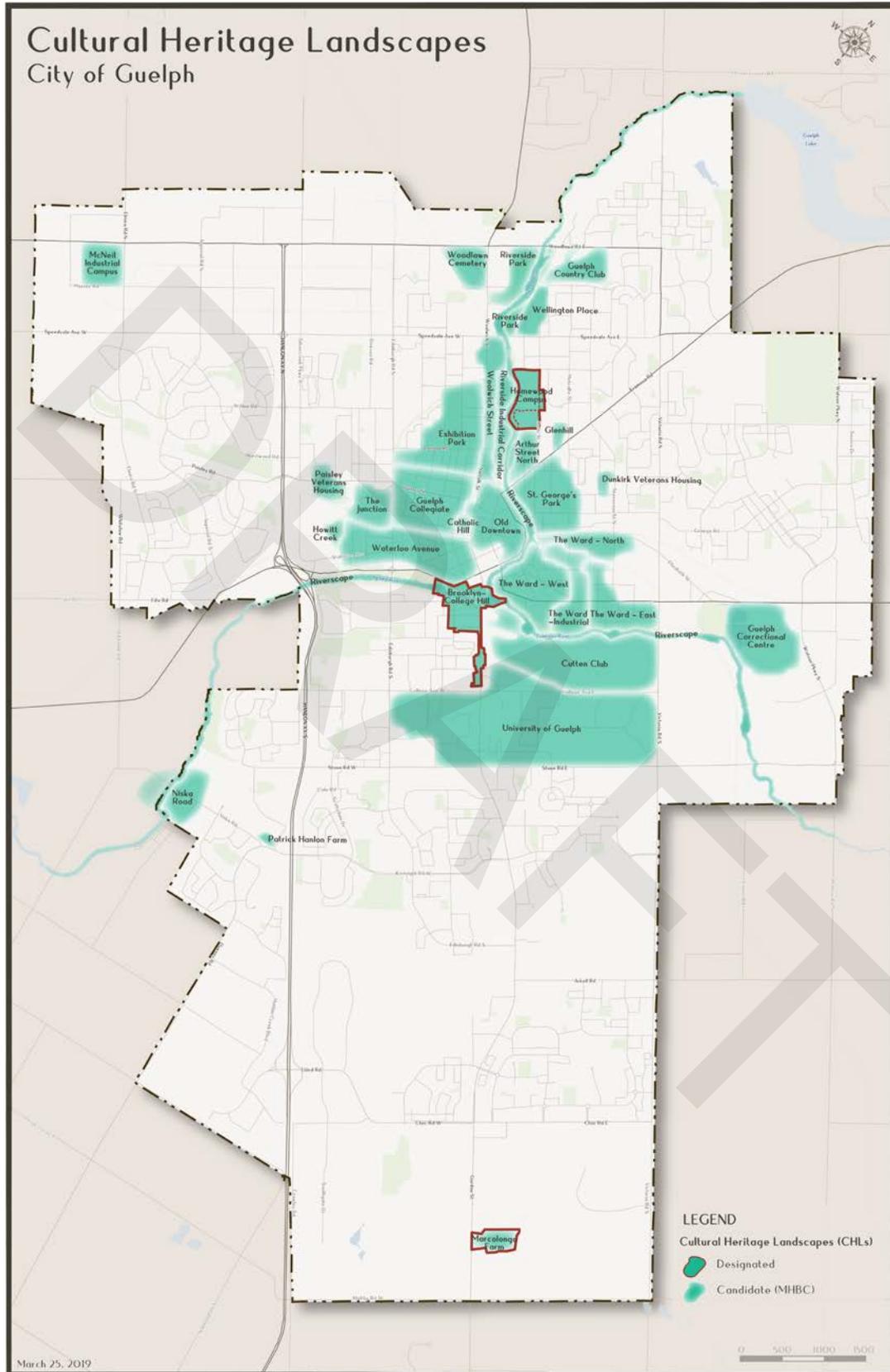


Figure 3: Candidate CHLs within Guelph

Table 1 (below) provides a list of the candidate CHLs and a very brief summary of the components of each specific CHL. A detailed inventory form for each of the candidate CHLs, including photos, site visit notes, and an assessment of significance is included in **Appendix B**.

Table 1: List of candidate CHLs in Guelph

ID	Name	Type of landscape
CCHL-1	McNeil Industrial Campus	- Mid-20 th century designed industrial office campus.
CCHL-2	Woodlawn Cemetery	- Cemetery / park setting.
CCHL-3	Riverside Park	- Park and recreational area along river.
CCHL-4	Guelph Country Club	- Golf course and clubhouse.
CCHL-5	Wellington Place	- Residential neighbourhood adjacent to riverscape and park area.
CCHL-6	Speed & Eramosa Riverscape	- River landscape (banks, channel, historic crossings and structures).
CCHL-7	Woolwich Street	- Early transportation route in Guelph; residential neighbourhood.
CCHL-8	Riverside Industrial Corridor	- Mix of industrial uses adjacent to river. - Contains Goldie Mill Ruins and the Norwich Street Bridge.
CCHL-9	Homewood Campus	- Institutional landscape with three zones now protected under three separate Part IV heritage designation by-laws.
CCHL-10	Exhibition Park	- Residential neighbourhood and early designed park.
CCHL-11	Glenhill	- Residential enclave.
CCHL-12	Arthur Street North	- Primarily residential neighbourhood near river and early industrial lands.
CCHL-13	Paisley Veterans Housing	- Post-WWII residential neighbourhood.
CCHL-14	Dunkirk Veterans Housing	- Post-WWII residential neighbourhood.
CCHL-15	St. George's Park	- Residential neighbourhood near river, early industrial lands and park.

ID	Name	Type of landscape
CCHL-16	The Junction	- Mixed residential and industrial area characterized by intersecting rail lines.
CCHL-17	Guelph Collegiate	- Residential neighbourhood developed near important early institutional use.
CCHL-18	Old Downtown	- Core area of Guelph with mix of uses.
CCHL-19	Catholic Hill	- Early church developed on rise of land.
CCHL-20	Howitt Creek	- Natural area with early milling history.
CCHL-21	Waterloo Avenue	- Residential neighbourhood located adjacent to early transportation corridor.
CCHL-22	The Ward - North	- Mixed residential area developed between two rail lines.
CCHL-23	The Ward - West	- Mixed residential and industrial area adjacent to and linked to Downtown.
CCHL-24	The Ward - Industrial	- Primarily industrial area centred on rail.
CCHL-25	The Ward - East	- Residential area adjacent to river and near early industry in east Guelph.
CCHL-26	Brooklyn and College Hill	- Mixed residential area, park, and early transportation route.
CCHL-27	Guelph Correctional Centre (GCC)	<ul style="list-style-type: none"> - Remains of former self-contained correctional facility located east of Guelph. - Identified as a CHL of Provincial Significance under O.Reg. 10/06.
CCHL-28	Cutten Club	- Golf course and clubhouse.
CCHL-29	University of Guelph Campus and the Arboretum	- Educational campus containing resources spanning 19 th and 20 th centuries.
CCHL-30	Niska Road	- Early road, historic crossing and former Kortright Waterfowl Park.
CCHL-31	Patrick Hanlon Farm	- Remnant agricultural complex.
CCHL-32	Marcolongo Farm	<ul style="list-style-type: none"> - Remnant early agricultural farmstead. - Part IV designation process as cultural heritage landscape recently completed.

6.0 Recommendations

The province has provided some direction related to implementation and conservation as part of the Ontario Heritage Tool Kit, and notes that there are a variety of potential methods by which a municipality can conserve a significant CHL. Options include: Heritage conservation district policies, guidelines and studies; Area design guidelines; Height and setback restrictions / site plan control; Landscape impact assessments; Secondary plan policies for special areas; Special zoning by-laws with heritage criteria overlay; Subdivision development agreements; Community improvement plans; Stewardship Financial incentives; Landscape conservation plans; and Park area / corridor area management plans. It is noted that the municipal Official Plan or other planning policy tools can further identify, manage and conserve significant CHLs.

In addition to the above, a review of actions taken by other municipalities across Ontario who have recently undertaken an inventory of CHLs was conducted through the Background Report work.

The following actions have been identified as potentially being pursued for the conservation of candidate CHLs and are appropriate for the City of Guelph:

- Listing on the municipal Heritage Register of Cultural Heritage Properties
- Designation in a municipal Official Plan, with associated policies to guide conservation of the applicable cultural heritage resources
- Zoning By-law regulations to conserve important features
- Preparation of guidelines or a management plan that addresses cultural heritage landscape conservation
- Designation under either S. 29, Part IV (for individual properties) or S. 41, Part V (for groups of properties) of the Ontario Heritage Act
- Entering into a heritage conservation agreement to guide conservation and management of a specific cultural heritage landscape
- Requirement for the preparation of a Cultural Heritage Resource Impact Assessment and possibly a conservation plan when contemplating redevelopment within a listed or designated CHL.

For the candidate CHLs, Part E of the CHAP outlines specific priorities for each of the CHLs identified so that City of Guelph staff and Council have some advice on how future work related to CHL conservation should occur, as well as a recommended timeline to focus conservation efforts.

Part C

Incentives

Review

DRY

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PART C – INCENTIVES REVIEW

7.0 Introduction

The legal authority for municipalities to provide financial incentives to privately-owned heritage resources is established under both the Ontario Heritage Act and the Municipal Act. Sections 39 and 45 of the Ontario Heritage Act provide that municipalities may establish by-laws to make grants or loans to owners of designated heritage properties, and Section 365.2 of the Municipal Act makes provisions for enabling municipal tax rebates to such properties. The delivery of direct financial incentives for the purposes of heritage preservation may also be supported and implemented through the creation of area-specific or municipal-wide Community Improvement Plans as provided under Section 28 of the Ontario Planning Act.

Over the years, the City of Guelph has delivered various targeted grants programs designed to facilitate the uptake of private, third-party efforts to rehabilitate, restore, preserve and beautify properties that convey special historic and/or cultural meaning.

Municipal incentive programs in Guelph have included: tax increment-based programs (i.e. a financial program where the value is determined by the difference in pre and post property tax levels); downtown activation grants (i.e. municipal funds geared directly to mid-sized buildings requiring major investment to help protect) and façade improvement and feasibility study grants that support the revitalization of key local heritage resources.

Direction from Council resulting from discussion of the Brooklyn and College Hill Heritage Conservation District in 2014 included an expectation that recommendations regarding financial incentives for designated heritage properties would be provided to Council at a future date, and were therefore contained in the scope of work outlined in the CHAP Project Charter endorsed by Council on September 6th, 2016.

As part of the CHAP consultation process, community stakeholders expressed a strong desire for the City of Guelph to implement heritage conservation policies that include a suite of financial incentives for owners of cultural heritage resources. Stakeholders also reaffirmed the importance of encouraging a broad cross-section of heritage property owners to take proactive steps in preserving the enduring legacy of their assets. It was determined that financial incentives must also be accompanied by non-financial incentives that should be implemented by the City of Guelph

This section of the CHAP reviews the topic of financial and non-financial incentives as they relate to cultural heritage resource conservation, and provides recommendations for the City to pursue.

8.0 Types of financial and non-financial incentives

The following section outlines the various types of incentives that a municipality in Ontario can consider, and discusses the options as they relate to the City of Guelph.

8.1 Financial incentives

In Ontario, there are three basic types of financial incentives (sometimes referred to as “financial tools”) available to support and advance heritage-based investments by private property owners - grants, loans and municipal tax-relief incentives. The allocation of financial incentives to private interests are generally restricted to owners of cultural heritage resources that are designated under Part IV or V of the Ontario Heritage Act. These programs are used widely by Ontario municipalities, in many cases in combination with one another in order to encourage heritage building conservation.

In addition to the ‘traditional’ financial incentives programs available to municipalities, there are some additional programs that are available and have been used in some cases across Ontario. These include matters such as façade improvement programs, development charges rebates, use of density bonusing, and permit fee reductions.

8.1.1 Grant programs

Municipal grants are generally recognized as the most effective and most transparent means of achieving heritage conservation goals. Grant programs are established by an upfront commitment by Council to deliver funds (normally allocated through the annual capital planning process) to individuals and community organizations that meet the specific eligibility criteria to participate.

Grant programs, particularly those supported by taxpayers, are normally operated over a fixed period (i.e. four to five years), and are accompanied by an annual application process. Eligible owners are invited to apply to the program, with funding decisions ultimately determined by an internal committee of heritage experts or a senior staff heritage lead.

Some municipalities rely on municipal parking revenues to fund their heritage grant programs. Municipalities with downtown heritage districts, may, for example, earmark a certain share of metered-parking revenues – usually collected within the district itself - to help fund the municipal grant program on an annual basis. Depending on the market attractiveness or appeal of the heritage district, parking revenues have the potential to provide a stable, year-over-year funding for municipal heritage grant programs.

Funds are distributed to eligible/qualified heritage property owners to undertake specific work that leads to a defined set of outcomes which would ultimately benefit both the property owner and public interest. Grants are typically offered on a dollar-to-dollar matching basis, up to a maximum threshold (i.e. \$20,000). In order to encourage participation, grant programs are typically offered on a limited-time basis or until the funding package agreed to by Council is fully exhausted.

8.1.2 Loan programs

Loans are used by many municipalities to support and encourage private investment in heritage conservation by property owners. Loans – typically offered by the municipality at below-market interest rates - are intended to be used specifically for projects that preserve or restore the integrity of the resource. By nature, loan programs can be significantly more cumbersome to administer because of the legal and financial accountability issues that are involved in its oversight. Loan programs are typically more prescriptive in nature and apply to a narrow range of building improvements. In certain programs, applicants may encourage to partner with specific trades people or architects to ensure that municipal heritage guidelines and standards are fully safeguarded.

8.1.3 Municipal tax relief programs

Tax relief programs are offered by some municipalities in Ontario as a means to encourage heritage property owners to restore and/or rehabilitate their structures in exchange for reductions or refunds to their municipal property tax bill. Municipalities that choose to offer heritage property tax relief programs are required to establish their programs within a prescribed range of 10 to 40 percent. The Province is also a key participant in this process, extending heritage property owners relief from the education portion of their tax bill.

Heritage Tax Relief programs, while popular with heritage property owners, can be difficult and costly to administer due to the legal obligations that need to be fulfilled and monitored on a property-by-property basis, and require individual easement agreements with the city. Moreover, Heritage Tax Relief programs also require greater internal

(interdepartmental) and external (MPAC) co-ordination efforts, and also require routine inspection and monitoring efforts to ensure that properties receiving rebates or refunds have appropriately allocated those monies to heritage-specific improvements rather than routine repairs and general property maintenance.

8.1.4 Façade improvement programs

Some municipalities across Ontario (e.g. Cobourg, Peterborough, Kitchener, Meaford) have used façade improvement programs in order to assist with the conservation of heritage buildings. Guelph has also used this program in the past within the Downtown Community Improvement Plan (CIP) area. In order to be eligible, buildings need to be located within a CIP in order to have funding available, but do not necessarily have to be designated under the Ontario Heritage Act.

Façade programs are typically used in downtown commercial areas in order to spur investment and target specific types of repairs. Guidelines are prepared to provide building owners with the information necessary to help with repair efforts, and programs tend to be run similar to a typical heritage grant program. Funding amounts provided are often 50% of the cost of the repair work.

8.1.5 Development charge and permit fee rebates

In order to encourage development within certain areas, municipalities are able to use development charge or permit fee rebates to assist applicants. Development charge rebates can be applicable to certain areas, and can be targeted to certain types of development such as those involving heritage buildings. For example, the Town of Cobourg offers a program whereby building and planning fees are waived for interior and exterior work within the downtown area, and offers a discount of 50% for other properties designated under the Ontario Heritage Act (either Part IV or V). By offering these types of rebates, municipalities can offer assistance to property owners within targeted areas of the municipality.

8.1.6 Density bonusing

Section 37 of the Planning Act provides that municipalities can consider increases in height and density for developments that provide a community benefit. The City of Guelph Official Plan includes a provision stating that the conservation of cultural heritage resources contained within the Municipal Register of Cultural Heritage Properties is a community benefit. Therefore, where the redevelopment of a property

includes a cultural heritage resource, density bonusing can be allowed in order to encourage conservation of that resource.

Cash-in-lieu of community benefits is also collected at times, and can be used for community projects near the property being developed. The work is required to be completed within the immediate area of the property, often addressed through the requirement that the benefit be within the same Ward. Funding could be accumulated through this means in order to conserve heritage resources or fund improvements to heritage resources within the city. The City of Toronto uses an approach regarding the use of density bonusing funds whereby the funds are required to remain the same Ward, but other smaller municipalities apply the funds more generally across all Wards.

8.2 Non-financial incentives

In addition to providing financial incentives, most successful municipally-led heritage programs in Ontario are supported by strong corporate communications, coordinated interdepartmental response and a commitment to recognize the efforts of committed groups and individuals. Together, these non-financial incentives should help increase local awareness and focus public attention around the importance of preserving local cultural heritage resources.

8.2.1 Corporate communications

Efforts to preserve and protect cultural heritage resources must include a clear municipal strategy that emphasizes the role and value that heritage plays in the day-to-day lives of residents. Heritage preservation efforts require leadership and collaboration between elected officials, municipal staff, engaged citizen groups, preservation experts, architects, building trades and private property owners.

Programs aimed at preserving cultural heritage must be able to convey why specific resources are important to the community, and at the same time clearly explain how individuals and groups – whether they own these heritage resources or not – can play a direct role in protecting, preserving or enhancing them.

Clear corporate communication is essential for helping interested heritage parties navigate municipal programs, including the financial avenues and support programs described above. The City's website, for example should maintain up-to-date information and links to best practices in Ontario. Financial programs should be supported by calculators and worksheets that allow eligible properties to evaluate the benefits of participating in specific heritage programs.

8.2.2 Streamlining municipal approvals for heritage resource conservation

Programs introduced to support cultural heritage preservation must be accompanied by a commitment to make the approvals process as streamlined and efficient as possible. While cultural heritage preservation measures may take time, there is clear benefit for a co-ordinated team response to cultural heritage conservation efforts that involve large and diverse resource groupings such, as: streets, blocks, neighbourhoods, campuses, greenspaces, and important natural landscapes.

8.2.3 Consultation services

Municipal heritage staff play an important advocacy role that helps bridge the knowledge gap that exists between various parties interested in cultural heritage preservation. Heritage staff play a role in helping property owners make informed decisions on appropriate restoration techniques and service providers (skilled trades) that have the expertise to deliver high-quality outcomes. Some municipalities offer a ‘one-stop’ contact venue and resource that people can tap into for advice. By offering this expertise to applicants, the knowledge that City staff have can be shared with members of the public in order to assist them in the decision-making and application process.

9.0 Recommendations

Based on the review undertaken to date, the following recommendations are provided related to incentives within the City of Guelph:

Financial incentives

The City of Guelph should implement a suite of financial tools to assist designated cultural heritage resource owners in making critical investments toward the conservation, restoration, or stabilization of buildings and landscapes that preserve the legacy of human settlement activity in Guelph.

- A grants program should be established, which includes a schedule (preferably multi-year so expectations are clear), level of funding, and clear eligibility criteria to be determined by Council. Uptake of the program should be monitored, and consideration be given to increasing funding should eligible projects go unfunded.
- A façade improvement program should be further investigated for key areas of the City (e.g. Downtown CIP), should it be determined that additional funding

beyond the grant program for designated buildings is desired by City staff. This could build on the success of previous similar programs offered by the City.

- A program to waive / reduce permit fees should be investigated as a way to assist designated heritage property owners with conservation efforts.
- Further analysis should be completed by City staff into the feasibility of expanding the scope of use of density bonusing tools in order to achieve heritage conservation objectives and possibly provide funding for conservation work.
- The City should implement a legal framework and annual budget process for heritage funding that is available to owners of designated cultural heritage resources identified within priority areas of Guelph.
- The City should establish a monitoring program to ensure that the costs of delivering heritage-based financial incentives are achieving the stated goals and desired outcomes.

Non-Financial incentives:

- The City of Guelph should support and encourage cultural heritage initiatives through a robust program that communicates the impacts that residents, property owners, community leaders and other partners can play in the conservation of the City's enduring legacy of cultural heritage value.
- The City should review potential ways that the approvals process can be streamlined for heritage property owners. This may involve coordination between departments so that knowledge and resources are shared prior to applications being made, as well as working to coordinate review processes to be as efficient as possible.

Part D

Cultural Heritage
Promotion



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PART D – CULTURAL HERITAGE PROMOTION

10.0 Introduction

The promotion of cultural heritage is a method to help spread greater awareness about the resources that exist within a municipality, and also a means to signal to the community that cultural heritage is valued by the municipality. Promotion of cultural heritage may also help to increase the attractiveness of heritage buildings and fuel investment in heritage properties, as property and business owners become interested in increased conservation and the desire to be in a heritage building.

Some promotion efforts are best coordinated by the municipality itself, while other efforts may be best coordinated by other groups in partnership with the municipality. As part of the CHAP consultation process, community stakeholders discussed potential options for cultural heritage promotion within the City of Guelph. A number of ideas were discussed and generated by the groups, which have helped to inform the discussion and review contained within this section of the CHAP.

11.0 Approaches to promotion

The following reviews the various types of cultural heritage promotion activities that are currently in use by the City of Guelph, as well as those that were either raised through stakeholder consultation or were identified as potential options to pursue.

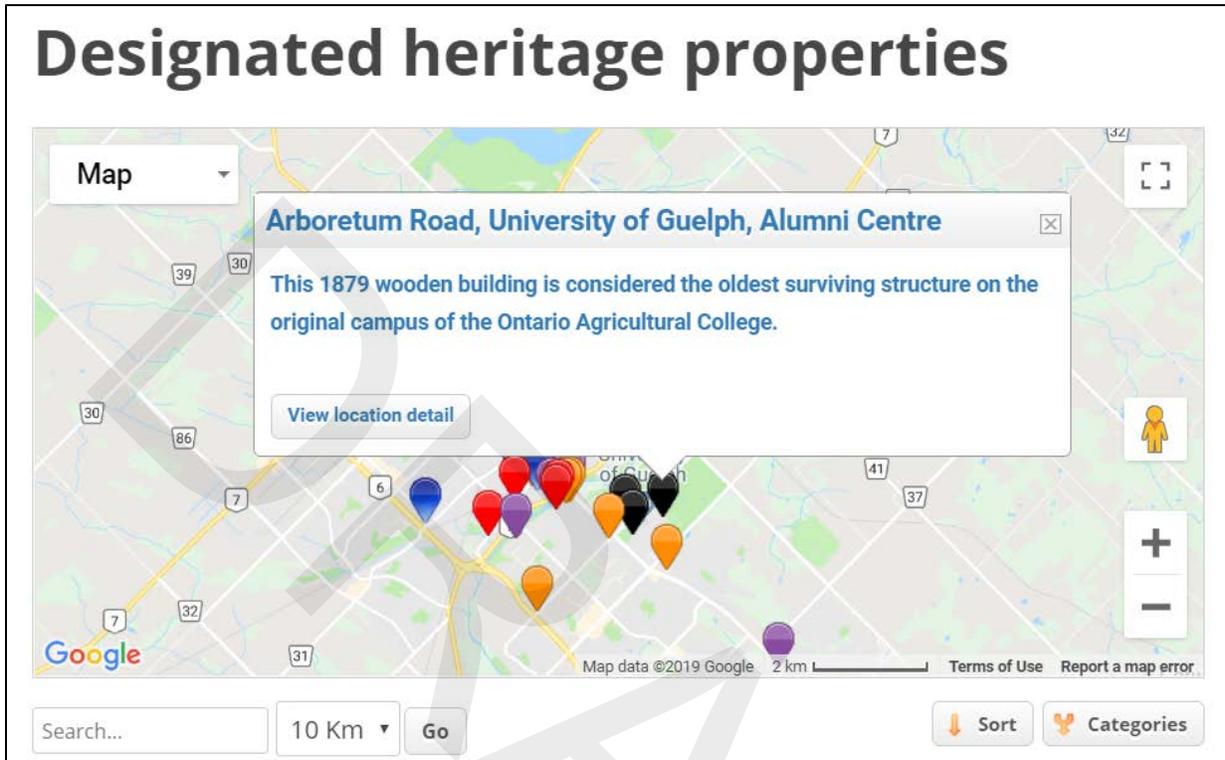
11.1 Current City of Guelph actions

The City of Guelph presently undertakes a number of initiatives related to the promotion and conservation of cultural heritage resources. These range from general promotion, to sharing of information about heritage events and happenings around the city, providing useful information to heritage property owners and interested parties, and participating in cultural heritage related events.

11.1.1 Website and information sharing

The City of Guelph website contains information about cultural heritage resources and various heritage-related initiatives undertaken by the City of Guelph. The City has developed an online mapping portal that contains information related to cultural heritage

resources designated under the Ontario Heritage Act, and allows users to click on a location to learn more about what heritage resources are present.



Excerpt from mapping of heritage resources (source: City of Guelph).

Detailed information is available for each resource, including photos and reasons for the property being important to the City of Guelph.



Example of mapping detail for specific property (source: City of Guelph).

In addition to the mapping of heritage resources, the City website also promotes the Brooklyn and College Hill Heritage Conservation District through a section of the website. Information about the project is listed, including staff contacts should website viewers have questions about the District. Resources are available on the website as well for those who own property within or adjacent to the District. Finally, there is a Frequently Asked Questions section and information on heritage terms.

11.1.2 Doors Open

Municipalities across Ontario participate in the Doors Open program, which is organized under the umbrella of the Ontario Heritage Trust. Events occur throughout Ontario and occur throughout the year, generally from April through October. The events are way to showcase unique and interesting places within communities, which often include heritage buildings.

Within Guelph, the event is organized by the Guelph Arts Council, which is partly funded by the City of Guelph. The event features buildings across the city, containing a mix of heritage buildings and those not typically made available to the public for access.

THIS YEAR'S EVENT - SATURDAY, APRIL 27, 2019, 10AM - 4PM*

*The last tour departs at 3:40pm or earlier if required by lineup, in order to allow sites to close at 4pm.

Doors Open is a free community event and no tickets or registration are required. The hours are 10 - 4, and you can begin at any featured site and visit as many as you like over the course of the day. There may be line-ups at some sites.

This year Doors Open Guelph will be enhanced by *Telling Guelph's Stories*, an event-within-an-event that will increase the role the arts play in Doors Open. Visitors can experience dramatic storytelling at the Gow Bridge with artist Jay Wilson, guided public art and downtown gallery walks, and arts activations at Doors Open sites.

What buildings will be open for Doors Open Guelph?

2019 site information will be published on Doors Open Ontario's website <http://www.doorsopenontario.on.ca/> and below.

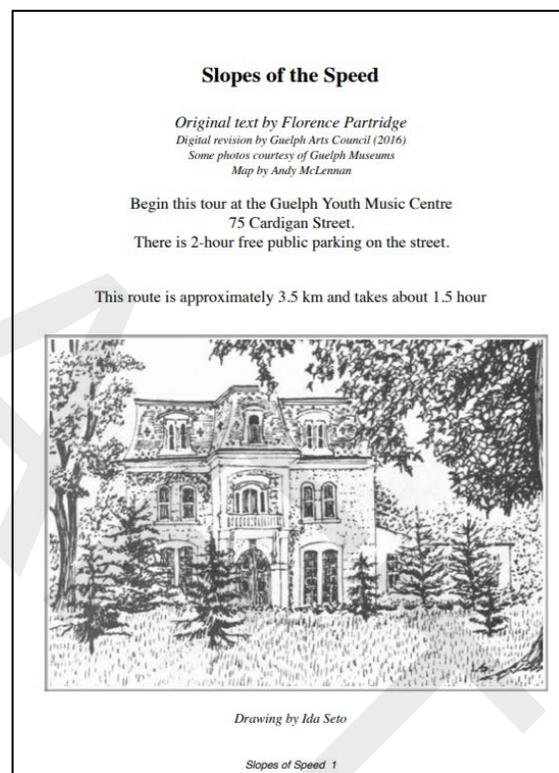
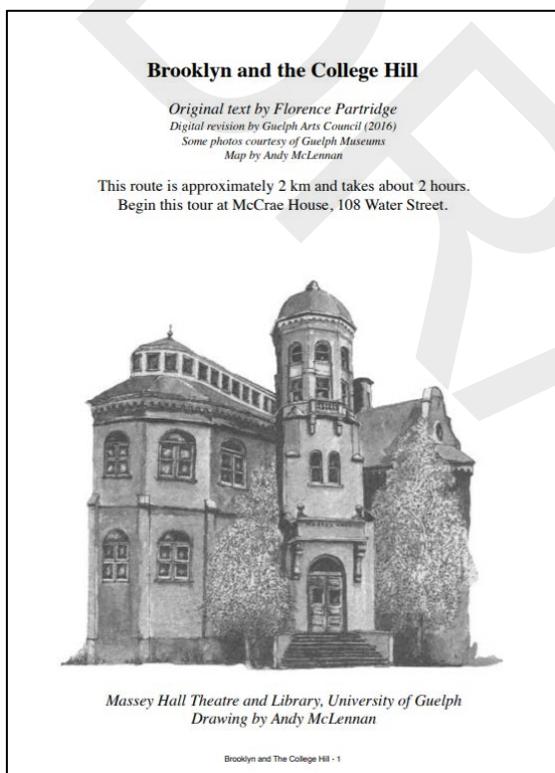
<p>The Victory School 135 Exhibition Street</p>  <p>Built due to a population spike, the school was named after the Allied victory that ended the First World War. It opened in 1919, with an addition in 1953. Its original brass rails and wooden floors enhance the gracious image presented by its red brick exterior and park setting.</p>	<p>92 Speedvale Avenue Greenbriar</p>  <p>Built circa 1865 - 67, this Neo-Classical Vernacular house set on its lot of heritage trees is a treasure trove of antiques and art. The house features original woodwork and glass. Art by local artists as well as many unique collections are displayed through the house.</p>	<p>125 Norfolk Street Lornewood Mansion</p>  <p>Lornewood was built by Charles Raymond in 1867 and enlarged later with the Tuscan bays and tower. It was named after an 1879 visit from the Marquis of Lorne and his wife Princess Louise. The house has been restored with its original ornate black walnut trim, ceilings, lead-glass windows, carpets and elaborate</p>	<p>2162 Gordon Street Marcolongo Heritage Farm</p>  <p>Settled in 1833, this was one of the first farms in Puslinch. In 1878, James Blair built the granite fieldstone house. The original timber-framed small barn and the large bank barn built in the 1880s or 90s have been restored. The farm property has been designated as a Cultural Heritage Landscape.</p>
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Doors Open information for Guelph (source: Guelph Arts Council).

11.1.3 Walking tours

Heritage walking tours are an avenue that is used in some municipalities across the Province in order to promote certain areas as important for cultural heritage reasons. Often, maps are provided that feature suggested walking routes and stops with information about certain properties.

Within Guelph, the Guelph Arts Council offers six different walking tours that include: Where Guelph Began; Ward One; Slopes of the Speed; Downtown Walkabout; Altar and Hearth - Exhibition Park; Altar and Hearth - Catholic Hill; and Brooklyn & The College Hill.



(source: Guelph Arts Council)

Walking tours are available to download for self-guided purposes, and the Guelph Arts Council also offers guided tours on weekends through the spring and summer months.

11.1.4 Heritage Guelph

Heritage Guelph plays an important role in the promotion and conservation of cultural heritage within Guelph. The Committee advises Council and heritage property owners

regarding heritage conservation best practices and the potential to list or designate properties of cultural heritage value or interest within the City.

Heritage Guelph also provides advice to City of Guelph Council on matters related to Guelph’s architectural, built heritage, and cultural heritage landscapes. Co-operation between City Council, City staff, Heritage Guelph, heritage property owners has resulted in over 100 sites being designated under the Ontario Heritage Act.

11.2 Other approaches to promotion

Through the work completed as part of the project, additional means of cultural heritage promotion were investigated by the project team and also noted by the stakeholders and Heritage Guelph through the consultation efforts.

11.2.1 Signage and wayfinding

Signage and wayfinding are important features that help people to navigate an area, and well-designed features are also welcoming for visitors and residents alike. Successful wayfinding is especially important to be able to guide tourists, visitors and local residents along safe and interesting pathways that showcase important places, heritage buildings, cultural features, streetscapes and parks. Successful wayfinding not only provides for pedestrian traffic, but also vehicular traffic (e.g. directions to parking).

Programs specific to cultural heritage resources can help to direct people’s attention to particular aspects of an area and also promote and create awareness of cultural heritage. Many municipalities across the Province have signage programs related to designated heritage buildings / properties, which helps to identify noteworthy properties. Some municipalities also offer sign programs to note where heritage conservation districts are located, supplementing existing street signs.



Examples of heritage signage from the City of Mississauga (left) and Wilmot Township (right)

In addition, signage programs have also been developed in order to tie to noteworthy events, such as Canada's 150th anniversary. For this occasion, the City of Kitchener developed a program identifying buildings that existing before 1867. The program consisted of lawn signs that identify the link to Canada 150, combined with mapping on the City website about the program (see below).

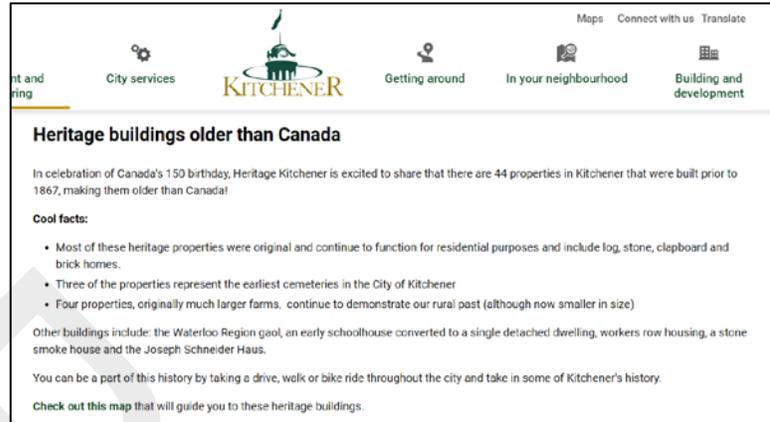
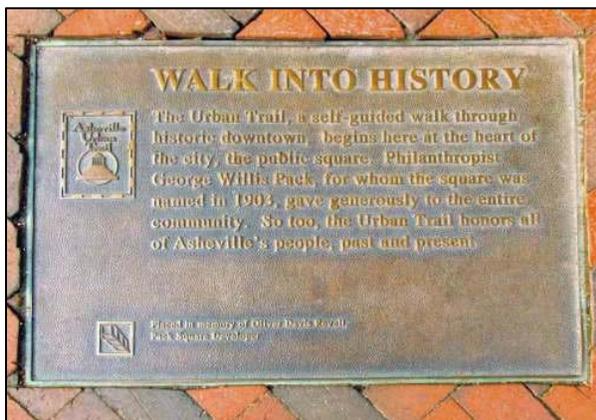


Photo of lawn sign and website excerpt regarding Canada 150 program ([source](#): City of Kitchener)

Other jurisdictions have also taken the approach of linking history and art into wayfinding endeavours. As an example the project team is familiar with, the City of Asheville, North Carolina has developed an Urban Trail, which is marketed as a walk through the City's history. The trail features various stops which are linked to a historical moment or achievement, and combines historic plaques, art installations and notable places. The City's website has information about each station online, as well as an audio tour of each station, printable map, and educational resources so that the information can be linked to school curriculums.



Photos of walking tour stations noting the start of the trail, as well as celebrating an iron used by a local business as well as flat iron architecture ([source](https://www.exploreasheville.com): <https://www.exploreasheville.com>)

11.2.2 Heritage awards

Recognition of efforts to conserve cultural heritage resources is a way to help promote cultural heritage resources within an area as well. Some municipalities and heritage organizations offer a regular heritage awards program to recognize notable projects or individuals for their contribution to heritage conservation. Municipal examples include programs from the City of Kitchener (Mike Wagner Heritage Awards), Wilmot Township (Heritage Day Awards), City of Toronto (Heritage Toronto Heritage Awards), City of London (London Heritage Awards), and Thunder Bay (Arts and Heritage Awards). In addition, the Architectural Conservancy of Ontario (ACO) and Ontario Heritage Trust also offer heritage awards programs. A benefit to heritage awards is that they may spur investment in heritage properties, as interested parties may ‘compete’ to do a great job and potentially win an award.

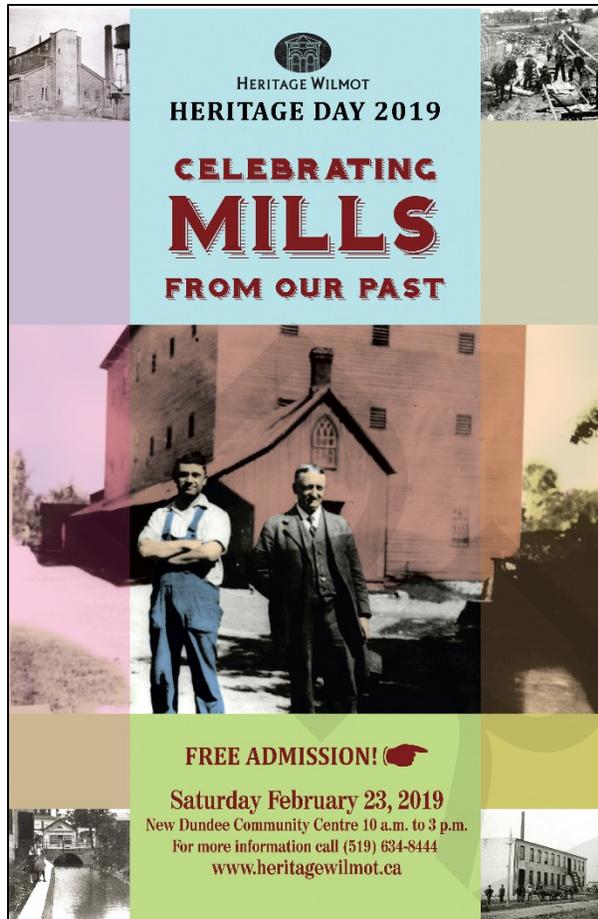
Categories of awards noted include matters such as, restoration, adaptive reuse, individual contributions, writing, and research. Awards are typically presented at a public event so that the broader community can also share in the celebration. Should Guelph undertake such a program, categories could be developed that are specific to the City of Guelph.

11.2.3 Heritage Day celebration

Each February, Heritage Day is celebrated in Ontario on the 3rd Monday of the month, with events occurring throughout the Province during that week. The Ontario Heritage Trust typically promotes events on their website with links for where additional information can be obtained. As noted on the Ontario Heritage Trust website:

Many heritage organizations and municipalities have used Heritage Day and Ontario Heritage Week as vehicles to stimulate awareness of heritage resources and heritage-related issues within their communities, and to honour the organizations and volunteers who have worked to protect Ontario’s irreplaceable heritage resources.

Some municipalities across Ontario organize events to celebrate Heritage Day, often with themes specific to a period of time or type of heritage resource within the municipality. Events sometimes have speakers to give short presentations, and are paired with heritage awards to offer a well-suited public venue to present the awards. The events are often a good time for like-minded exhibitors to gather together and promote cultural heritage within or near their community.



Example advertisement and photos from Heritage Day events in Wilmot Township

11.2.4 Heritage tourism

A topic examined by MHBC through the Brooklyn and College Hill HCD Plan process was that of heritage tourism. The analysis undertaken concluded that it would be prudent to approach heritage tourism by the promotion of a network of several conserved and enhanced cultural heritage assets, linked together by well-marked and welcoming routes through the Brooklyn and College Hill Heritage Conservation District. It was noted that a network provides enhanced variety in available visitor experiences, and also helps to achieve the objectives of sustainable tourism. This strategy could be undertaken not only for the HCD area, but more broadly throughout the City of Guelph within important areas.

Some areas in Ontario and across Canada are tourism destinations based on their historic building stock and are marketed for this purpose. Examples include Québec City, Niagara-on-the-Lake and more locally, St. Jacobs. Rather than try to market Guelph as a tourism destination solely based on the historic buildings within the City, it

is recommended that an integrated approach be taken where history and heritage is part of an overall marketing strategy.

The Guelph area has an active tourism website which markets to visitors of all types that may come to the area. It would be prudent to build on this success, and there is potential to promote a network of conserved and enhanced cultural heritage assets. These areas could be linked together by well-marked and welcoming routes through the downtown (and elsewhere), and would assist in providing enhanced variety in available visitor experiences. As noted in the Brooklyn and College Hill HCD, a co-ordinated system of electronically linked web pages and social media could be developed that would connect and create a network of various disparate attractions (e.g., What to do? Heritage and History, Where to eat? Bistros and Cafés, What to do? Arts and Culture).

12.0 Cultural heritage promotion recommendations

Based on the review undertaken to date, it is concluded that while the City of Guelph currently undertakes some efforts related to the promotion of cultural heritage resources, there are some things that could be done to bolster current efforts. Accordingly, the following recommendations are provided related to incentives within the City of Guelph:

- The City of Guelph should develop an enhanced sign program to promote important areas of the City. This could include Plan 8 areas, the existing Heritage Conservation District, early industry or important early buildings. This could be coordinated with walking tours to provide an integrated experience.
- The City of Guelph should initiate a heritage awards program to honour important contributions to the conservation of Guelph's heritage. There could be opportunities to partner with other organizations through this initiative.
- The City of Guelph should consider hosting an event (or events) to celebrate Heritage Day each February, perhaps in collaboration with other heritage organizations currently active in the City.
- Further analysis should be completed by the City of Guelph regarding heritage tourism, so that an enhanced program can be offered by current organizations that would promote Guelph's rich history.
- The City should investigate ways to further enhance the corporate website to offer additional information about cultural heritage news and events, or develop new content to highlight stories about Guelph and its historic sites.

- The City should consider being more directly involved in events such as Doors Open or historic walking tours. Having the broader reach of the City website and direct involvement from the City of Guelph could lead to these events and initiatives being even more successful.

Part E of the CHAP will provide a summary of the set of recommendations for the City of Guelph to consider regarding the promotion of the City's cultural heritage.

DRAFT

Part E

Implementation
Recommendations



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PART E – IMPLEMENTATION RECOMMENDATIONS

13.0 Introduction

Previous sections of the Cultural Heritage Action Plan (CHAP) included discussion and review regarding the main topic areas covered through this project. These are:

- candidate Cultural Heritage Landscape (CHL) identification
- review of incentives (financial and non-financial)
- review of promotion of cultural heritage resources.

This section of the CHAP provides an action plan, consisting of implementation recommendations for Guelph Council, City staff, Heritage Guelph, and the community. The Action Plan will aid in decision making regarding budget allocation, priority projects, allocation of staff resources, and Heritage Guelph priorities. In addition, a draft prioritization of the various action items into various timeframes is provided for convenience.

14.0 Recommended action items for the City of Guelph

The following section includes the various action items that have been identified for the City of Guelph staff and Council to consider with respect to implementation of the CHAP project, grouped by topic area. It is anticipated that implementation will be staged and also intended that any items acted on would be part of the implementation. As such, City staff and Council may elect to not follow the specific order listed for the items.

14.1 Cultural heritage landscape recommendations

The candidate cultural heritage landscapes identified through this study have been further reviewed by the project team, with input from City staff and Heritage Guelph. Priorities have been assigned to the areas (as 'high', 'medium' and 'low') based on current knowledge of the area, potential development activity level, and the perceived risk to the heritage attributes and character-defining elements of the candidate CHLs. Recommendations for action have been included where applicable.

- Areas with a 'high' priority are those at risk, those where existing studies are ongoing that will help to inform the conservation of cultural heritage resources, or areas that have been identified as important to pursue additional conservation

efforts in the immediate future. These areas should be considered for additional study, so that important resources can be conserved.

For example, the Implementation Strategy for the Downtown Secondary Plan requires an in-depth study (including communication consultation) be carried out to consider the boundary of the Old Downtown candidate CHL area and how its component heritage character areas could be conserved within one or more heritage conservation districts. Also as directed in the implementation of the Downtown Secondary Plan, the City would initiate a heritage conservation district area study that would provide recommendations as to the geographic boundaries of the CHL-23 (The Ward-West) area to be designated, the objectives of the designation, the content of the HCD Plan required, and any necessary changes to the Official Plan and Zoning By-law.

- Areas with a ‘medium’ priority are generally areas where change and development is expected within the candidate CHLs, and those that have been identified as being quite important for potential future study and conservation guidance. These areas should be considered in the longer term for additional study and monitoring, so that important resources can be conserved.
- Areas with a ‘low’ priority are those identified as not being exposed to any apparent risk or development pressure. Monitoring of low priority areas should continue, and they should be considered for potential additions to the City’s Heritage Register as non-designated properties. Some areas that are identified as low priority may be part of a plan already in place to conserve the area’s cultural heritage value.

As an example, the University of Guelph campus contains some of the City’s most significant built heritage resources and iconic cultural heritage landscapes, such as Johnston Green. The University has developed a comprehensive Campus Master Plan that has identified these resources and the manner in which their heritage character-defining elements are to be conserved. Many of the University’s historic buildings have already been listed on the City’s heritage register and several have been individually designated under the Ontario Heritage Act. For these reasons, the University of Guelph campus and Arboretum are seen as a ‘low’ priority for further action related to cultural heritage conservation. Further listing on the Heritage Register or designation under the OHA are not considered as necessary actions for the CHAP. City Planning staff are encouraged to continue the current collaborative approach to heritage conservation with the University of Guelph.

Table 2: Priority listing for candidate CHLs in Guelph

ID	Name	Priority	Action
CCHL-1	McNeil Industrial Campus	Low	None at present.
CCHL-2	Woodlawn Cemetery	Low	None at present. Subject to Woodlawn Cemetery Master Plan.
CCHL-3	Riverside Park	Low	Heritage attributes can be conserved in park renewal.
CCHL-4	Guelph Country Club	Low	None at present.
CCHL-5	Wellington Place	Medium	Consider for future study.
CCHL-6	Speed & Eramosa Riverscape	Low	None at present.
CCHL-7	Woolwich Street	Medium	Consider for future study.
CCHL-8	Riverside Industrial Corridor	Low	None at present. Goldie Mill ruin and Norwich Street Bridge designated through OHA.
CCHL-9	Homewood Campus	Low	None at present. Completed designation through OHA.
CCHL-10	Exhibition Park	High	Consider for further study.
CCHL-11	Glenhill	Medium	Consider for further study.
CCHL-12	Arthur Street North	Medium	Consider for future study.
CCHL-13	Paisley Veterans Housing	Medium	Consider for further study.
CCHL-14	Dunkirk Veterans Housing	Medium	Consider for further study.
CCHL-15	St. George's Park	High	Consider for further study.
CCHL-16	The Junction	Medium	Consider for further study.
CCHL-17	Guelph Collegiate	Medium	Consider for further study.
CCHL-18	Old Downtown	High	Further study required to determine best conservation approach.
CCHL-19	Catholic Hill	Medium	Consider for further study.
CCHL-20	Howitt Creek	Low	None at present.
CCHL-21	Waterloo Avenue	Medium	Consider for further study.
CCHL-22	The Ward - North	Medium	Consider for further study.
CCHL-23	The Ward - West	High	Consider for further study as part of Old Downtown.
CCHL-24	The Ward - Industrial	Medium	Consider for further study.
CCHL-25	The Ward - East	Medium	Consider for further study.

ID	Name	Priority	Action
CCHL-26	Brooklyn and College Hill	Low	None at present. Completed OHA designation. Also subject to HCD Plan.
CCHL-27	Guelph Correctional Centre (GCC)	High	Provincially significant CHL subject to Conservation Plan. Also subject to GID Secondary Plan policies.
CCHL-28	Cutten Club	Low	None at present.
CCHL-29	University of Guelph Campus and the Arboretum	Low	Subject to University of Guelph Master Plan.
CCHL-30	Niska Road	Low	None at present.
CCHL-31	Patrick Hanlon Farm	Medium	None at present (listed).
CCHL-32	Marcolongo Farm	Low	Part IV designation process as CHL recently completed.

14.1.1 Options for further study of candidate cultural heritage landscapes

There are various options available to municipalities with respect to the conservation of cultural heritage resources, including cultural heritage landscapes. These include:

- Listing on the municipal Heritage Register of Non-Designated Properties
- Designation in a municipal Official Plan, with associated policies to guide conservation of the applicable cultural heritage resources (e.g. riverscape)
- Zoning By-law regulations to conserve important features, such as viewsheds, building height and setbacks
- Preparation of guidelines or a management plan that addresses cultural heritage landscape conservation
- Designation under either S. 29, Part IV (for individual properties) or S. 41, Part V (for groups of properties, such as neighbourhoods) of the Ontario Heritage Act
- Entering into a heritage conservation agreement to guide conservation and management of a specific cultural heritage landscape
- Requirement for the preparation of a Cultural Heritage Resource Impact Assessment and possibly a Conservation Plan when contemplating redevelopment within a listed or designated CHL.

The typical approach to conserve areas of cultural heritage resources is either Part IV or Part V designation under the Ontario Heritage Act. Depending on the complexity of the area and the type of resources involved, a different strategy (or strategies) may be

desirable and effective for the conservation of the heritage resources that are present. A variety of strategies may be desirable in locations such as Downtown Guelph. In other areas, such as parks (e.g. Riverside Park) or institutional areas (e.g. University of Guelph), master plans can be a valuable tool and guide conservation efforts.

It will be determined through further study as an area is reviewed in greater detail, what the recommended conservation measures are or will be. However, for a number of the areas which contain many properties it is likely that designation through the Official Plan as a special policy area, or designation as a heritage conservation district under the Ontario Heritage Act will be recommended should further guidance regarding cultural heritage resource conservation be desired.

Monitoring is an important activity to be undertaken, as through monitoring it will be determined which area(s) have the potential for future study as additional heritage conservation districts or special policy areas. As an example, through monitoring it would become apparent whether or not change is occurring within the area(s) that would benefit from the guidance and oversight of a heritage conservation district or special policy area. This change could be consistent with the character of the area or potentially detrimental to the area. In either case, there is the potential for additional policy guidance to assist in conserving the candidate cultural heritage landscape.

In addition, community support will be a key consideration as areas are moved forward for further study and consideration. Although not formally required, community support and neighbourhood cohesion can be key to proceeding with bringing in additional policies to guide development and manage change within an area. Guelph has a rich tradition of public engagement and residents that are proud of their community identity. Community organizations such as the Guelph Neighbourhood Support Coalition, which seeks to nurture neighbourhood identity both within individual neighbourhoods and as part of the larger city fabric, could be a potential partner to assist in creating an area identity and establishing a link to heritage conservation goals.

14.1.2 Cultural heritage landscape recommendations

Based on the foregoing, it is recommended that the City of Guelph pursue the following with respect to candidate cultural heritage landscapes:

- HL1¹ Review high priority areas where current studies are ongoing (i.e. CCHL-27), to ensure that cultural heritage resources are appropriately conserved through the detailed work being undertaken.

¹ 'HL' refers to 'Heritage Landscape' recommendations.

- HL2 For Old Downtown (i.e. CCHL-18), undertake a comprehensive strategy, including community consultation, to direct future cultural heritage conservation efforts and planned change.
- HL3 For other high priority areas (CCHL-10, CCHL-15), consultation with community and other City Departments will help to identify the recommended conservation strategy.
- HL4 Continued monitoring by City staff with advice from Heritage Guelph should be undertaken, in order to determine when it is appropriate to move forward with additional detailed study of the areas.
- HL5 Candidate CHLs identified as having a low priority should continue to be monitored, and if risk is apparent they may be moved upward in priority.
- HL6 Capital budgeting should allocate funds to set aside for further evaluation of candidate CHLs and determination of appropriate conservation measures.

14.1.3 Other cultural heritage recommendations

Through the work completed as part of the CHAP process, there were several items identified that were related to the conservation of cultural heritage resources within the City of Guelph.

Extant barns

The topic of farm barns that are still present within Guelph's rural areas was raised through the consultation process as an issue to review further. There was concern that the City has a number of such buildings within areas slated for future development, and are therefore not actively being used for agricultural purposes. Given this change, there is concern as to how these significant built heritage resources may be conserved.

A review of the barns was undertaken by the study team, in consultation with City staff, in order to understand the current situation and level of risk associated with the buildings. From this review, it is concluded that all 12 of the farm barns currently identified are either listed on the City's Municipal Register of Cultural Heritage Properties or being protected through active Part IV designation under the Ontario Heritage Act. A listing on the Municipal Register of Cultural Heritage Properties signals the importance of the cultural heritage resource to the City of Guelph, and also requires notice should a building be proposed for demolition so that the property can be evaluated further for potential designation. Designation under the Ontario Heritage Act is the strongest means by which a municipality in Ontario can protect heritage properties.

While the resources currently have some level of protection through actions taken by the City of Guelph, it would be beneficial to continue to monitor these resources to ensure that they are appropriately conserved. This action could be undertaken through the studies currently being undertaken by the City of Guelph (e.g. Clair-Maltby Secondary Plan) or through the review of development applications. The final CHAP will provide advice as to which barns should have priority to be considered for individual designation under the OHA.

Comprehensive Zoning By-law review

The City of Guelph is pursuing an update to the Zoning By-law, and is currently in the early stages of the project. It is possible that there may be the opportunity to introduce zoning regulations through this process that would better conserve the character of candidate CHLs.

Regulations for building height, front / rear / side yard setbacks, and lot coverage are items that should be reviewed to ensure that existing zoning regulations are aligned with neighbourhood character. Detailed studies such as those undertaken through a heritage conservation district study can better define character and potential refinements, however there may be some appropriate interim controls that could be put in place through the Comprehensive Review of the Zoning By-law process.

Property standards

Municipalities have Property Standards By-laws that help ensure that all properties are kept up to a minimum standard. The City of Guelph currently has a Property Standards By-law (2000-16454), which provides general direction related to property maintenance. Various matters related to the interior and exterior of buildings are covered, including outdoor maintenance, structural, electrical, plumbing, heating, and elements such as porches and windows.

Some municipalities have taken advantage of a provision that allows for an enhanced level of protection in property standards by-laws related to heritage buildings. Such provisions may cover matters with respect to the heritage character-defining elements of buildings and property maintenance to ensure protection of the heritage attributes. Where a property does not comply with the standard, the City can require the property to be repaired and maintained to meet the standard.

This topic was previously reviewed through the Brooklyn and College Hill Heritage Conservation District project, and at the time it was recommended that the City of Guelph monitor property standards related to designated heritage properties, and investigate an enhanced Property Standards By-law if required. Given the passage of time since that work was completed, it would be beneficial to conduct a further in-depth review of the topic by applicable City of Guelph staff.

Recommendations

Based on the foregoing, it is recommended that the City of Guelph pursue the following with respect to additional cultural heritage matters:

- HL7 Maintain listing of extant barns on Guelph's Municipal Register of Cultural Heritage Properties, monitor the resources, and encourage potential designation under the Ontario Heritage Act as appropriate.
- HL8 Participate in Zoning By-law update process and consider zoning regulations that assist with conservation of area / neighbourhood character within candidate CHLs.
- HL9 Research topic of expanding Guelph's Property Standards By-law to provide additional protection for designated cultural heritage resources.

14.2 Incentive recommendations

Through the work completed as part of the CHAP project, various types of incentives were reviewed by the project team for consideration within Guelph. Based on this review, a number of recommendations have been developed with respect to incentives.

14.2.1 Financial incentives

It is recommended that the City of Guelph pursue the following with respect to financial incentives:

- IN1² Establish a comprehensive grants program to provide financial assistance to owners of designated properties within Guelph. The program should include a schedule, level of funding, clear eligibility criteria, and monitoring program to review uptake and use of funds.
- IN2 Review the potential of re-establishing a façade improvement program for key areas of the City (e.g. Downtown CIP) in order to encourage conservation efforts.
- IN3 Investigate a program to reduce permit fees as a way to assist designated heritage property owners with conservation efforts.
- IN4 Assess the feasibility of expanding the scope of use of density bonusing tools in order to achieve heritage conservation objectives and possibly provide funding for conservation work.

² 'IN' refers to 'Incentive' recommendations.

- IN5 Implement a legal framework and annual budget process for heritage funding that is available to private owners of designated cultural heritage resources identified within priority areas of Guelph.
- IN6 Establish a monitoring program to ensure that the costs of delivering heritage-based financial incentives are achieving the stated goals and desired outcomes.

14.2.2 Non-financial incentives

It is recommended that the City of Guelph pursue the following with respect to non-financial incentives:

- IN7 Establish a robust program that communicates the impacts that residents, property owners, community leaders and other partners can play in the preservation and conservation of the City's enduring legacy.
- IN8 Review potential ways to build on current initiatives (e.g. Building Partnerships) to streamline the approvals process for heritage property owners. This could include coordination between departments, sharing knowledge and expertise, and focusing on efficient review practices.

14.3 Heritage promotion recommendations

Through the consultation undertaken as part of the CHAP project and the review conducted by the project team, the topic of the promotion of cultural heritage resources was explored. It was determined that while the City of Guelph currently has several programs and methods through which promotion is undertaken, there are some areas that the City should explore to build on this success.

It is recommended that the City of Guelph pursue the following with respect to the promotion of cultural heritage resources and the history of Guelph:

- PR1³ Develop signage to promote important areas of the City, such as planned areas, boundaries, early industry and important early buildings.
- PR2 Undertake a heritage awards program with a public ceremony, perhaps combined with other heritage events.
- PR3 Participate in hosting an event to celebrate Heritage Day in late February, in collaboration with Heritage Guelph and other heritage organizations or

³ 'PR' refers to 'Promotion' recommendations.

groups (e.g. Architectural Conservancy of Ontario, Guelph Arts Council, and Guelph Civic Museum).

- PR4 Coordinate with City tourism staff to promote Guelph’s rich history through enhanced tourism materials.
- PR5 Build on the success of the City’s website to offer additional information about heritage events, sites, and stories.
- PR6 Look for ways to participate directly in the organization and running of events such as Doors Open and historic walking tours.

15.0 Prioritization of action items

The purpose of this section of the CHAP is to take the various action items identified previously and allocate a priority to them for City staff, Council and Heritage Guelph to consider as recommendation actions.

The prioritization will assist as budgets are assigned and projects determined within staff, Council and Heritage Guelph workplans.

15.1 Immediate action items (<2 years)

The following action items are recommended to be pursued in the immediate future:

Table 3: Immediate action items

Priority Action	Topic	Target start	Cost factor
Review high priority areas where current studies are ongoing (i.e. CCHL-27), to ensure that cultural heritage resources are appropriately conserved through the detailed work being undertaken.	HL1	2019	\$
For Old Downtown (i.e. CCHL-18), undertake a comprehensive strategy, including community consultation, to direct future cultural heritage conservation efforts and planned change.	HL2	2019	\$\$\$
Consult with the community and other City Departments regarding other high priority areas (CCHL-10, CCHL-15), to help identify priority and conservation strategy.	HL3	2019	\$\$

Allocate funds through capital budgeting process to undertake further evaluation of candidate CHLs (recommend 1-3 per year).	HL6	2019-ongoing	\$\$
Maintain listing of extant barns on Guelph's Municipal Register of Cultural Heritage Properties, monitor the resources, and encourage potential designation under the Ontario Heritage Act as appropriate.	HL7	2019 - ongoing	\$
Coordinate with City tourism staff to promote Guelph's rich history through enhanced tourism materials.	PR4	2019 - ongoing	\$
Build on the success of the City's website to offer additional information about events, sites, and stories.	PR5	2019 - ongoing	\$
Assess the feasibility of expanding the scope of use of density bonusing tools in order to achieve heritage conservation objectives and possibly provide funding for conservation work.	IN4	2020	\$\$
Participate in Zoning By-law update process and consider zoning regulations that assist with conservation of area / neighbourhood character within candidate CHLs.	HL8	2020	\$
HL = Candidate Cultural Heritage Landscape IN = Incentives (financial and Non-Financial) PR = Cultural Heritage Promotion			

15.2 Short-term action items (2-5 years)

The following action items are recommended to be pursued in the short-term:

Table 4: Short-term action items

Priority Action	Topic	Target start	Cost factor
Continued monitoring by City staff with advice from Heritage Guelph should be undertaken, in order to determine when it is appropriate to move forward with additional detailed study of the areas.	HL4	2021	\$
Research topic of expanding Guelph's Property Standards By-law to provide additional protection for designated cultural heritage resources.	HL9	2021	\$\$
Review the potential of re-establishing a façade improvement program for key areas of the City (e.g.	IN2	2021	\$\$

	Downtown CIP) in order to encourage conservation efforts.			
	Investigate a program to reduce permit fees as a way to assist designated heritage property owners with conservation efforts.	IN3	2021	\$
	Review potential ways to build on current initiatives (e.g. Building Partnerships) to streamline the approvals process for heritage property owners. This could include coordination between departments, sharing knowledge and expertise, and focusing on efficient review practices	IN8	2021	\$\$
	Implement a legal framework and annual budget process for heritage funding that is available to private owners of designated cultural heritage resources identified within priority areas of Guelph.	IN5	2021 - ongoing	\$\$
	Establish a comprehensive grants program to provide financial assistance to owners of designated properties within Guelph. The program should include a schedule, level of funding, clear eligibility criteria, and monitoring program to review uptake and use of funds.	IN1	2021-2022	\$\$\$
	Establish a robust program that communicates the impacts that residents, property owners, community leaders and other partners can play in the preservation and conservation of the City's enduring legacy.	IN7	2022	\$
	Develop signage to promote important areas of the City, such as planned areas, boundaries, early industry and important early buildings.	PR1	2022	\$\$
	Undertake a heritage awards program with a public ceremony, perhaps combined with other heritage events.	PR2	2022	\$
	Participate in hosting an event to celebrate Heritage Day in late February, in collaboration with Heritage Guelph and other heritage organizations or groups (e.g. Architectural Conservancy of Ontario, Guelph Arts Council, and Guelph Civic Museum).	PR3	2023	\$
	HL = Candidate Cultural Heritage Landscape IN = Incentives (financial and Non-Financial) PR = Cultural Heritage Promotion			

15.3 Medium to long-term action items (5-10 years)

The following action items are recommended to be pursued in the medium to long-term:

Table 5: Medium to long-term action items

Priority Action	Topic	Target start	Cost factor
Candidate CHLs identified as having a low priority should continue to be monitored, and if risk is apparent they may be moved upward in priority.	HL5	Ongoing	\$
Establish a monitoring program to ensure that the costs of delivering heritage-based financial incentives are achieving the stated goals and desired outcomes.	IN6	Ongoing	\$
Examine ways to participate directly in the organization and running of events such as Doors Open and historic walking tours.	PR6	Ongoing	\$
HL = Candidate Cultural Heritage Landscape IN = Incentives (financial and Non-Financial) PR = Cultural Heritage Promotion			

15.4 Annual review

It is recommended that an annual review be undertaken regarding the recommendations of the CHAP. City Planning staff with advice from Heritage Guelph should include a summary of the status of the implementation of the various action items included within the CHAP, as part of their regular update cycle to Council. This will allow for a periodic assessment of progress and success, as well as direction regarding budgeting for various items.

The annual review should also serve as an opportunity for City Planning staff to review (with advice from Heritage Guelph) the various candidate CHLs in order to identify which ones have a high priority to proceed with further study, as a result of monitoring activities and knowledge of current activities within the various candidate CHLs.

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Appendices

APPENDIX

Appendix 1

Background Report

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Cultural Heritage Action Plan

Background Report

July 2018



In association with:
George Robb Architect
Urban Metrics
Wendy Shearer Landscape Architect

DRAFT

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1.0 Introduction

The City of Guelph has commenced work on the development of a Cultural Heritage Action Plan (CHAP) to identify cultural heritage landscapes (CHLs) within Guelph and to prioritize actions to ensure that cultural heritage resources are conserved. The CHAP implements policies contained within the City of Guelph Official Plan, which provides direction for developing strategies that would assist with the conservation of cultural heritage resources.

The CHAP will help direct staff efforts, provide relevant information to Council to assist with development reviews relating to cultural heritage resources and provide advice on potential financial incentives that the City may explore in the future for designated heritage properties. MHBC Planning, in association with George Robb Architect, Wendy Shearer Landscape Architect and urbanMetrics have been retained by the City to lead the preparation of the CHAP and assist in the completion of this exciting project.

This Background Report represents the completion of the first phase of the project, and provides background information about the work being undertaken as part of the CHAP project, a summary of the City's historical development and themes, an overview of the results of the community consultation process that has occurred to date, and the direction for the preparation of the draft Action Plan during the second phase of the project.

2.0 Project background

2.1 Purpose of the Cultural Heritage Action Plan

Cultural heritage resources are defined in the City of Guelph Official Plan as including built heritage resources, cultural heritage landscapes, and archaeological resources. The CHAP will assist the City in identifying CHLs and help to ensure their conservation in the future. It will further prioritize actions and recommend incentives to assist in cultural heritage resource conservation.

The CHAP will be an important guidance document to assist with the management of cultural heritage resources, and in particular CHLs within the city. The CHAP not only implements the direction contained within the Official Plan, but also the Provincial Policy Statement (PPS) which requires that significant CHLs be conserved.

Key components of the CHAP include:

- Review of related background work and comparable action plans undertaken in other municipalities;
- Development of an inventory of candidate CHLs; and,
- Prioritization and advice related to key conservation actions and incentive options.

2.2 Project scope and work plan

The Cultural Heritage Action Plan (CHAP) project charter was presented and endorsed at the September 6th, 2016 meeting of the Committee of the Whole and endorsed at the September 26th, 2016 meeting of Council. This project charter outlines the project purpose, goals and scope of work for the CHAP. The CHAP will address the following items:

- Strategies and tools to facilitate conservation of cultural heritage resources

- Options for municipal financial incentives that promote heritage conservation
- Promoting public awareness of heritage conservation in the community
- Strategies for the appropriate maintenance of protected heritage properties
- Considerations for proper management of City-owned assets of cultural heritage value
- Identification and mapping of candidate CHLs within the city
- Establishing a prioritized list of candidate CHL study areas with a schedule for potential listing on Heritage Register and possible designation
- Guidance as to the suitability of Part V designation for CHLs (e.g. the downtown core)
- Sympathetic development and building design recommendations involving cultural heritage resources

The CHAP has been divided into three phases as follows:

Phase 1: Project Initiation and Background Report

This phase includes the project initiation and review of background materials and relevant policies and guidelines. This also includes existing information related to cultural heritage resources within the City of Guelph. An important component of this stage of work is the development of the community engagement strategy, which will guide efforts throughout the project.

Phase 2: Development of Draft Cultural Heritage Action Plan

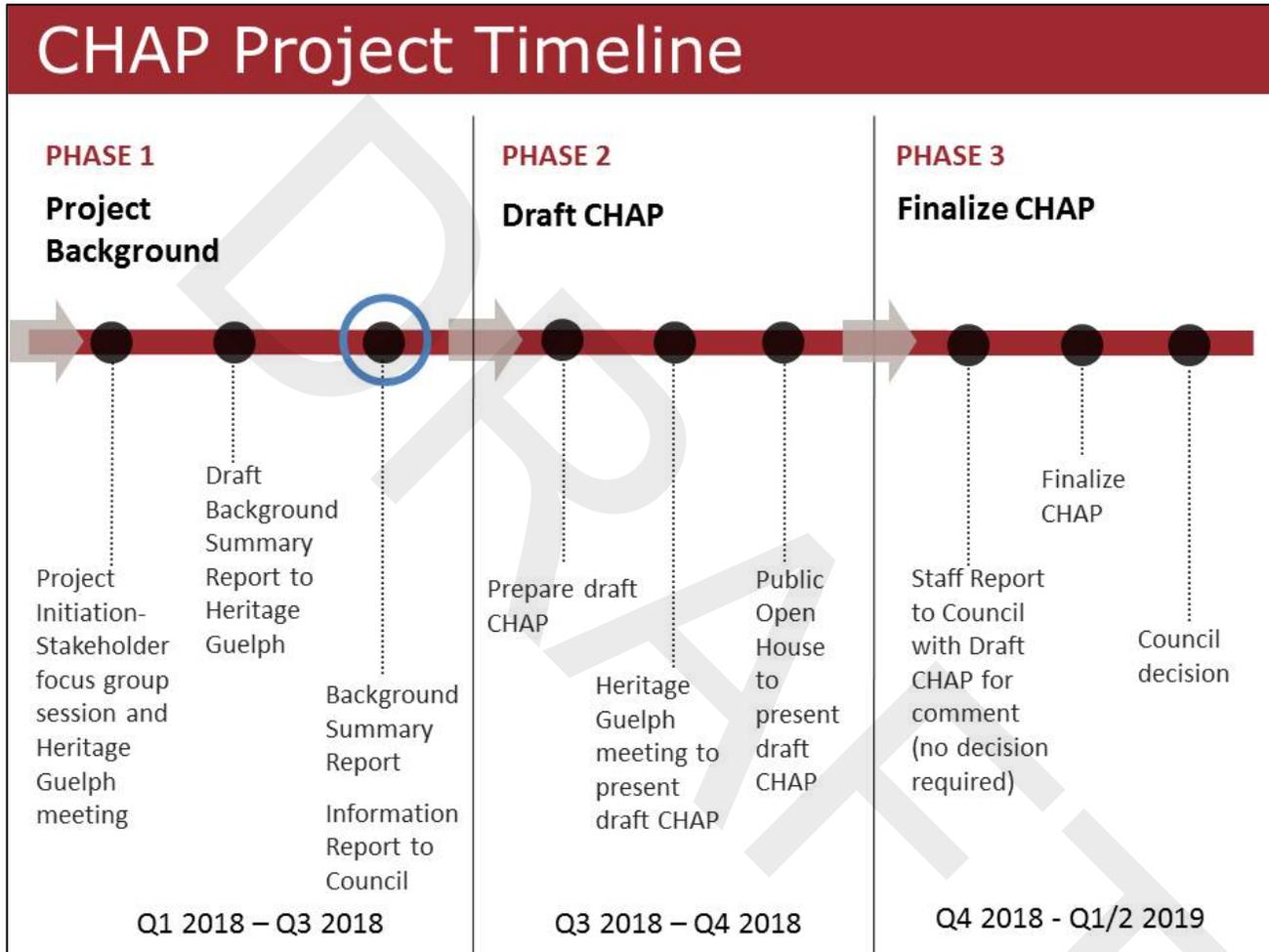
This phase includes the development of a draft cultural heritage action plan incorporating information obtained through the first phase of work on the project. Work during Phase 2 will include mapping of candidate CHLs in the city and the identification of priority areas for staff to focus conservation efforts. Other items to be addressed will include examining financial incentives, establishing conservation strategies for rural buildings within the City as well as strategies to assist with prevention of demolition by neglect, and the development of public education and awareness materials.

Phase 3: Finalize Cultural Heritage Action Plan

The last phase of the project will involve finalization of the cultural heritage action plan, incorporating input received through previous stages of the project. The CHAP will be presented to City Council for consideration.

It is anticipated that the CHAP will be completed by early 2019, as outlined on the following project schedule **Figure 1**.

Figure 1 CHAP process timeline



3.0 Guiding policy and legislation

3.1 Planning Act

The Ontario Planning Act, R.S.O., 1990, sets out the overall rules for planning in Ontario and describes how land uses may be controlled, and who may control them. The Planning Act establishes what matters are of provincial interest with respect to land use planning. With respect to cultural heritage, Section 2(d) of the Planning Act identifies the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest as matters of provincial interest.

The Planning Act, through Section 3(1), grants the Province authority to “issue policy statements on matters relating to municipal planning that are of provincial interest”. Section 3(5) of the Planning Act requires that “any decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter, (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be.”

3.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) is issued under the authority of Section 3 of the Planning Act. The PPS provides policy direction on matters of provincial interest related to land use planning and development. It provides direction to promote communities, economy, and environment and sets the policy foundation for regulating the development and use of land. Municipalities must align their policies with the direction of the PPS.

The first PPS was released in 1996, with updated versions of the document released in 2005 and April 2014. The PPS is to be read in its entirety and the relevant policies applied to each

situation. All municipal decisions must be consistent with the policy direction contained within the PPS.

Section 2.6 of the PPS contains broad-level policies related to cultural heritage and archaeological resources. These policies direct that significant cultural heritage resources shall be conserved, and that development on lands adjacent to a protected heritage property will not be permitted unless it is demonstrated that heritage attributes will be conserved.

Excerpt from 2014 PPS:

2.6	Cultural Heritage and Archaeology
2.6.1	Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
2.6.2	Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
2.6.3	Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
2.6.4	Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
2.6.5	Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

Protected heritage properties are important to note, and are defined in the PPS to mean: "...property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites."

Policy direction from the Province has become stronger over the years related to the conservation of significant cultural heritage and archaeological resources, as well as placing increased emphasis on the interests of Aboriginal communities.

In addition to cultural heritage and archaeology, there are a number of other policy areas in the PPS that must be considered in preparing the CHAP. This includes direction related to compact communities, complete communities, land use compatibility, employment areas, housing, trails and open space, infrastructure, transportation, energy conservation, natural heritage, public health and safety, and long-term economic prosperity. These policy areas are all interrelated and must factor in to the work conducted as part of the project.

Of special importance to the CHAP is the PPS direction on long-term economic prosperity. Specifically, Section 1.7.1.d) states that, “long-term economic prosperity should be supported by: [...] “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

The PPS defines a cultural heritage landscape as:

“A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site)”.

As per Section 2.6.1 of the PPS, municipalities are required to conserve significant built heritage resources and significant cultural heritage landscapes.

3.3 Ontario Heritage Act

The Ontario Heritage Act (OHA) is the guiding legislation which enables municipal and provincial governments to designate and manage properties and districts determined to be of cultural heritage value or interest in Ontario. The OHA has been amended since it was first enacted in 1975, with the most recent and significant changes occurring in 2005.

The OHA is split into various sections, dealing with different types of cultural heritage resources. Part V of the Act addresses heritage conservation districts, and Part IV of the Act addresses the designation of individual properties. For reference, Part III of the Act addresses Provincially-owned properties, and Part VI of the Act addresses archaeological resources.

Section 27, Part IV of the OHA enables municipalities to list non-designated properties of cultural heritage value or interest on the register. The register offers some protection of heritage resources against demolition for a period of 60 days following a request to Council, so that a municipality can determine if the property should be designated under the Act.

Section 29, Part IV of the OHA enables municipalities to designate individual properties as having cultural heritage value or interest. This is often known as a 'Part IV' designation. The City has a number of properties designated under this Part of the Act, as discussed further in Section 4.4.

Section 41, Part V of the OHA enables municipalities to designate heritage conservation districts, which are often known as 'Part V' designations. Heritage conservation districts are broader areas with multiple properties having cultural heritage value or interest. The City has one designated heritage conservation district, as discussed further in Section 4.4.

It should be noted that both Part IV and Part V of the OHA can be used to identify and conserve CHLs, including listing non-designated properties on the municipality's register.

In Ontario, a heritage designation encourages good stewardship and conservation by protecting the asset from demolition or alteration. However, a designation doesn't unconditionally prevent demolition from occurring. If a property is designated by by-law under the OHA, a municipal Council can still approve demolition for a variety of reasons.

3.4 Other guidance materials

There are a number of additional guidance materials that are particularly relevant to the CHAP project, as outlined in this section.

3.4.1 Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada has been referenced by many municipalities as a source of best practices related to heritage conservation. The City of Guelph has also adopted the document as a reference document for cultural heritage conservation (see Section 4.8.1.6 of the Official Plan).

3.4.2 Ontario Heritage Toolkit

The Ontario Heritage Toolkit is a collection of documents authored by the Province of Ontario (Ministry of Tourism, Culture and Sport) that provide guidance related to a variety of cultural heritage planning matters. The Toolkit was prepared at the time the 2005 PPS came into effect, and assists with interpreting and applying the PPS. One of the Toolkit documents is entitled 'Heritage Resources in the Land Use Planning Process' and Infosheet #2 relates specifically to CHLs.

The Infosheet notes that there are generally three types of CHLs:

Designed landscapes, which are those that have been intentionally designed (e.g. a planned garden or downtown square)

Evolved landscapes, which are those that have evolved through use by people, and whose activities have directly shaped the landscape or area. This can include 'continuing' landscapes where human activities are still ongoing (such as a residential neighbourhood or main street) or a 'relict' landscape where the landscape remains historically significant even though the evolutionary process may have come to an end (such as an abandoned mine shaft or settlement area).

Associative landscapes, which are those with powerful religious, artistic or cultural associations to the natural element, as well as with material cultural evidence (such as a sacred site within a natural environment or a historic battlefield).

The Toolkit also contains guidance related to the identification of CHLs, defining significance, defining boundaries of CHLs and options for conserving resources. This document is applicable to the work that will be undertaken as part of the development of the CHAP as it provides a simple and comprehensive understanding of the heritage conservation process in Ontario.

The Ontario Heritage Toolkit is currently undergoing review by the Province, and potential updates are likely to occur. Applicable information will continue to be reflected in the CHAP as it is developed.

3.4.3 United Nations – Tangible vs. Intangible Heritage

According to the United Nations Educational, Scientific and Cultural Organization (UNESCO) (1972 and 2016), heritage is defined and divided into two unique types – Cultural Heritage and Natural Heritage – where cultural heritage is further divided into tangible and intangible cultural heritage typologies:

- **Cultural heritage**, includes artifacts, monuments, a group of buildings and sites that have a diversity of values including symbolic, historic, artistic, aesthetic, ethnological or anthropological, scientific and social significance and which includes:
 - **Tangible cultural heritage**: includes movable cultural heritage (such as paintings, sculptures, coins, manuscripts) and immovable cultural heritage (buildings, monuments, archaeological sites, and so on), underwater cultural heritage (shipwrecks, underwater ruins and cities), all of which are considered worthy of preservation for the future. Simply, tangible cultural heritage is comprised of objects that are significant to the archaeology, architecture, science or technology of a specific culture.
 - “Objects are important to the study of human history because they provide a concrete basis for ideas, and can validate them. Their preservation demonstrates recognition of the necessity of the past and of the things that tell its story. Preserved objects also validate memories; and the actuality of the object, as opposed to a reproduction or surrogate, draws people in and gives them a literal way of touching the past. This unfortunately poses a danger as places and things are damaged by the hands of tourists, the light required to display them, and other risks of making an object known and available” - (UNESCO, 2016).
 - **Intangible cultural heritage**: includes but is not limited to traditional festivals, oral traditions, oral epics, customs, ways of life, traditional crafts, etc. It is a priority of UNESCO in the cultural domain. Since it represents cultural identities, intangible cultural heritage is, therefore, part of the cultural diversity of humankind.
- **Natural heritage**, features, geological and physiographical formations and delineated areas that constitute the habitat of threatened species of animals and plants and natural sites of value from the point of view of science, conservation or natural beauty. It includes nature parks and reserves, zoos, aquaria and botanical gardens; and, natural sites with cultural aspects such as cultural heritage landscapes, physical, biological or geological formations.

Following the UNESCO definition above, heritage buildings are a type of tangible cultural heritage. According to the Provincial Policy Statement (2014), a “built heritage resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community”. Built heritage resources are usually located on properties that have been designated under Parts IV or V of the OHA, or are included on local [municipal], provincial

or federal registers.

A major component of the CHAP is to provide assistance in assessing the current overall integrity and the relative significance of built heritage resources and CHLs within the city. Therefore, this study will primarily be dealing with tangible cultural heritage. Given that CHLs may also include a natural heritage component, there could be overlapping resources and areas identified for cultural heritage reasons that may also be significant natural heritage features.

DRAFT

4.0 Management of cultural heritage resources in the City of Guelph

4.1 Introduction

The City of Guelph is known for its cultural heritage resources, as a result of the rich history and the community's recognition of the need to protect significant heritage properties. This section describes how the City regulates the conservation of cultural heritage resources in order to maintain a sense of place within the city.

4.2 City of Guelph Official Plan

The purpose of this section is to provide an overview of the City of Guelph Official Plan policies that are most relevant to the CHAP project.

4.2.1 Introduction

The City recognizes the importance of conservation and protection of cultural heritage resources, and has made a conscious effort to enforce this through policies and guidelines. As a result, the City has decided to identify cultural heritage management through conservation methods outlined in the City of Guelph Official Plan - as per Official Plan Amendment 48 approved by the Ontario Municipal Board in October of 2017- and relevant provincial legislation. The City's Official Plan is a statement of goals, objectives and policies that guide Guelph's growth and development in the years leading up to 2031. The plan is focused on sustainability and establishes policies that have a positive effect on Guelph's social, economic, cultural and natural environment.

4.2.2 Policies related to cultural heritage

Section 3 of the Official Plan provides direction on the City's goal to plan for a complete and healthy community. One of the objectives established to achieve this goal is the support for the protection and/or conservation of water, energy, air quality and **cultural heritage resources**, as well as innovative approaches to waste management.

The Official Plan recognizes cultural heritage in Section 4, "Protecting What is Valuable". This Section establishes policies and development criteria that address natural heritage protection, cultural heritage conservation, water resource protection, energy conservation measures and health and safety provisions aimed at ensuring a diverse, healthy environment. Section 4.8 deals specifically with cultural heritage resources. The CHAP will create an implementation framework for these policies, and as such, this section has been given greater emphasis in this review.

The City of Guelph describes cultural heritage resources as the roots of their community, and as:

"Tangible features, structures, sites or landscapes that either individually or as a part of a whole are of historical, architectural, scenic or archaeological value. Cultural heritage resources may also represent intangible heritage such as customs, ways of life, values and activities. These resources may represent local, regional, provincial or national heritage interests and values. They include built heritage resources, cultural heritage landscapes and archaeological resources."

"Cultural heritage resources paint the history of the city and provide identity and character while instilling pride and contributing to economic prosperity."

A priority of the CHAP is the identification and conservation of CHLs based on best management practices. As such, sections which specifically pertain to CHLs have been identified as follows.

Section 4.8.1 lays out the policies for cultural heritage resources within the city. In keeping with the PPS, Guelph requires the conservation of cultural heritage resources in accordance with their Official Plan and all other relevant legislation. Policies laid out in section 4.8.1 include nineteen (19) policies for the best management and conservation of cultural heritage resources within the city. Among them, policy 4.8.1.2, 4.8.1.3, 4.8.1.6, 4.8.1.7, and 4.8.1.8 deal with CHLs.

Cultural Heritage Policies Regarding CHLs

Official Plan Section	Policy
4.8.1.2	Built heritage resources and cultural heritage landscapes may be designated and/or listed on the Municipal Register of Cultural Heritage Properties.
4.8.1.3	A register of property situated in the City that is of cultural heritage value or interest shall be maintained and kept up to date by the City, in consultation with Heritage Guelph, according to Section 27 of the Ontario Heritage Act. The Municipal Register of Cultural Heritage Properties (or Heritage Register) will list designated cultural heritage resources and non-designated built heritage resources and cultural heritage landscape resources.
4.8.1.6	<p>Built heritage resources and cultural heritage landscapes are required to be maintained with appropriate care and maintenance that conserves their heritage attributes in accordance with:</p> <ul style="list-style-type: none"> <li data-bbox="391 999 1515 1073">i) the City’s Property Standards By-law, the Tree By-law and the Site Alteration By-law; and <li data-bbox="391 1098 1515 1129">ii) prescribed federal and provincial standards and guidelines.
4.8.1.7	The ongoing maintenance and care of individual built heritage resources and cultural heritage landscapes and the properties on which they are situated together with associated features and structures is required in accordance with City standards and bylaws and, where appropriate, the City will provide guidance on sound conservation practices.
4.8.1.8	Proper conservation and maintenance of built heritage resources and cultural heritage landscapes should be recognized and encouraged as a viable and preferred means of reducing energy consumption and waste.

Section 4.8.2 entitled “Heritage Designations” reiterates the City’s efforts to conserve and protect cultural heritage resources through designations under with the OHA. This section also provides guidelines pertaining to development around designated sites to ensure compatibility through measures such as, conservation of CHLs or settings. The City of Guelph currently has a Heritage Register which contains all designated and non-designated cultural heritage resources (properties) that the City deems to be of cultural heritage value. Council, in consultation with Heritage Guelph periodically reviews and updates this register on the basis of cultural heritage value and interest to the City.

Policies provided in section 4.8.2 include six (6) policies for the designation of cultural heritage resources within the City under the OHA. Among them, policy 4.8.2.4 deals with CHLs.

Policies Regarding Designation of CHLs

Official Plan Section	Policy
4.8.2.4	<p>Development, redevelopment and site alteration of designated properties or other protected heritage property shall be designed to integrate the property’s heritage attributes into the proposed design and ensure compatibility with the heritage attributes and values through such measures as:</p> <ul style="list-style-type: none"> i) maintaining the original location and orientation to the street and lot pattern; ii) conserving the cultural heritage landscape or setting; iii) ensuring the height, bulk, form, massing, materials, fenestration and/or façade treatments do not detract from the heritage attributes; and iv) maintaining the general scale and pattern of the streetscape.

Guelph’s Heritage Register is discussed further in section 4.8.5 of the Official Plan. Policies provided in section 4.8.5 include eight (8) policies for best management practices dealing with the municipal heritage register. Among them, policy 4.8.5.6, 4.8.5.7, and 4.8.5.8 deal with CHLs.

Policies Regarding CHLs & Guelph’s Heritage Register

Official Plan Section	Policy
4.8.5.6	<p>Built heritage resources and cultural heritage landscapes that have been listed in the Heritage Register shall be considered for conservation in development applications initiated under the Planning Act, unless the applicant demonstrates to Council in consultation with Heritage Guelph, through a Cultural Heritage Resource Impact Assessment, Scoped Cultural Heritage Resource Impact Assessment or Cultural Heritage Review, that the built heritage resource or cultural heritage landscape is not of cultural heritage</p>

- value or interest and, therefore, does not meet the criteria for designation under the Ontario Heritage Act.
- 4.8.5.7 Where a non-designated built heritage resource or cultural heritage landscape is listed in the Heritage Register, the City may require, as a condition of approval of a development application under the Planning Act, a building permit, a partial demolition or change of use, that the proponent enter into agreements to conserve and/or permit to be designated, by the City, in consultation with Heritage Guelph, the built heritage resource or cultural heritage landscape.
- 4.8.5.8 The City may require the proponent to prepare a Cultural Heritage Conservation Plan as a condition of approval for a development application, a building permit, including partial demolition, and/or a change in use that has the potential to impact a non-designated built heritage resource or a cultural heritage landscape listed in the Heritage Register

The Official Plan strives to maintain a high quality of life for the residents of Guelph, reduce uncertainty concerning future development, and provide a basis for the Zoning By-law and other land use controls. As such, section 4.8.9.1 states that future development within the City “may require a Cultural Heritage Resource Impact Assessment or a Scoped Cultural Heritage Resource Impact Assessment as part of a complete development application for the following development application types if the subject property has been designated under the OHA or has been listed as a non-designated property in the Heritage Register:

- Official Plan Amendment (when combined with a Zoning By-law Amendment or a Plan of Subdivision) Consent;
- Zoning By-law Amendment;
- Plan of Subdivision;
- Minor Variance; and,
- Site Plan Control.”

Policies provided in sections 4.8.9 through to section 4.8.12 include additional best management practices dealing with Cultural Heritage Resource Impact Assessments, Scoped Cultural Heritage Resource Impact Assessments, Cultural Heritage Conservation Plans, and Cultural Heritage Reviews.

Section 4.8.13 provides policies on implementation methods to ensure and facilitate the conservation of built heritage resources and CHLs within the city. Among them, policies

4.8.13.1.ii), and 4.8.13.1.iii) speak to CHLs.

Implementation Policies Regarding CHLs

Official Plan Section	Policy
4.8.13.1	Pursuant to the Planning Act, the Municipal Act, the Building Code Act and other relevant legislation, the City may pass by-laws or implement other tools to ensure and facilitate the conservation of built heritage resources and cultural heritage landscapes, including but not limited to the following:
4.8.13.1.ii)	Regulating development so that it is sympathetic in height, massing, location and character with built heritage resources and cultural heritage landscapes, where character includes, but is not limited to, form and massing, materials, fenestration, facade treatments, building orientation, existing scale and pattern and existing landscape and streetscape qualities.
4.8.13.1.iii)	Controlling demolition of built heritage resources and cultural heritage landscapes in a defined area.

The Official Plan also provides for an implementation framework related to the City of Guelph’s growth strategy. In accordance with the policies of the Places to Grow: Growth Plan for the Greater Golden Horseshoe, the City of Guelph is required to accommodate for a certain level of growth to 2041. Much of the growth will be directed to the existing built-up areas of the City, with a focus being on areas near the downtown core. The City has also identified intensification corridors where some growth will be directed, and these are primarily located along major roads within the city. Finally, growth is planned for the outer areas of the City of Guelph, beyond the edges of the built-up area. This growth direction will require careful planning related to how potential cultural heritage resources are conserved while also accommodating for required growth.

4.2.3 Downtown Secondary Plan

The purpose of the Downtown Secondary Plan (DSP) was to update the land use and Central Business District policies of the City of Guelph Official Plan with new policies that apply to the Downtown Urban Growth Centre. The Urban Growth Centre was identified through the Official Plan as a focus for intensification and the achievement of a minimum density target of 150 people and jobs combined per hectare by 2031.

Section 11.1.2.2 of the DSP describes the core principles that flow from the vision for the

downtown and provide the foundation for the DSP. Principle 1, Celebrate What We’ve Got, recognizes the existing assets in downtown, including its rich inventory of historic buildings, many of which are constructed of limestone. According to this principle, “these buildings, and the streets and open spaces they frame, give Downtown a unique and attractive character. Downtown also overlaps with historic neighbourhoods whose qualities should be protected”. Principle 1 establishes seven (7) key objectives and two (2) targets for achievement, all of which should be considered while preparing the CHAP.

DSP: Principle 1 Objectives & Targets

DSP Principle 1 Objectives	Policy
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As Downtown grows and evolves, it will be important to:

- a. Conserve significant heritage structures;
- b. Encourage the sensitive restoration, rehabilitation and/or re-use of historically or architecturally significant buildings;
- c. Maintain the character of distinct heritage areas within Downtown;
- d. Interpret the cultural heritage of Downtown in the design of buildings and public spaces;
- e. Strategically locate and articulate tall buildings to minimize impacts on historic areas and preserve important public views;
- f. Ensure new development is compatible with buildings and neighbourhoods that have heritage value;
- g. Improve historic public open spaces and streets, including St. George’s Square and MacDonell Street and create new spaces for gathering and recreation.

DSP Principle 1 Targets	Policy
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- i. Increase the number of cultural heritage resources designated under the Ontario Heritage Act.
- ii. Increase the number of rehabilitated, restored and reused heritage buildings.

Principle 8 of the DSP speaks to the City’s intent to “Build Beautifully”. Targets of this principle are similar to those of principle 1, in that, as the downtown continues to develop, it will be

important to increase the number of cultural heritage resources designated under the OHA.

Section 11.1.5 notes that Downtown’s historically and architecturally significant buildings, as well as its other cultural heritage elements, are to be conserved and celebrated. As Downtown evolves it will be important to ensure that significant cultural buildings are protected, maintained and sensitively repurposed. In addition to supporting the Principles, Objectives and Targets in Section 11.1.2, the intent of these policies is to protect cultural heritage resources through the use of the OHA and other legislation and planning tools.

Section 11.1.5.4 speaks specifically to the cultural heritage resources within Guelph’s downtown core. Downtown Guelph’s cultural heritage resources are key assets that are important from cultural, tourism and economic development perspectives. Therefore, the DSP has established policies (subsections 11.1.5.4.2, 11.1.5.4.3, and 11.1.5.4.4) which provide best management approaches for heritage conservation in the downtown. These include: evaluating development and building applications that involve cultural heritage resources in accordance with the policies of the Official Plan; undertaking a Heritage Conservation Analysis for the historic Downtown core in collaboration with Heritage Guelph; investigating the potential for Heritage Conservation Districts in certain areas (e.g. St. Patrick’s Ward); and, taking additional steps to conserve the cultural heritage resources within the Secondary Plan area.

The Downtown Heritage Character Area Map was developed in consultation with Heritage Guelph for the Downtown Streetscape Manual and Built Form Standards (July 2014).

Subsection 11.1.5.4.4.a) of the DSP addresses CHLs in that:

“The City may also take additional steps to conserve the cultural heritage resources within the Secondary Plan area, including: a) integration of Cultural Heritage Landscape features into the public realm or other public facilities where feasible and appropriate”.

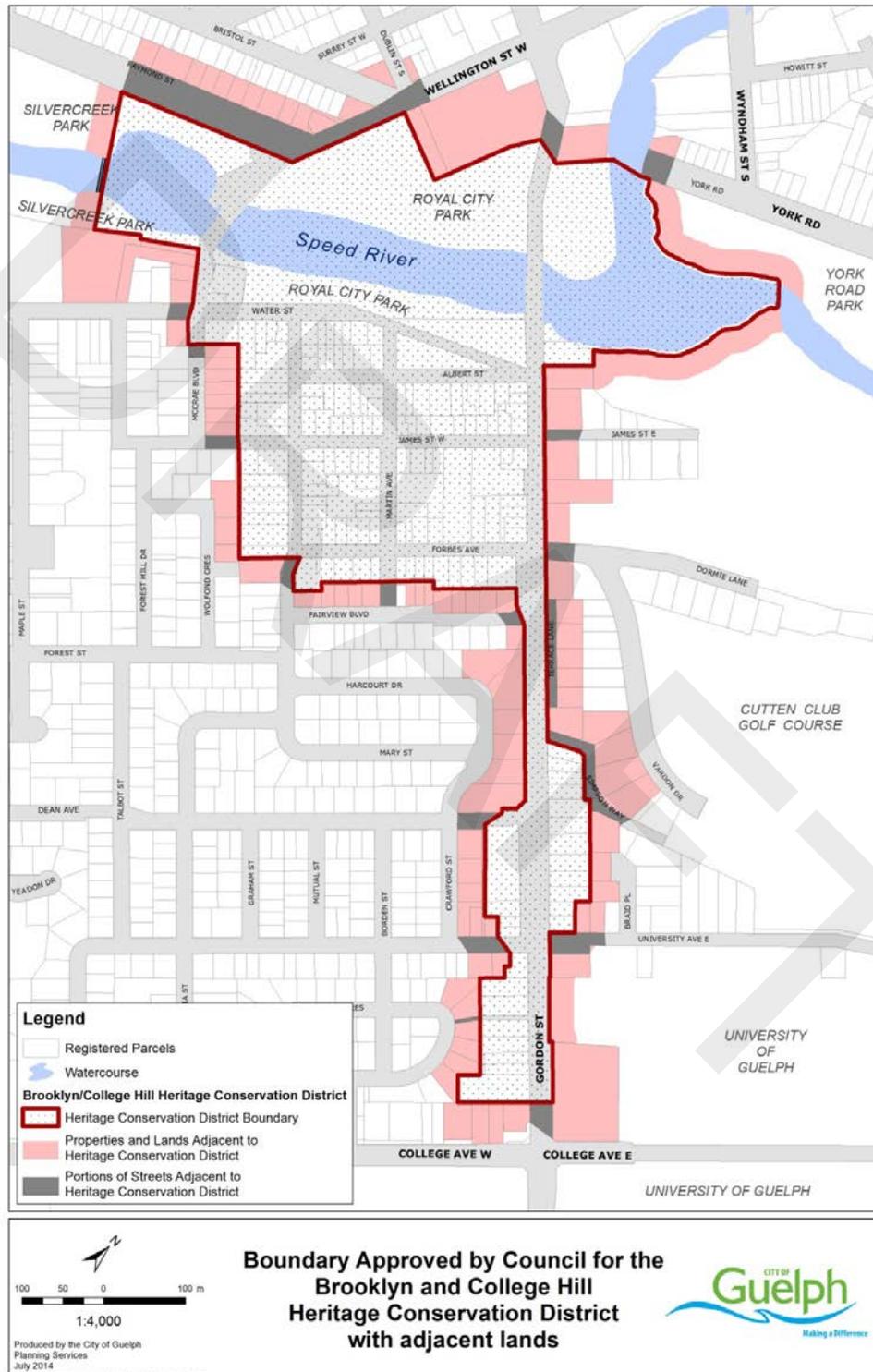
4.3 Heritage Conservation Districts

The City of Guelph currently has one designated heritage conservation district (HCD), known as the Brooklyn and College Hill Heritage Conservation District. The Brooklyn and College Hill HCD Study originated as an outcome of the City of Guelph’s Community Improvement Plan (CIP) for the Old University and Centennial Neighbourhoods area. The CIP, finalized in 2006, identified a potential area suitable for study under Part V of the OHA generally including the banks of the Speed River to the north and lands adjacent to Gordon Street. Following the CIP process, the City of Guelph retained MHBC Planning to prepare a Heritage Conservation District

Study and Plan and Guidelines for the Brooklyn and College Hill area. The Heritage Conservation District Study (Heritage Assessment Report) was finalized in February 2012 and adopted by City Council in April 2012. The Heritage Assessment Report examined the character and history of the study area, and found that a portion of the Brooklyn and College Hill area met the Provincial guidelines for designation as a heritage conservation district.

Council authorized the preparation of a Heritage Conservation District Plan for the area, which was completed in August 2014. The designation of the District was approved by City of Guelph Council in September 2014, and subsequently approved by the Ontario Municipal Board in November 2015. The Brooklyn and College Hill Heritage Conservation District Plan and Guidelines provides guidance in the management, care and protection of the heritage character of the District, notably the Speed and Eramosa riverscapes and associated open space, the Gordon Street corridor and buildings fronting onto the street, and the residential areas of Brooklyn and College Hill. A map of the District is included below as **Figure 2**.

Figure 2 Council-approved Brooklyn and College Hill HCD and adjacent lands



4.4 Individually designated and listed properties

In Ontario, municipalities can pass by-laws under the Ontario Heritage Act (OHA), R.S.O. 1990, c. 0.18 to designate properties of cultural heritage value or interest. A heritage designation is bestowed upon a property to protect its cultural heritage attributes. Under Part IV or V of the OHA, municipalities can also seek designations for CHLs.

For an individual designation to occur, a property must meet one or more of the criteria for determining cultural heritage value or interest under Ontario Regulation No. 9/06. These criteria include several factors to assist in determining physical, historical and contextual value. In many municipalities across Ontario, the Council of a municipality establishes a Municipal Heritage Committee (MHC) to advise and assist Council on matters relating to cultural heritage resources. The public and/or municipal staff can recommend that a property be either designated under Part IV of the OHA or listed within a municipality's heritage register.

A recommendation is provided to Council for a decision. If approved by Council, the property (and its heritage attributes) will be included within the municipality's register. There are differences between listing a property and designating a property under the OHA, as explained below.

A listed property, like a designated property, demonstrates cultural heritage value or interest but only provides interim protection against demolition. Should a property owner wish to demolish a building on a listed heritage property, the OHA requires owners of listed heritage properties to provide 60 days notice to Council. The notice gives the municipality time to further review the property and make a determination whether or not to seek a designation under the OHA.

A designation takes heritage conservation a step further by providing legal protection (through a by-law) that helps to ensure conservation of the heritage asset. Should a property owner wish to demolish or make alterations to a building or heritage attribute on a designated heritage property, they would need the approval of the municipal Council. With a designation, a municipal Council can legally refuse to grant a demolition permit.

In either instance, however, if a property owner does not agree with the decision of a municipal Council regarding a proposed demolition, the decision can be appealed to the Local Planning Appeals Tribunal (LPAT). Therefore, it is important to note that a heritage designation encourages good stewardship and conservation by protecting a property's cultural heritage value but doesn't unconditionally prevent demolition from occurring.

The City currently has 260 designated properties under the OHA and 2,500 listed properties. The listed properties include many of those identified by Gordon Couling, through a project known as the 'Couling Architectural Inventory'. Below is an overview of the types of properties that are designated under Part IV of the OHA, and **Figure 3** depicts the location of these properties and national historic sites.

Industrial Buildings

Industrial buildings listed or designated on the heritage register include those located at 43 Arthur Street South (associated with various mill and industrial operations), 60 Cardigan Street (former factory adaptively re-used as a multi-residential building), 75 Cardigan Street (currently the Guelph Youth Music Centre) and the Goldie Mill Ruin.

Institutional Buildings

Many of the more prominent built heritage structures in Guelph are institutional buildings such as the former City Hall, the Basilica of Our Lady Immaculate and many other historic churches. The University of Guelph presently utilizes all three of their designated heritage buildings for institutional purposes, and has also prepared a Campus Master Plan to assist in planning for the conservation of its cultural heritage resources. Many schools have also been recognized as having historical significance, such as Torrance Public School (constructed as the St. James Ward School).

Agricultural Buildings

Farmsteads, farmhouses and historic barns remain within the City of Guelph and have been identified as having potential cultural heritage value through listing on the heritage register. One rural CHL (Marcolongo Farm) has been identified as having significance by the City, and City Council published a notice of intention to designate the property under the OHA on March 20, 2018.

Many of Guelph remaining urban area barns and coach houses are located within older parts of the City. Most of these buildings have been identified as having potential cultural heritage value, being listed on the heritage register.

Residential Buildings

There is a broad range of listed and designated residential properties that have been identified as having cultural heritage value in Guelph. Architectural styles of these properties vary greatly and most of the dwellings recognized by the City are from the mid-19th to the early-20th century.

Structures

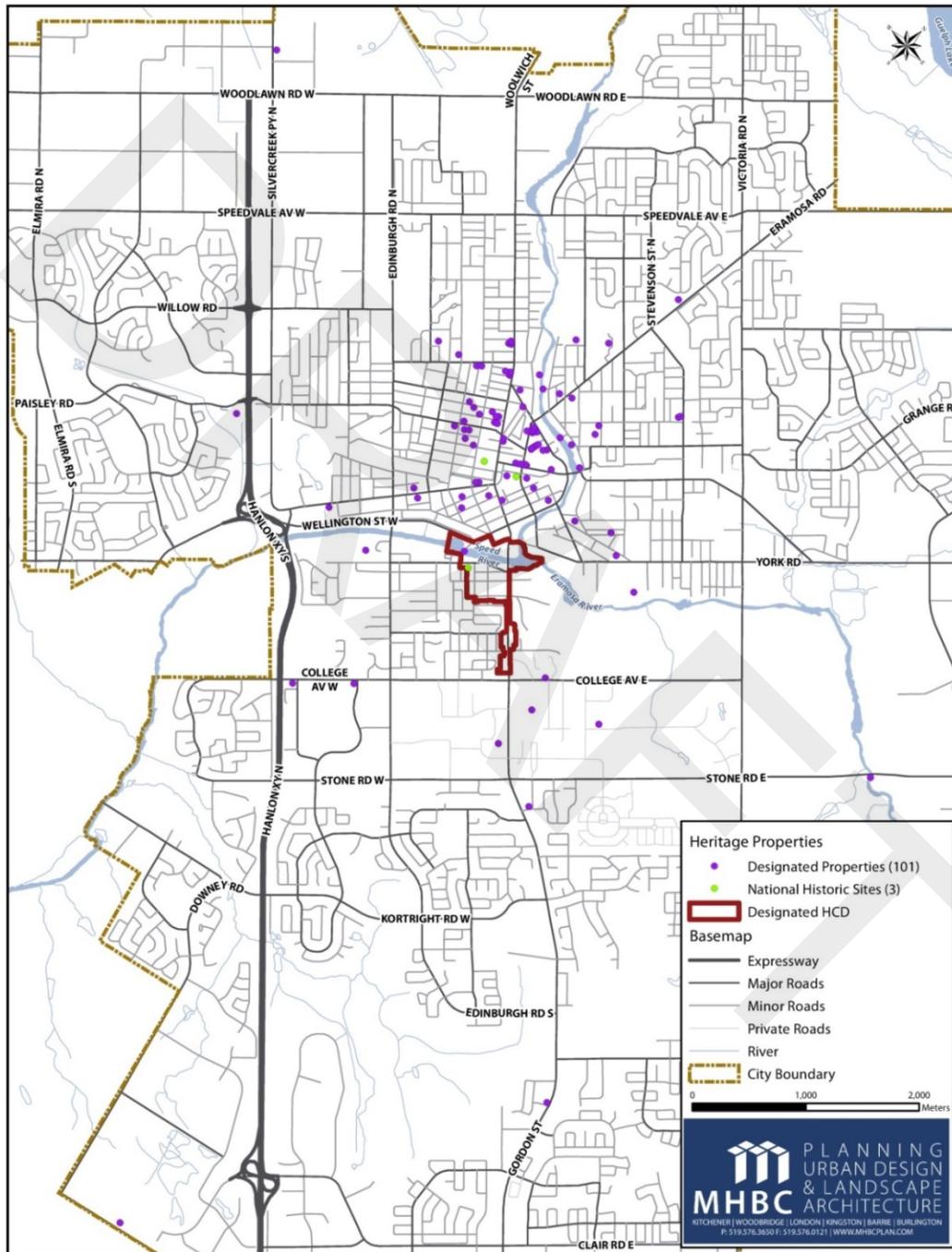
The City of Guelph has designated bridges and structures on the heritage register. Several of these bridges cross over the Speed River and Eramosa River and were constructed for City Council in the late 19th century. A wooden truss covered bridge located near the intersection of the Speed and Eramosa Rivers is also listed on the City's heritage register.

In addition, the Blacksmith's Fountain and a fountain built by the Imperial Order of the Daughters of the Empire have been designated by the City.

National Historic Sites

National Historic Sites are designated by the Historic Sites and Monuments Board of Canada and are administered by Parks Canada. The City of Guelph currently has three National Historic Sites: John McCrae House and Memorial Garden, Basilica of Our Lady Immaculate, and the former Guelph City Hall. Designation as a National Historic Site has commemorative value but does not carry the same powers as designation under the OHA. In some cases, National Historic Sites are also designated under the OHA (such as the John McCrae House), but in other cases they are not (such as the Basilica of Our Lady Immaculate). National Historic Sites are depicted on **Figure 3** below.

Figure 3 National Historic Sites and properties designated under Part IV of the Ontario Heritage Act



5.0 Other municipal practices

This section provides background information on what other municipalities have done in regard to undertaking and preparing documents for cultural heritage planning. The purpose of this section is to review recent, similar studies that may be applicable to the preparation of the CHAP. Every municipality is unique therefore publications pertaining to cultural heritage planning all offer distinctive titles. Whether a Cultural Heritage Action Plan (CHAP), a Cultural Heritage Landscape Study (CHLS), or a Cultural Heritage Master Plan (CHMP), this section provides a review of the best practices used in creating an implementation framework for the conservation of cultural heritage resources including recommendations and strategies (e.g. Official Plan policies) that would assist staff in the conservation of built heritage resources and CHLs within the City.

5.0.1 Approach and initial findings

As part of the review of background materials, other heritage master plans and cultural heritage landscape studies from Ontario were reviewed to understand the various approaches undertaken in other locales. Essentially, the foundation of each of these plans evolved from the undertaking of a CHLS. While there are certainly differences in the scope of work undertaken and the amount of background research completed, several similar methods, steps, and features were identified. Those methods, steps, and features were as follows:

- 1. Define CHLs/Resources**
- 2. Establish a Municipal Cultural Heritage Committee**
- 3. Develop Criteria for Determining Cultural Heritage Significance/Value**
- 4. Develop Criteria for Identifying CHLs/Resources**
- 5. Undertake Historical Research to Identify Themes of an Area and Community:**
 - a. Books & Reports
 - b. Planning Documents

- c. Maps (New & Historical)
- d. Resident/Stakeholder Input
- e. Other Sources Including: Canada Land Inventory, County/Region Directory, Historical Research Societies, UNESCO, Museums, Ontario Abandoned Places, Ontario Heritage Properties Database, and Municipal sources, etc.

6. Undertake a general survey to determine eligible CHLs:

- a. Municipal Staff input
- b. Consultant team research and input
- c. Resident / Stakeholder input

7. Notify Interested Parties of a Site's Potential(s) to Flag Properties for Development

8. Prepare an Inventory Process that Examines Historic Evolution:

- a. Photo journal with checklist
- b. GIS-based mapping database with metadata input
- c. Optional access-based database with metadata input

9. Prepare Preliminary Inventory of CHLs

- a. Designated properties or districts under UNESCO.
- b. Designated properties or districts under the OHA (both Part IV & V).
- c. Listed properties or landscapes on the municipal registry.
- d. Properties of interest that aren't currently listed or designated but are part of a known inventory from municipal or organization sources.
- e. Archaeological resources
- f. Identified properties from the CHLS.

10. Review & Evaluate Elements, Context & Boundaries of the Candidate CHLs with Team & Municipal Cultural Heritage Committee

11. Undertake Detailed Evaluation to Confirm Presence of CHLs

12. Develop Set of Criteria for Designation of Each Confirmed Cultural Feature & CHL
13. Officially List Confirmed CHLs on a CHL Inventory
14. Provide Recommendations and/or Measures for Conservation

Together, the above components form a comprehensive strategy which can be used as a base from which to ensure that existing heritage resources are appropriately managed, and that new heritage resources can be identified and planned for in a way that is compatible with the City's heritage character.

5.1 Other heritage master plans / action plans

5.1.1 The Region of Waterloo – Arts, Culture & Heritage Master Plan (2002)

In an effort to maximize the social, environmental, and economic benefit of the Region's arts, culture, and heritage resources, Regional Council committed to the development of an Arts, Culture, and Heritage Master Plan. To prepare the plan, including the necessary research and writing, Regional Council retained the services of an arts, culture, and heritage consulting firm.



Over a nine-month period the project team engaged in an extensive research and planning process which involved a similar, albeit modified and condensed approach to the methods described above, which included:

- a detailed literature review;
- a series of one-on-one interviews and focus groups;
- two community consultation sessions attended by arts, culture, and heritage professionals;
- a public forum or ‘town hall’ open to the community at large;
- a public opinion and facility use survey;
- attendance at relevant meetings; and
- a review of the suggestions made by the Advisory Committee.

The process produced information on the current state of arts, culture, and heritage programming and activity within the region. The research also found that there was a need for new and/or additional facilities and services to support arts, culture & heritage throughout the Region. Additionally, the process identified the need for:

- increased awareness of the importance of arts, culture, and heritage;
- improved marketing and promotion of existing activities and events, especially those for families and youth;
- better transportation and signage to cultural heritage sites and facilities;
- human resources, including volunteers, to work for and with cultural heritage organizations; and,
- a clearly articulated and communicated identity for the region as a whole, one that highlights and celebrates the richness and diversity of its cultural heritage.

The final report included recommendations and implementation strategies for identifying, protecting, promoting, and investing in arts, culture and heritage resources in Waterloo Region. Priority was given to a broader understanding of the Region’s arts, culture, and heritage resources with an emphasis on new and/or additional facilities and services to support those areas.

The City of Guelph’s Cultural Heritage Action Plan (CHAP) seeks to guide the conservation of cultural heritage resources as identified by stakeholders and the community and defined by the

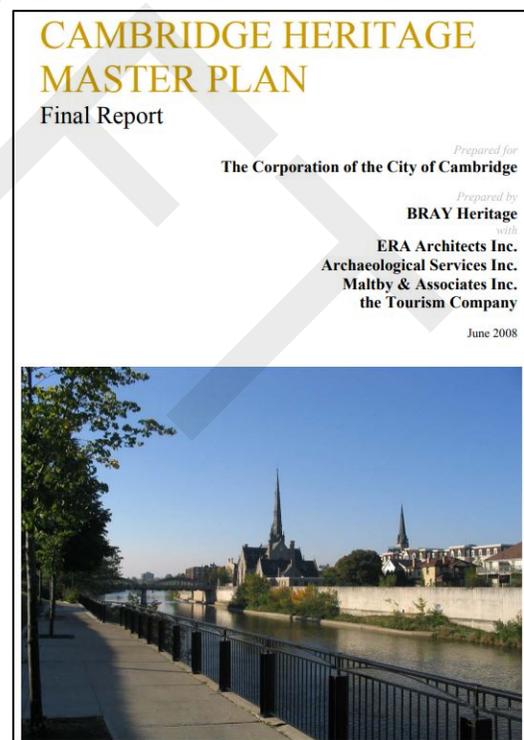
province with an emphasis on identifying and prioritizing CHLs. While this goal represents a unique alternative to that of the Region of Waterloo's more general approach, the methods used to undertake the research can be applied in a modified manner to suit the context of Guelph's CHAP in conjunction with the methods summarized above in Section 5.0.1.

5.1.2 City of Cambridge Heritage Master Plan (2008)

In 2006, the City of Cambridge hired a consulting team to develop a Heritage Master Plan. The Plan outlined a strategy for conserving Cambridge's Built Heritage Resources by identifying, valuing and protecting them. The plan also provided guidance on encouraging development that respects the heritage character of the city; recommendations on policies for inclusion in the City's Official Plan; and, provided priorities and timelines for the City's actions in heritage conservation.

The methodology adopted to produce Cambridge's Heritage Master Plan was based on a three step approach: 1) performing archival and field research; 2) undertaking interviews and surveys, and; 3) undertaking discussions with City staff and the steering committee. Again, Cambridge's approach was similar to that discussed above in Section 5.0.1 and comparable to the methods used by the Region of Waterloo in Section 5.1.1. More specifically, the process included:

- research using historical, economic / market data, and previous studies;
- undertaking opinion surveys and conducting interviews;
- augmenting the information gained from the surveys and interviews with comments from a steering committee;
- attending driving and walking tours through the various parts of the City; and,
- reviewing any comparable heritage planning processes from other communities



The range of heritage resources that were considered included a focus on built heritage resources (i.e. industrial, institutional, commercial, agricultural and residential buildings, and miscellaneous structures), CHLs, and archaeological resources. Cambridge's Heritage Master Plan adopted the Provincial Toolkit's definition for CHL, and specified types of CHLs such as public parks and open spaces, private landscapes, views, scenic routes, sites of sacred or secular value, oral histories, and living traditions and cultural practices.

The Heritage Master Plan did not identify specific CHLs, but rather identified other categories of resources and character areas. These included areas such as neighbourhoods, parks and open space, villages, roads and views.

Implementation recommendations included various categories of actions, as well as various topic areas that fit under each category.

5.1.3 Town of Cobourg Heritage Master Plan (2016)

In 2014, the Town of Cobourg prepared a Heritage Master Plan, which would provide an overall vision and goals for heritage conservation and management through the Town. The various components of the Heritage Master Plan provided a management framework for built heritage resources, CHLs, archaeological sites, and development within heritage conservation districts throughout the Town.

Part of the process included creating Heritage Conservation District Plans for each of the Town's existing heritage conservation districts. This was an important component of the Heritage Master Plan, as the preparation of a comprehensive set of guidelines helped to assist in the management of change within the Town's four existing Heritage Conservation Districts.

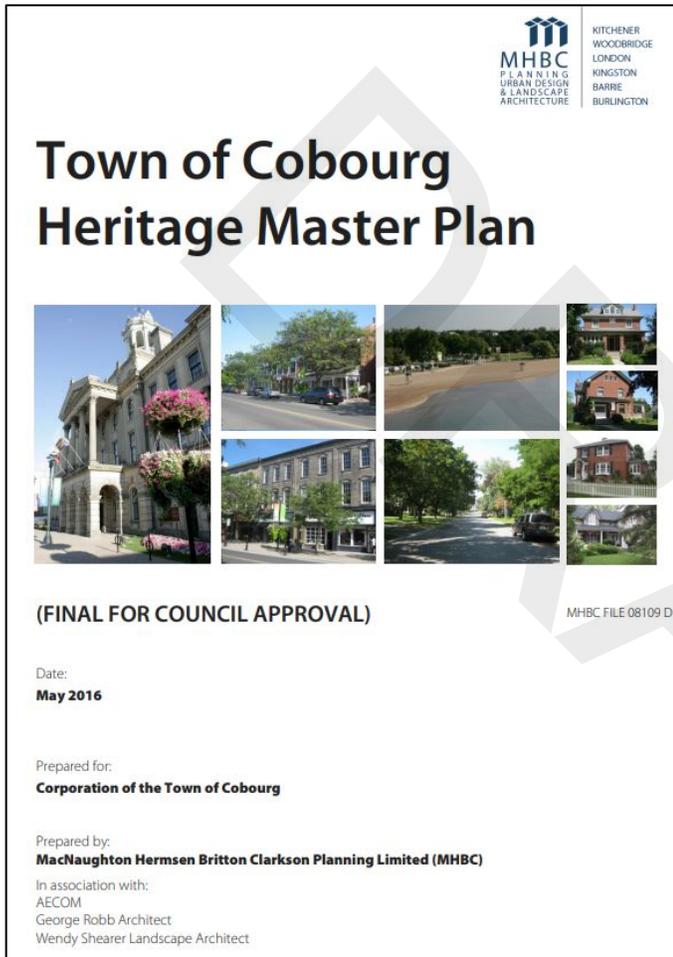
The final report provided a framework for managing heritage resources, and included the results of a three-phase approach.

Phase 1

- review of background information about heritage conservation and management in Cobourg;
- assessment of the approach currently undertaken in the Town;
- identification of a vision and themes for heritage conservation through community consultation;
- preparation of a Background Report outlining the findings of Phase 1.

Phase 2

- preparation of the draft Heritage Master Plan, taking into account input received from the community;



- preparation of implementation recommendations and strategies;
- preparation of recommendations regarding regular review of Heritage Conservation District Plans;
- preparation of implementation recommendations related to existing Heritage Conservation Districts.

Phase 3

- refinement and adoption of the Heritage Master Plan and related Heritage Conservation District Plan guidelines by Council.

The Heritage Master Plan for Cobourg adopts an approach similar to other heritage master plan projects, in that a common set of topics were investigated and report on. However, there are some key differences in the approach to the Cobourg Heritage Master Plan; first, the Background Report contained much of the policy overview and

historic background about the Town; and second, the Cobourg Heritage Master Plan also contains a comprehensive set of updated guidelines for each of the Town's existing Heritage Conservation Districts. In addition, the Master Plan included a list of priority items that fell into various topic areas (or 'themes'), and then prioritized the action items into short, medium and long term goals based on identified priorities within the Town. It is possible that a similar, modified approach could be taken in preparing the CHAP whereby items are categorized and prioritized, as applicable to Guelph.

5.2 Other cultural heritage landscape studies

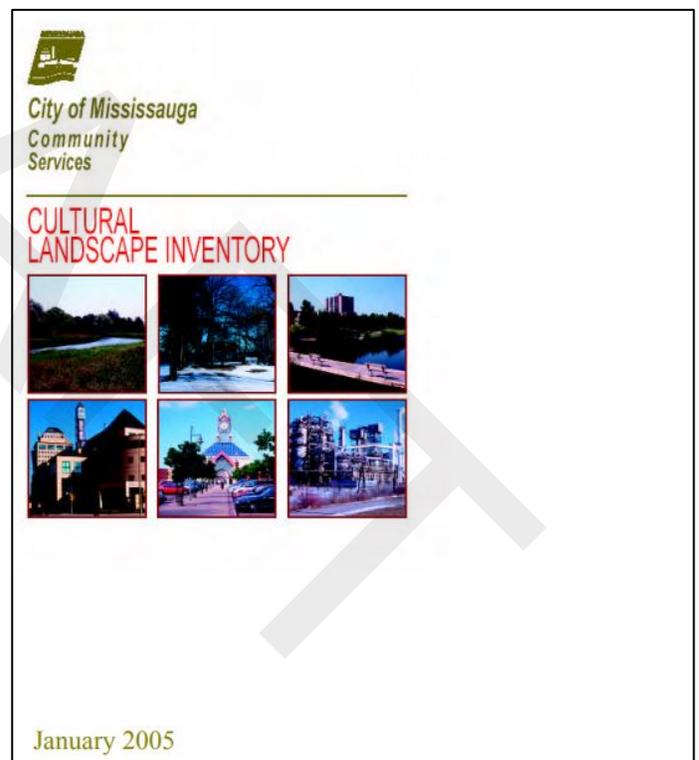
5.2.1 City of Mississauga Cultural Landscape Inventory (2005)

The City of Mississauga was one of the first cities in Ontario to propose a Heritage Conservation District and to implement a Cultural Landscape Inventory. As such, its 2005 Cultural Landscape Inventory is an example for the development of the CHAP. The purpose of this inventory was to analyze the landscapes of the City of Mississauga to determine which of the City's cultural landscapes warranted recognition and ultimately some form of protection, conservation and management.

Identification and analysis of these landscapes was based on a modified version of the United Nations Educational, Scientific and Cultural Organization (UNESCO) Criteria for Cultural Landscapes under the World Heritage Convention, APT Bulletin (1999), which called for the protection and preservation of both cultural and natural heritage landscapes of outstanding universal value.

The team adopted a final methodology that was quite prescriptive and representative of the steps discussed above in Section 5.0.1.

Part of the inventory's outcome was an identification and categorization of heritage resources within the City; which consequently, customized Mississauga's definition of cultural landscapes.



Two primary categories of heritage resources were identified. These included Cultural Landscapes and Cultural Features. The document defined **Cultural Landscapes** as “settings that enhance community vibrancy, aesthetic quality, and distinctiveness, sense of history and/or sense of place”. **Cultural Features** were defined as “visually distinctive objects and unique places within a cultural landscape, which are not necessarily consistent with their

immediate natural surroundings, adjacent landscape, adjacent buildings or structures. These features can include objects, paths, trees, woodlands, viewpoints and may include features such as rail lines, historic highways, and airports”.

Several forms of cultural landscapes and features were identified which included: historic settlements; agricultural, industrial, urban, residential, civic and natural areas; parks; scenic views; scenic roadways; bridges; and wall formations. Cultural landscapes and features that were identified were recommended, and eventually, listed on the City's Heritage Register.

Ultimately, there were five (5) outcomes and recommendations of the study:

1. **Continuing Process** – the inventory should not be finite; it should be added to as necessary.
2. **Refinement of Evaluation Criteria** - evaluation criteria should be continuously developed over time and included in the database.
3. **Planning Policy** - it was recommended that the inventory be used in reviewing all development applications and as part of the background information for planning studies.
4. **Prescriptive vs. Descriptive** – “it was recommended that the inventory be considered prescriptive (i.e. how development should be) for quality future development, rather than descriptive (i.e. how current development is) and that the references for each site be included as a part of any future planning process for the area of the community referenced”.
5. **Publicly Accessible** - cultural resources of the City are part of the City's history and story of development; therefore, the information provided by the inventory should always be available to interested citizens, students and the general public.

The work by Mississauga helped to set the course for identifying and categorizing cultural landscape features. The approach and categorization methods can be transferred to the CHAP project, and the various outcomes may help inform implementation recommendations later in the study.

5.2.2 Town of Oakville Cultural Heritage Landscapes Strategy (2014)

The Town of Oakville identified that a key priority was protecting and preserving heritage, including cultural landscapes, natural heritage features, and buildings. Oakville set out to prepare a Cultural Heritage Landscapes Strategy (CHLS) that aimed to provide a framework for

the identification and protection of CHLs within the town including direction for protecting and managing any identified resources for the future. Oakville's CHLS is applicable to the preparation of Guelph's CHAP, because it provides a solid basis from which to design methods of categorizing CHLs, identifying CHLs, evaluating CHLs, and implementing conservation strategies for CHLs (i.e. through the recommended courses of action).

Oakville's CHLS set the foundation for the identification of candidate CHLs by providing definitions for specific types of CHLs. The strategy contributed to developing a process for identifying and addressing the conservation of CHL resources within the Town.



Using a modified strategy of the methods discussed above in Section 5.0.1, including the use of advanced mapping techniques, the Town was able to produce a CHLS strategy including schedules that provided an exemplary framework and strategy for CHL identification and preservation for the future. Their strategy adopted a four-step process.

Step one involved categorizing CHLs. According to Oakville's CHLS (2014), "best practices in heritage conservation have established three categories of cultural heritage landscapes that provide a starting point for the identification and classification of cultural heritage landscapes". The following excerpt from Oakville's CHLS (2014) describes these three categories as follows:

- **Designed Landscape** - the "clearly defined landscape designed and created intentionally by man."
- **Organically Evolved Landscape** - that "results from an initial social, economic, administrative, and/or religious imperative and has developed in its present form in response to its natural environment". Within this category two sub-categories are identified:
 - **Relict landscape**, "in which an evolutionary process came to an end at some time in the past", and for which "significant distinguishing features, are, however

still visible in material form.”

- **Continuing landscape** which “retains an active social role in contemporary society closely associated with the traditional way of life, and which the evolutionary process is still in progress.”
- **Associative Cultural Landscape** – which is “justifiable by virtue of the powerful religious, artistic, or cultural associations of the natural element rather than material cultural evidence, which may be insignificant or even absent.”

Step two involved the identification of CHLs. Oakville’s CHLS described that identification could occur in several ways:

- Proactively by the municipality;
- Proactively from the community through communication to the municipality;
- Reactively through the development process;

Step three involved the evaluation of identified CHLs, whereby evaluations should be performed using Ontario Regulation 9/06, made under the OHA, as follows:

- The property has design value or physical value;
- The property has historical value or associative value; or,
- The property has contextual value.

This evaluation process should be used as part of Guelph’s efforts in evaluating their own heritage assets. However, similar to Oakville’s CHLS, these evaluation criteria should serve as a preliminary review from which a more in-depth, customized evaluative process can be based - one which caters to Guelph’s more specific needs. Adoption of the evaluation categories specified in Ontario Regulation 9/06 would provide consistency in Guelph’s approach to evaluation of potential resources, and would ensure consistency with best practices.

The fourth step involved the recommendation of different tools and legislation that a municipality may use for the conservation of identified CHLs. The identified and recommended legislative mechanism for conservation included utilizing the OHA as a tool, using the policies of the Provincial Policy Statement (2014), and implementing Official Plan policies for conservation.

5.2.3 City of Kitchener Cultural Heritage Landscape Study (2014)

The City of Kitchener's CHL study earned a National Award of Excellence from the Canadian Society of Landscape Architects, and a National Award of Merit from the Canadian Association of Heritage Professionals. As such, its reference in the preparation of Guelph's CHAP may be both useful and advantageous in preparing a useful Cultural Heritage Action Plan.

The purpose of Kitchener's Cultural Heritage Landscape Study was to develop an inventory of the City's CHLs, which could then be used as a planning tool in the assessment and management of identified resources as the City changes and evolves over time.

The project team utilized an existing database of primarily built heritage resources, including designated and listed properties and heritage conservation districts. The inventory built off of that database by contributing an additional dimension of larger scale areas that demonstrated both the historical process of development (i.e. the pattern of development over time) and the physical outcome of those processes (i.e. what the city's physical layout looks like).

Identification of these landscapes was based upon the province's definition of CHLs and the three (3) cultural landscape types provided by UNESCO: Designed Cultural Landscapes, Evolved Cultural Landscapes, and Associative Cultural Landscapes.



The methods adopted to prepare the inventory followed a modified version of the steps described above in Section 5.0.1 and included: utilizing a previously established heritage registry; undertaking comprehensive background research; preparing criteria for identifying CHLs; identifying CHLS; categorizing the CHLs; and preparing recommendations for conservation.

Ultimately, Kitchener's Cultural Heritage Landscape Study confirmed the heritage value and significance of 55 identified CHLs, and established an appropriate conservation strategies. The City of Kitchener Community Services Staff Report (No. CSD-15-034) noted that:

"The Kitchener Cultural Heritage Landscape Study serves to establish an inventory only. Approval of the Kitchener Cultural Heritage Landscape Study will not in itself designate property under the OHA or place restrictions on property owners. Rather, Council's approval of the study will serve to establish a more complete picture and understanding of cultural heritage resources that are of value to the community and confirms answers to the following key questions:

- What properties and areas in Kitchener are significant CHLs?
- Where are they located?

- Why are they of cultural heritage value or significance?”

The conservation process that was recommended adopted a three-phase process:

Phase 1

- Inventory CHLs
- Identify CHL Boundaries
- Evaluate Significance & Document Attributes
- Determine Regional Interest

Phase 2

- Inform Planning Around Rapid Transit Stations (PARTS) Central Plan & Intensification Study
- Public and Stakeholder Engagement
- List CHLs on municipal Heritage Register
- Identify CHLs in Official Plan
- Determine CHL priorities & recommend conservation options for priority CHLs in an Action Plan

Phase 3

- Monitor and conserve CHLs through the heritage review process
- Implement preferred conservation options in priority order, as directed by Council

As part of the implementation of the study, the City of Kitchener adopted the CHLs identified as a schedule of the Official Plan. Kitchener’s recommended conservation process is similar to other best management practices, therefore, can be generalized and can be applied in various contexts with modifications to suit Guelph’s contexts.

5.3 Approaches to implementation and promotion

The following approaches to implementation and promotion are based on compiled best management approaches as reviewed for this report. The most common approaches for implementing conservation that have been used by other municipalities are as follows:

- Guide proposed development to ensure compatibility with and respect of identified CHLs.
- Seek opportunities to incorporate CHLs, in whole or part, into new developments where possible.
- Conservation and protection by using the most appropriate planning tool.
 - Ontario Heritage Act as a Tool
 - Listing properties on the Municipal Register of Cultural Heritage Properties: most suitable used as an interim measure to inform decisions regarding demolition.
 - **Part V heritage conservation district:** likely most suitable for larger CHLs or CHLs that exist within the larger whole of a heritage conservation district, given the ability to easily encompass many properties into the designation.
 - **Part IV individual designation:** most suitable for CHLs that have smaller geographic areas and are defined by a small number of legal parcels of land. Oakville's CHLS recommends no more than 3 parcels, although exceptions may be made if appropriate.
 - **As a Part IV designation within a Part V heritage conservation district:** most suitable for the layering of protection of special characteristics of the Part IV property that are independent of the heritage conservation district, and also that the property contributes to the character of the surrounding area.
 - Conservation under Subsection 2(d) of the Planning Act
 - Most suitable for CHLs that span a large number of properties and may have more general characteristics to protect rather than a set of specific heritage attributes.
 - Conservation of a CHL under the Planning Act would require an official plan amendment. Each CHL would need to have its own specific amendment to include the appropriate policies tailored specifically to each CHL.
 - Conservation through Official Plan policies
 - Conservation through preparation and adoption of secondary plans
 - Conservation through preparation and adoption of Community Improvement Plan
 - Conservation through preparation and adoption of Heritage Master Plan and/or CHLS

5.4 Best practices for financial incentives

The authority to provide financial incentives to heritage resource conservation is established under both the OHA and the Municipal Act. Sections 39 and 45 of the OHA provide that municipalities may establish by-laws to make grants or loans to owners of designated heritage properties, and Section 365.2 of the Municipal Act makes provisions for enabling municipal tax rebates to such properties. Simply put, a municipality is able to offer financial incentives if a property has heritage status or is located within a Community Improvement Plan area.

The City of Guelph in the past has offered several different grant programs for projects within the downtown through the Downtown Guelph Community Improvement Plan (CIP). These included tax increment-based grants (grant for the difference between pre- and post-property taxes), minor / major downtown activation grant (mid-size renovation and major redevelopment); and façade improvement and feasibility study grants. The program is not necessarily geared towards heritage buildings, but would apply depending on the work being undertaken. Guelph has also offered specific funding to buildings designated under the OHA through a Heritage Development Reserve, which provided funding to support the conservation of important heritage buildings. The City is currently assessing financial incentives, with a view to implement an updated program in the near future, which is one of the reasons that the topic is being investigated through the CHAP.

The topic of financial incentives was explored through the development of the Brooklyn and College Hill Heritage Conservation District Plan project, which included a detailed review and evaluation of various options to consider. A summary of that work has been included here for information purposes.

5.4.1 Types of financial incentives

There are several types of financial incentive programs that can be implemented by municipalities.

Grants

Heritage grants are usually the most manageable of all financial incentives. Capital budget allocations are typically made in a municipality's budgeting process. Ideally a program commitment of at least three to five years is beneficial so that the local community and property owners can plan within a known framework. The start-up year is usually a slow year with the final year of the program typically witnessing a rush of applications and demand on funds. Municipal heritage grants can be focused either on particular themes, such as building

types (residential, commercial industrial), building features (roofs, foundations, or windows) or specific areas within a municipality such as brownfields or heritage conservation districts.

Total program commitments and grant amounts may vary depending on municipal priorities but they must be of a sufficient amount to make applying worthwhile and be of benefit to the property owner in addressing substantial conservation efforts such as a re-roofing project. Grants may be organized on a first come-first served basis or by way of an annual or semi-annual competition ideally synchronized with the relevant construction season.

Loans

Heritage loans may be organized and administered in a similar manner and under the same circumstances as grants. The fundamental difference is determining an appropriate interest rate (from interest free to a rate below that of current commercial interest rates) and establishing administration fees. The most notable disadvantage of a loans program is the internal administration costs of managing such a municipal initiative, often involving staff time of the City's legal and financial departments.

Municipal tax incentives

In 2001, the Province enacted legislation allowing municipalities the ability to provide property tax relief to heritage buildings. The program is discretionary (i.e., municipalities are not required to offer this type of property tax relief), however if established, the tax relief (which can be either in the form of a property tax reduction or refund) must be between 10 and 40 percent of the taxes levied on the property. As the tax rebate or refund is only applicable to the portion of the property that is designated and has an easement, the Municipal Property Assessment Corporation (MPAC) would be required to determine the portion of the property's assessment that would be eligible.

The definition of an "eligible heritage property" as per section 365.2 of the Municipal Act, 2001 indicates that it applies to property designated under Part IV of the OHA, is subject to an easement agreement with the local municipality or the Ontario Heritage Foundation, and complies with additional criteria set out in the by-law passed by the local municipality with respect to tax incentives. The additional criteria could potentially include such matters as: the property must be in a sound and habitable condition (therefore excluding vacant/derelict properties), not subject to any municipal or provincial contraventions, work orders, outstanding municipal fines or tax arrears. The municipality may also apply different percentages of tax relief to different property classes or types of properties and may specify a minimum or maximum relief amount.

In isolation, the Heritage Tax Rebate Program appears to be a useful tool to provide tax relief

to owners of heritage properties, in recognition of the perceived added cost of conserving these valuable properties. Several municipalities have established this rebate program (e.g. Chatham-Kent, Cornwall, Kitchener, Kingston, Markham, Newmarket, Owen Sound, Peterborough, Sault Ste. Marie, Toronto, Whitby, and Windsor). Unless specifically included in the program criteria that the applicant must provide details on the anticipated work and a method by which to confirm this, there is no measurable way of ensuring that the tax rebate would be used to preserve the heritage features of the property. Added costs in administering a heritage tax rebate program include negotiating individual heritage conservation easement agreements on a property by property basis, registering these on title, establishing a base year of building condition (usually by photographic and documentary recording) and subsequent yearly monitoring of conditions to ensure compliance with the easement agreement and consequent release of funds.

5.5 Non-financial incentives

In addition to the various types of financial incentives explored above, there are a number of non-financial incentives that could be offered in order to assist with cultural heritage conservation and awareness. These could include application process-related matters such as expedited processing of applications for certain types of alterations or restoration work, or combining application processes (e.g. heritage permit / building permit) to simplify the approvals process. Other ways in which municipalities can assist potential applicants with work being undertaken is through providing advice and assistance from knowledgeable staff related to matters specific to heritage legislation, which could include both Planning staff and Building staff.

6.0 Proposed methodology

6.1 Introduction

The purpose of the CHAP project and scope of work were reviewed earlier in this report. A key component of the work to date on the CHAP has been consultation with the community and City staff. The input received has helped the project team to learn about areas of interest to the community and helped to shape areas to focus on as the CHAP is developed. The purpose of this section is to outline guiding principles and the proposed methodology to aid in the development of the CHAP.

6.2 Guiding principles

The following guiding principles have been developed by the project team based on the research completed to date and the community consultation that has occurred as part of the work on this Background Report:

1. When identifying candidate CHLs it will be important to identify which ones meet the definition of a significant CHL, and should be conserved.
2. While all CHLs could have value / significance, there are some that will have a higher potential for loss (given other priorities), the Action Plan must consider this and establish priorities.
3. Financial incentives are important considerations that will help assist with cultural heritage resource conservation.
4. Implementation should also consider other types of incentives, besides financial.
5. Promotion of cultural heritage is important, and the City should take a more active role in this regard.
6. The CHAP needs to examine ways in which to leverage groups and efforts outside City Hall to promote heritage conservation and awareness.

6.3 A proposed methodology

Based on the review of other municipal practices completed as part of Section 5 of this report, combined with the knowledge gained through the review of historical themes, the study team has developed the following methodology to be undertaken as part of the CHAP:

Stage 1 – inventory

- Review previous work completed by City staff and Heritage Guelph to identify CHLs.
- Undertake a general survey to determine candidate CHLs:
 - Municipal staff input
 - Consultant team research and input
 - Resident / stakeholder input
- Prepare Preliminary Inventory of CHLs
 - Starting point for this list is input received from stakeholders at the meeting held.
 - Process consists of:
 - Photo journal with checklist for fieldwork and reporting
 - GIS-based mapping database with metadata input, accessible by public for viewing
 - Include:
 - Designated properties or districts under UNESCO.
 - Designated properties or districts under the OHA (both Part IV & V).
 - Listed properties or landscapes on the municipal registry.
 - Properties of interest that aren't currently listed or designated but are part of a known inventory from municipal or organization sources.
 - Archaeological resources
 - Identified properties from the CHL survey, as guided by the historical themes included in Section 7.2.

Stage 2 – evaluation

- Review and evaluate elements, context and boundaries of the candidate CHLs with project team and Heritage Guelph.
- Undertake detailed evaluation to confirm presence of CHLs, utilizing the Ontario Heritage Toolkit guidance and criteria for determining cultural heritage significance/value.
- Organize list of CHLs based on type of resource and link to themes.
- Alert interested parties of a site's potential(s) to flag properties for development.

Stage 3 – strategic guidance

- Develop set of criteria for conservation of each candidate CHL (may include utilization of Planning Act or OHA tools).
- Officially list candidate CHLs on an inventory.
- Provide recommendations and/or measures for conservation for each identified CHL.
- Develop priorities for City staff and Council regarding conservation actions / resources.
- Develop incentives to assist with resource conservation.
- Create recommendations related to promotion, awareness, and implementation to assist with overall cultural heritage resource conservation.

The above steps will guide the fieldwork, evaluation and overall development of the CHAP for the City of Guelph. By following these steps, the study team will be able to develop a comprehensive, transparent and effective CHAP that will guide cultural heritage resource management decisions within the City for many years to come.

7.0 Establishment of key themes

7.1 Introduction

One of the key criteria related to the identification of Cultural Heritage Landscapes relates to an association with historic themes of a particular area. In order to identify key themes, an understanding of pre-contact history, how Guelph developed and important aspects of its evolution were established. The following section summarizes those findings and is not intended to be a complete history of the city.

7.1.1 Landform and geological features

The landscape of Southern Ontario has been formed by the monumental push and pull of glacial ice sheets and lobes over underlying bedrock. The movement of these ice sheets is primarily responsible for the existing landforms of the County of Wellington. This includes the melting of ice and the release of vast quantities of melt waters together with the inevitable materials that were picked up, swept along and ultimately dropped resulting in the creation of lakes, beaches, streams, rivers, moraines, and other various landforms. These landforms can determine how humans shape their landscape for the purpose of settlement. This includes the availability of water for drinking, cultivation, transportation, the presence of marshes or uninhabitable land, pockets of good agricultural soil, topography, and other natural sources such as timber.

The City of Guelph is located within the Guelph Drumlin Field and is situated on a gravel terrace at the confluence of the Speed and Eramosa Rivers, both part of the Grand River watershed. The underlying bedrock is comprised primarily of dolomitic limestone in two formations: a) Amabel formation, which is typically brown or black in colour and b) the more recent Guelph formation, which is light grey or brown in colour. The majority of the City of Guelph rests on top of the younger Guelph formation but a finger of the Amabel formation extends from the east and underlies the Eramosa River and a portion of the Speed River valley. The Paris Galt Moraine system extends from the northeast in the Caledon area to Port Rowan in the southwest.

The City of Guelph includes the following major sub-areas:

- Valley lands of the Eramosa and Speed Rivers;
- Table lands beyond College Avenue;
- Wentworth Till Plain; and
- Paris Galt Moraine.

7.1.2 Pre-contact history of Guelph

What is now the City of Guelph has roots in pre-European contact human occupation approximately 11,000 B.P., including Paleo-Indian, Archaic, and Woodland period First Nations (ASI, 2017).

Later, the Chonnonton, or Neutral, peoples inhabited a large part of southern Ontario, including what is now Guelph (Stelter, 2012). Archaeological evidence suggests that although the Chonnonton had expanded into the area of present-day London in the 1300s, by the 1400s their settlements were concentrated mostly east of the Grand River, within a 32 km radius of present-day Hamilton (Stelter, 2012).

Interactions between the first Europeans and the First Nations in Ontario (including both the English and the French) during the 16th and 17th centuries were centered around the trading of goods, such as furs, beads, brass kettles, cloth, and tools (Sturtevant and Trigger, 1978). As European explorations expanded, so did their trade with First Nations.

European intrusion and diseases exacerbated intertribal warfare, and between 1647 and 1651 the Haudenosaunee (Iroquios) dispersed the Chonnonton. After 1690, the Mississauga entered the area from north of Georgian Bay, settling along major tributaries of Lake Ontario and Lake Erie (Stelter, 2012).

7.1.3 Early settlement of Guelph

As a result of the American Revolutionary War, British Loyalists and Iroquois (allied with the British) were driven into Canada. The Iroquois were granted land on both sides of the Grand River for their loyalty to the British.

Lands which are a part of present-day City of Guelph and Guelph Eramosa Township were surrendered by the Mississaugas to the British in 1792. The British also negotiated this treaty with the Mississaugas for a tract of land from Burlington Bay to the headwaters of the Grand and south-west to Port Burwell on Lake Erie (including present-day Guelph), who granted the

land to the Iroquois. Portions of Guelph Township were set aside for Clergy reserves and Crown reserves.

In 1784 (following the American Revolution) a tract of land along the Grand River was purchased by the British Government from the Mississaugas, known as the 'Haldimand Tract'. Governor Haldimand granted this land to the Six Nations for their alliance with the British (Filice, 2016). The lands were granted to the Six Nations for the purpose of settlement upon the banks of the river. The settlement of these lands is related to 'Treaty 3', also known as the 'Between the Lakes Purchase' of 1792 where Six Nations led by Mohawk Chief Joseph Brant selected the Grand River Valley as an area for settlement. Guelph was one of the major population centres within the land of the 'Between the Lakes Purchase'.

In order to make up for a lack of reserves in Wellington County, the entire Township of Guelph was set aside as a Crown Reserve. The Township was therefore closed to settlement. It wasn't until 1827 that Guelph Township was made available for settlement.

Early 1800's and John Galt

In 1822, John Galt was selected to represent those who had not been compensated by the British Government for their loss of property during the War of 1812. He was unable to reach a settlement with British authorities on behalf of the 'Canadian Claimants' and presented the idea of selling vacant lands within Upper Canada to compensate those who had lost property. This included selling the reserve lands in Guelph Township. John Galt subsequently initiated the Canada Company to begin buying all the unsold lands in Upper Canada, **Figure 4**. The first major undertaking of the Canada Company was the settlement of Guelph Township – under the direction of John Galt.

John Galt successfully marketed his plan for Guelph and constructed a road from the early settlement of Guelph to Waterloo Township and through the Huron Tract to Goderich, **Figure 4**.

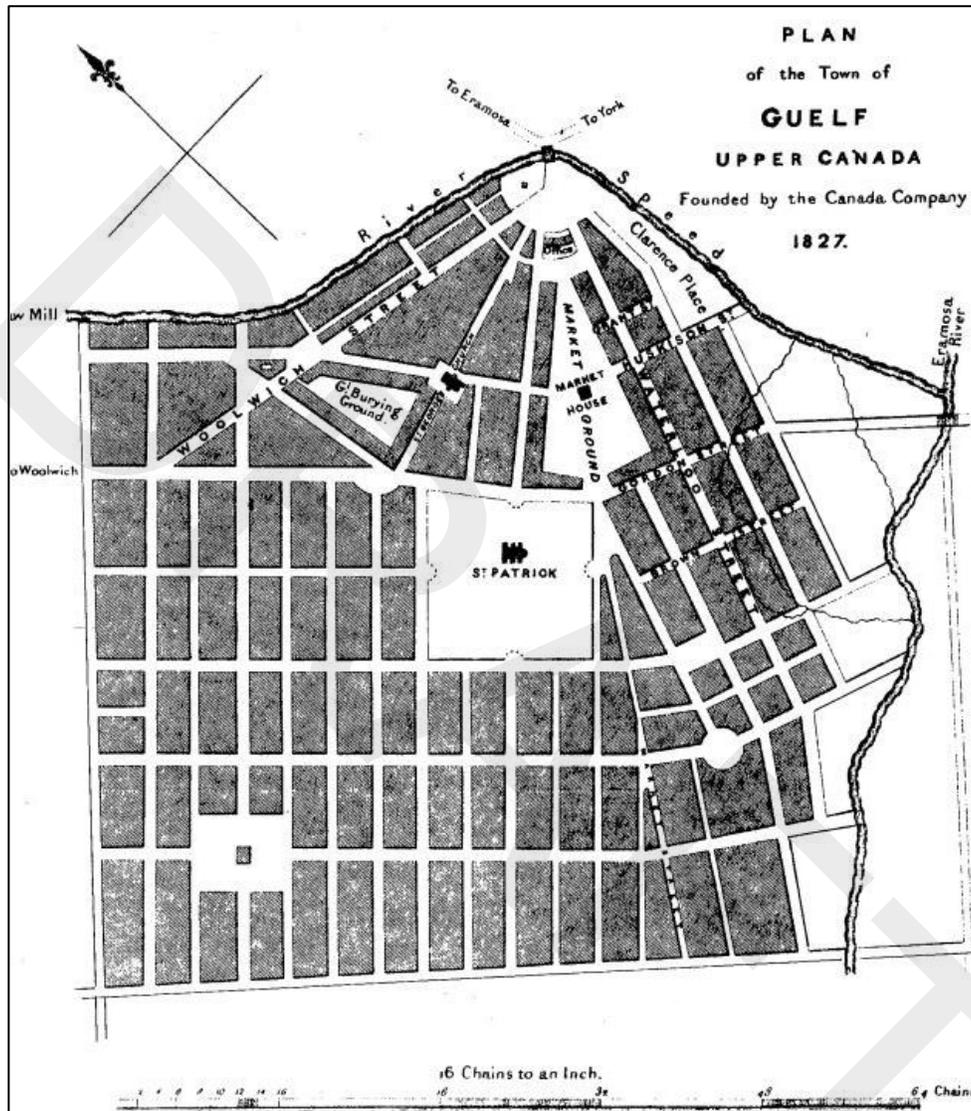
'Under ordinary conditions in Upper Canada, agricultural settlement tended to spread slowly inland from the good natural harbours on the Great Lakes. As inland settlement increased, small villages gradually appeared where a local stream provided a good site for primitive saw or grist mill, or where main roads met.' (Johnson, 1977: 13-14).

Galt's plan was therefore the opposite of the typical formation of Canadian Townships and settlements. He supported this form of settlement financially with the resources of the Canada Company, intending to create a settlement with all the necessary goods and services of an advanced community based on agriculture.

As part of the marketing scheme, he proclaimed Guelph a city from the very beginning and laid it out as such. He set aside a beautiful central hill for the Catholics, led by Bishop Macdonell, lands for the Anglican Church for Archdeacon Strachan, and another for the Presbyterian congregation. These lands were usually set on rises of land with commanding views of the surrounding landscape. John Galt also set aside land for schools, parks, and a market square.

Galt designed the pattern of the Town to be laid out in the shape of a fan (see **Figure 5**) with streets converging at the location of the Town's founding, believed to be the location of where the first tree was felled. While most town plans of British influence were based on a grid-like design (influenced by Classical traditions), not all Canadian towns were based on this tradition. Guelph was, however, unique in employing the fan-like plan. This was intended to provide easy access to the centre of the Town from all directions. However, the plan also resulted in some awkward turns, corners, and converging streets. While John Galt himself has never confirmed the rationale for the Town's fan-like plan, it was likely influenced by several factors, including topography and the location of the Speed River (Stelter, 1985).

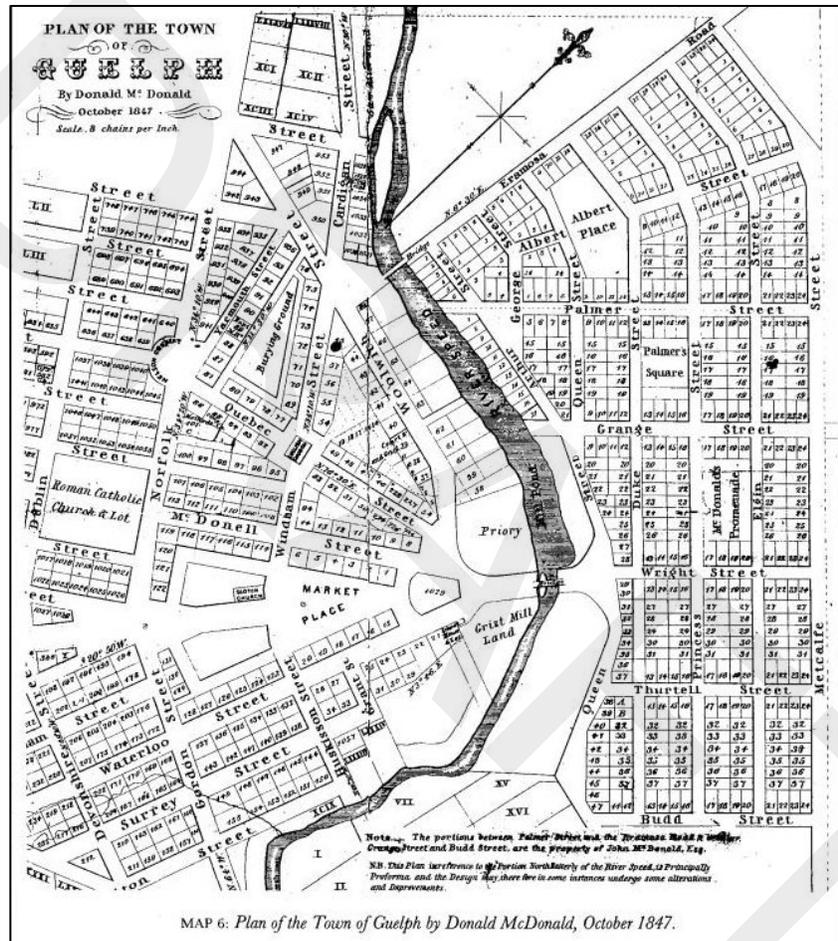
Figure 5: John Galt's 1827 Plan for the Town of Guelph (source: Johnson, 1977)



Galt and the Canada Company hired men to build the Town's infrastructure and constructed log houses for them to reside in. The market square and Gordon and Waterloo Streets were cleared and graded. Early buildings included 'The Priory' (demolished in the 1920s) which was John Galt's residence and housed the commissioners of the Canada Company as well as immigrant settlers, temporarily. A dam and mills were built shortly after work commenced in 1827. This created a booming settlement of workmen travelling with their families. Galt's city vision was successful, but also dependent on the considerable capital investments of the Canada Company.

John Galt built roads through the township and beyond which he hoped would speed the agricultural settlement of rural lands. Absalom Shade was hired as the contractor for the Waterloo Road and also cleared Dundas Road through Puslinch Township. Elora Road was opened to the Guelph Township Line as well. However, settlement in these areas was slow.

Figure 6: 1847 Plan of the Town of Guelph (source: Guelph Historical Society, 1977)



Mid-1800's to early-1900's

John Galt's influence over the settlement of Guelph was short-lived, as Canada Company directors pushed him out in 1828/1829 primarily due to arguments over capital investments. The development of Galt's vision continued, but only partially survived. For example, it was never part of John Galt's plan to have the Grand Trunk Railway cut through priory place and market square (which obstructed the radiating street plan). Further, Galt intended public buildings to be constructed in grand Greek Revival architectural traditions, where the Canada

Company constructed buildings which were considerably less imposing (Stelter, 1985). Further, the development of Guelph was slowed by the waning of investments of the Canada Company investments which resulted in periods of boom and bust throughout the remainder of the 19th century (Johnson, 1977; Stelter, 1985).

The 1840s and 1850s saw settlement of the northern area of Guelph Township and increased agricultural production. Large scale immigration occurred after 1847, bringing labourers east of the Speed River. The act of putting 300 lots for sale in Guelph under Francis Kerr became the 'first extension of Guelph since 1827'. Another 40 Town Lots fronting Woolwich and Strange Streets were put up for sale as per the survey made by Kerr. Guelph Council began discussions to support railroad development through Guelph in 1850 & 1851, and construction of the Grand Trunk Railway through Guelph began in the spring of 1853 and was complete by 1856. The Galt & Guelph Railroad opened in 1857. The coming of the railroad brought increased opportunities for industry, trade and settlement. Guelph was incorporated as a Town on January 1, 1856, and became a City in 1879 (Johnson, 1977).

During the latter parts of the 19th century and into the early 20th century, Guelph experienced periods of stable growth that fluctuated with the economy. The late 19th and early 20th century Guelph economy remained reliant on mixed farming and industry. Rural farmsteads typically included cattle, sheep, hogs, chickens, and garden and orchards. Farmers sold produce at the Guelph Farmers' Market, which had been intended by John Galt and the Canada Company to be an area of focus in the town bordered by Carden Street, Wilson Street and Farquhar Street.

By the early 20th century, the population rose to approximately 11,000 people. Smaller mills gave way to larger factories and industrial mills. Some of the large industrial operations established and/or expanded at this time includes George Sleeman's Silvercreek Brewery, the Standard White Lime Company, the Guelph Knitting Company, the Guelph Carpet Company, and many others.

Mid-late 1900's

Like other areas of Ontario, growth slowed during periods of war and through the 1920's & 1930's. During the 1920s, less than half a dozen industries employed more than 35% of the population. Factory culture began to dominate the culture of the city. The industrial growth and expansion of Guelph in the first half of the 20th century had a significant impact on the built landscape. During this era, lack of profits for the Guelph Radial Street Railway led to its sale to Ontario Hydro. The first public bus service began in 1926. As the population grew during this time period, the city experienced difficulties maintaining infrastructure (such as water and sewage systems).

New areas of Guelph were laid out and accommodated growth related to residential, industry and commercial land uses. In general, as transportation patterns shifted to more automobile-dominated modes, industry moved from the core area to be along major transportation routes and residential development moved to newer suburban areas.

Between 1900 and 1945, a number of major civic projects were undertaken, including the construction of the Carnegie Library, the Armoury, the enlargement of the Guelph Fairgrounds on Carden Street, and the construction of the Provincial Reformatory. Veterans housing and small-scale subdivisions began to take a presence on the residential landscape after WWII.

A boom period began in the 1950s which had a lasting impact on the built environment. In 1952, City Council set aside 2,500 acres of land annexed from Guelph Township to create an 'industrial basin'. This was a significant change for the City as the previous 100 years of settlement were focused on a mix of residential, commercial and industrial uses. The use of large areas of land for one purpose meant further reliance on the automobile and the removal of an employment focus from the historic downtown. A large portion of land within the new industrial area was sold to the Canadian General Electric Company. By the 1970s, industry was geared towards the automotive industry and the retail sector of the economy saw the construction of malls. Townhouse and apartments also became more prevalent throughout the city (Matheson and Anderson, 2000).

7.1.4 Identification of themes

Based on the research and input to date, the following significant themes have been identified related to the history of the evolution and development of the Guelph area:

- **Residential**
 - Various periods of residential settlement and their architectural styles:
 - Early registered plans;
 - 19th century;
 - 20th century;
 - Veteran/Wartime housing.
- **Commercial**
 - Farmer's Market;
 - Downtown retail/commercial/economy.
- **Transportation**

- First Nations trails/waterways;
- Early roads connecting Guelph to other towns (supporting commerce);
- Roads providing access to rural lots to encourage settlement;
- Construction of railroads (after 1856/1957), which 'sliced through' the market square and impacted the heart of 'Galt's radial plan';
- Guelph Streetcar lines;
- Guelph's Junction Railway;
- Bridges.
- **Industry**
 - Periods of boom and bust which influenced construction/growth and hardship;
 - Early industry (mills, foundries, tanneries);
 - Sleeman Brewery, Bell Organ and Piano Company, Raymond Sewing Machine Company, Armstrong, McCrae and Co.
 - Quarries, mining, dams, aggregate.
- **Waterways**
 - Influence of the Grand River (and its tributaries) as well as other natural landforms on settlement.
- **Agriculture**
 - Presence of farms and agriculture in rural areas throughout the 19th and 20th centuries.
- **Institutional**
 - Churches and places of worship;
 - Education;
 - Government;
 - Public works and infrastructure;
 - Healthcare;
 - Memorials.
- **Recreational**
 - Parks and golf courses.

- **Planning**

- Unique and strategic settlement pattern of early Guelph (planned, rather than organic);
- Cultural historic settlements;
- Early roads, patterns of settlement, institutions, buildings, sites, remnants of the planning of the Canada Company and John Galt (i.e. Galt's fan-like radial plan);
- Early planning which set aside prominent sites for schools, open spaces, and places of worship;
- Use of the natural landscape (topography) to create vistas and settings for key buildings (i.e. churches).

These themes will assist in the identification of CHLs through the CHAP project, and may be refined further and added to as additional work is undertaken in subsequent project phases.

7.2 Community consultation

Community consultation during the first phase of the CHAP project consisted of providing a dedicated section on the City's website related to the CHAP process, consultation with key stakeholders through a workshop meeting, and presentation of project information at a Heritage Guelph meeting. Following completion of the CHAP Background Report, Heritage Guelph will be further consulted and the report will be made available to interested parties on the City of Guelph website.

7.2.1 Stakeholder workshop

A public consultation meeting/workshop for the CHAP was held at City Hall on January 25th, 2018. The workshop was well attended, with approximately 30 individuals of the local community representing various communities, organizations, and institutions including (but not limited to), the University of Guelph, the Architectural Conservancy of Ontario, the Heritage Guelph advisory committee, local First Nations groups, developers, local historians, residential groups, and property owners.

The purpose of the meeting was to introduce the CHAP and build an understanding of concepts related to the scope of the project. The format of the meeting included an introductory presentation followed by a workshop, both of which included live-action polling in order to

gauge the opinions of those who attended. Questions and responses are summarized in this section of the report, with the full results and data collected from this polling exercise provided in **Appendix A**. The presentation was followed by a group exercise, whereby the participants of the workshop were divided into four groups. Each of the four groups met at a table and were presented with a theme or topic for open discussion. The topics were as follows:

- Identifying candidate CHLs (utilizing maps);
- Financial Incentives;
- Awareness and Promotion; and
- Further Discussion.

Each of the four groups were facilitated by two members of the project team in order to provide direction, stimulate meaningful discussion, and take notes. At the end of the group discussions for each theme, the group selected what they thought were the top issues to be addressed during that discussion. At the end of the group discussions, a polling exercise was taken in order to identify trends and priorities regarding the issues identified through the overall group exercise.

At the end of each group discussion at the four tables the key issues identified by each group were submitted to the polling facilitator. At the end of all group discussions, all workshop attendees were asked to prioritize / rank these issues in order to identify the key themes.

The study has reviewed the results of the polling and issues raised. It is recommended that the topics identified through the community consultation efforts and stakeholder consultation be carried forward to the preparation of the CHAP. As such, the following items / categories will be further discussed in the development of the CHAP.

Identifying Candidate CHLs

The following areas were identified as potential CHLs:

- Speed and Eramosa riverscapes;
- Galt`s 1827 Plan;
- Registered Plan 8;
- London Road;
- `The Ward` (St.Patrick`s Ward);
- Woolwich Street (to Speedvale);
- Arthur Street N. (at the foot of the east drumlin);

- Downtown; and,
- University of Guelph campus.

The results of the polling exercise indicated that most workshop attendees identified their top three choices included a) Speed and Eramosa riverscapes (24%), b) Downtown (23%), and c) Galt's 1827 Plan (14%). The study will review the above CHL suggestions and combine those with other areas identified through the fieldwork and research in order to arrive at a list of CHLs to bring forward for further discussion and review.

Financial Incentives

The following topics were identified regarding financial incentives:

- Municipal tax rebate;
- Grants for current/potential heritage properties;
- Tax Incremental Grants;
- Low interest Loans;
- Guaranteed Mortgages;
- Reduction in associated costs;
- Change in thinking;
- Property tax diversion to heritage pot; and
- Timing of projects related to adaptive re-use.

The results of the polling exercise indicated that most workshop attendees identified their top three choices included a) Grants for heritage properties (22%), b) Municipal tax rebates (16%), and c) Timing for projects related to adaptive re-use (15%).

Promotion/Awareness

The following topics were identified regarding promotion/awareness:

- Educating Council;
- Make business case for incentives;
- Explain why heritage is important/valuable;
- More signage programs;
- Branding Guelph's heritage;
- Promote Guelph's stories;
- Database of stories;

- Peer-to-peer support;
- Processes too long/complicated; and
- Needs a priority list to assign resources.

The results of the polling exercise indicated that most workshop attendees identified their top three choices as: a) Educating Council (22%), b) Branding Guelph's Heritage (13%), and c) Making a business case for financial incentives (11%).

Further Discussion

The following topics were identified in further discussion:

- Interdepartmental approach for heritage properties within the city;
- Inclusion of Indigenous heritage;
- Education for City staff;
- Timing;
- Design Guidelines;
- Zoning;
- Clarification: CHL vs. HCD;
- Property Standards By-law improvements;
- City needs better understanding of Building Code as it relates to heritage properties; and
- Prioritization of properties based on potential threat.

This item was not polled as part of the stakeholder workshop.

7.2.2 Heritage Guelph meeting

MHBC staff attended the Heritage Guelph meeting on February 12, 2018 in order to provide an overview of the project and next steps for the members of the Committee who were not in attendance at the stakeholder workshop meeting. A summary of the results of the workshop input was also provided, as well as a description of opportunities for Heritage Guelph to be involved further in the project through the various phases.

The outcome of the meeting was that Heritage Guelph will continue to be consulted regarding the CHAP as the project continues to progress, and input will be sought at appropriate and opportune times.

7.3 Key landmarks, areas and neighbourhoods

Based on the research completed and consultation that has occurred to date, the following have been identified as key landmarks, areas and neighbourhoods:

- Riverscapes: Speed/Eramosa confluence;
- First Nations / Metis history throughout Guelph;
- Galt`s 1827 Plan (an early fan-like plan of Downtown Guelph);
- Original city limits and plot laid out by John Galt (roughly square bounded to the north by London Road, to the east by the Speed River, to the west by Edinburgh Road);
- Registered Plan 8 areas;
- Properties (downtown) associated with the Francis Kerr Subdivision;
- Downtown`s urban form;
- Market Square Grounds area;
- Downtown Character Areas, as identified in consultation with Heritage Guelph through the Downtown Secondary Plan;
- Arthur Street North, Drumlin and Mill Area (topography);
- Early settlement patterns reflective of the visions of John Galt and the Canada Company;
- Strategic placement of church sites and parks on early plans of Guelph;
- Remnant buildings and landscape features of the Canada Company;
- `Scotch Block` (now within the City of Guelph);
- `Paisley Block` – part of the area in the third concession, Division B of Guelph Twp. (now within City of Guelph);
- Speedvale;
- Sir John A Macdonald`s land - 50 acres of land in St. Patrick`s Ward (1854);
- Essex Street (and areas associated with black settlement history);
- Veterans housing neighbourhoods;
- Development east of the Speed River bounded by Eramosa Road, Metcalfe Street, and Budd Street (first significant extension of Guelph since 1827);
- Importance of early main roads and others, connecting Guelph to surrounding towns, villages (e.g. Eramosa, Waterloo, and Dundas Roads);

- Woolwich Street;
- Delhi Street and hospital areas;
- Various sub-categories of buildings (religious/institutional, residential, commercial, bridges, streetscapes, industrial);
- Ontario's first free public library;
- University of Guelph (began as the Ontario School of Agriculture and Experimental Farm in 1874);
- The Arboretum;
- Public spaces and parks, places of gathering;
- Riverside Park (Carousel Hill);
- Jubilee Park (now Guelph Railway Station land);
- Remnant farmscapes, including buildings and layout of the farm complex;
- Guelph Correctional Centre lands.

These potential resources will help to further guide the identification of CHLs through the subsequent stages of the CHAP project.

8.0 Next steps

Following the release of the CHAP Background Report, the project team will receive input from Heritage Guelph, interested agencies / stakeholders / groups, and the community in the development of the CHAP.

The content of this background report will be used by the study team in developing the draft Cultural Heritage Action Plan for release to the community later in 2018.

9.0 Closing

The Cultural Heritage Action Plan Background Report provides an overview of the work being undertaken as part of the CHAP project, a summary of the city's historical development and themes, an overview of the results of the community consultation process that has occurred to date, and the direction to be considered by the study team during the preparation of the CHAP.

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Appendix A: Consultation Summary

DRAFT

1.1 Summary of polling exercise

The raw data collected from the polling exercise conducted as part of the January 25th, 2018 Focus Group Workshop is attached. The purpose of the following summary is to comment on themes and overall observations that can be drawn from the information which was collected.

The majority of workshop attendees agreed that Guelph residents are passionate about the heritage of their City. However, an equal number of workshop attendees identified that they believe people are undecided as to whether or not they are passionate about heritage issues. The majority of workshop attendees had mixed opinions on whether or not the City of Guelph has taken the necessary steps to protect Guelph's most prominent heritage resources. Almost an equal amount of attendees felt that the City of Guelph had not taken the necessary steps to protect Guelph's heritage resources.

The polling exercise identified that most people thought the residential areas were in the most immediate need for attention as it relates to heritage resources. This was followed by concerns related to commercial streets and institutional clusters.

When asked the most effective way to help conserve heritage resources in Guelph, the responses were divided across the board. However, the majority agreed, or had mixed opinions, that financial incentives were the most effective way to assist the conservation of heritage resources. Further, the workshop attendees identified that tax reliefs and grants were the most effective forms of financial incentives.

When polled on the current and effective efforts of the City of Guelph regarding heritage conservation, the majority of workshop attendees identified that this was related to policy development and processing applications. The workshop attendees identified that the City of Guelph needs to focus on a range of issues, which included education/awareness, building partnerships, and providing [financial] incentives.

1.2 Summary of group exercise

The following sub-sections of this report will provide a summary of the main themes identified by workshop attendees as it relates to each of the four (4) themes including a) awareness and promotion, b) financial incentives, further discussion, and identification of priority Cultural Heritage Landscapes. The following does not represent a word-for-word account of what was recorded, but is an accurate summary which has been re-worded in order to allow for greater understanding and ease of reading.

Financial Incentives

The following themes were identified by workshop attendees as it relates to financial incentives:

- Need for tax-based incentives:
 - Land-use specific tax breaks;
 - Need for incentives for current/potential property owners;
 - 'Managed forests' tax incentives;
 - Municipal tax breaks;
 - Tax increment grants;
 - Subsidies;
 - Municipal tax back grants;
 - Property tax diversion to 'heritage pot';
 - Reduction in taxes for designated properties; and
 - Vacant properties tax rebate.
- Need for availability of loans:
 - Low interest loans
 - Targeted loans; and
 - Facade improvement loans.
- Need for availability of grants:
 - Energy based grants;
 - Direct cash grants;
 - Direct cash grants for rehabilitation and restoration projects;
 - Cyclical grant program with matching investment;
 - Availability of federal grant programs;
 - First Nations heritage grants;
- Need for guaranteed mortgages;
- Associated cost reduction:
 - Reduction in costs associated with the designation and working with Heritage Buildings;
 - Efficiency in progress and timing to keep money and momentum going for projects;
 - Reduction in stagnant policies and resulting inefficiencies;

- Need to reduce financial-related fears for those who own or could potentially own heritage properties;
- Need to reduce time/costs/processes related to heritage alterations/conservation/rehabilitation; and
- Need for bureaucratic efficiency.
- Further understanding needed as it relates to the Building Code (Part II);
- Need for free consultation with heritage professionals;
 - Efficiency through knowledge/understanding;
 - Need for further/improved co-operation with heritage staff and programs; and
 - Need for guidelines regarding adaptive re-use/conservation/redevelopment.
- Need for marketing examples to 'spark/trigger' investment in heritage:
 - Awards programs.
- Need to change thinking/attitudes towards investing in cultural heritage.

Continued Discussion/Other

The following themes were identified by workshop attendees as it relates to financial incentives:

- Best tools to manage CHLs:
 - Site Plan Agreement;
- Landscapes change culture;
- City Processes/Involvement/Management:
 - Processes should be interdepartmental;
 - Define process for heritage re-development in pre-consultation with building, landscape planners, heritage, fire, etc.;
 - Increased and working knowledge of Part II of Building Code;
 - Interference of legal liabilities;
 - Accommodation for different style of governance;
 - Charitable status;
 - Education for staff and community outreach;
 - List of heritage contractors and heritage professionals made available;
 - City should support heritage education and outreach; and
 - Better co-ordination between planning and building departmental staff.

- Drainage for heritage areas;
- Priorities (heritage designation and policy):
 - Need to designate Speed Valley Lands/Niska CHL ASAP;
 - Catholic Hill CHL designation;
 - Timing of designations;
 - Design guidelines for heritage buildings to protect character (i.e. windows, roofs, signage);
 - Zoning to incorporate heritage ;
 - Recognition that heritage is not standard – every case is unique;
 - Property standards by-law scoped to heritage;
 - CHLs includes city infrastructure (roads, lights, etc.);
 - Zoning that allows for adaptive reuse;
 - Clarification of CHL vs. HCD and built heritage resources;
 - Need for prioritization – what are the current threats;
 - Focus resources on threats to loss of heritage resources;
 - Need for focus on incentives/assistance for residential properties; and
 - Need to focus on streets (i.e. Essex, Stuart).
- Recognition for heritage neighbourhoods;
- Solutions for recognition of indigenous heritage;
- Site design for landscapes;
- Salt use guidelines and management;

Promotion and Awareness

The following themes were identified by workshop attendees as it relates to promotion and awareness of cultural heritage:

- Need for heritage programs, events, etc.:
 - Heritage tours;
 - Self-directed and guided tours;
 - Jane’s walks;
 - Mentoring program for people who are dealing with heritage renovations;
 - Programs that promote places in Guelph – and their stories (Murmur (Toronto initiatives) – branded- hear about stories at random places);

- Awards to home owners (i.e. ACO awards);
 - Chamber of commerce heritage awards;
 - Festivals;
 - Doors Open;
 - Need to stimulate a culture of conservation – heritage is valuable;
 - Heritage plaques program (City initiative);
 - Wood plaques for each property (i.e. Aurora, Newmarket);
 - More heritage signage;
 - Signage with QR codes/links to websites, etc.;
 - Walking tours;
 - Arts council;
 - People need to be stimulated to go to/visit heritage resources in person to appreciate them;
 - Guelph's heritage needs to be co-ordinated, branded, marketed;
 - Guelph should base its identity on heritage character (whole city as well as individual communities have their own heritage character);
 - Tourism and economic development programs should include heritage;
 - Advice sharing between neighbours (heritage property owner to heritage property owner); and
 - Need for heritage conferences and workshops.
- Need for City Management/Leadership role:
 - City doesn't currently do awareness/promotion;
 - City needs to reduce redundancy in process between planning and building departments;
 - Lack of knowledge with building inspections;
 - City should commit more funds/resources to promotion/education;
 - Developers having difficulties with the City;
 - Need for re-zoning (change uses, adaptive re-use);
 - No incentives to preserve heritage;
 - No incentives to avoid demolition by neglect;
 - Poor information on City website;
 - City should take a leadership role in awareness/promotion;
 - Need for better partnerships between organizations and the City/volunteer groups;

- Municipal Register needs to be better organized/more accessible;
 - City needs a broad-based outreach program;
 - Cambridge provides examples of outreach/promotion (online, social media);
 - City-led heritage recognition programs (i.e. awards);
 - The city's role and involvement should support and co-ordinate the existing efforts of volunteers and organizations, and not be a detriment;
 - Heritage promotion of the 'dos' and 'don'ts'; and
 - City's heritage processes are generally too long and complicated.
- Education
 - School education – students (i.e. examples in Australia);
 - Education of City staff and Councils, Committees, lawyers, etc.;
 - Dissemination of misinformation is a priority;
 - Further education/awareness of issues regarding heritage and insurance;
 - Need to educate the building departments – awareness in application of building code policies to heritage properties;
 - Education of City staff; and
 - Neighbourhood conservation awareness.
- Other issues;
 - Property owners are stewards of their own properties;
 - Inappropriate landscaping in heritage neighbourhoods (i.e. parks, community gardens, victory gardens);
 - Volunteers/other organizations (not the City) currently does most of the promotion;
 - Guelph MHAC mandate is not based on promo/awareness – this should be a City initiative;
 - Guelph needs to promote its own examples ;
 - Guelph should promote its own best examples of heritage;
 - Programs to honour the efforts of home owners;
 - Online mapping is needed – trees, promotes destinations;
 - Proper utilization of peoples, groups, and their special skills;
 - Heritage resources are hard to access (fire insurance plans, historic maps);
 - Need for heritage-based economic development and tourism;
 - Under-utilization of public art initiatives;
 - Public art can assist with heritage commemoration, identification;

- Resources should be placed where it makes the biggest affect/change;
- Students should be utilized to help with inventory and research;

Identification of Potential Cultural Heritage Landscapes

Workshop attendees were asked to provide feedback in regards to the identification potential Cultural Heritage Landscapes or areas/communities which may be of cultural heritage value or interest. This included marking-up and identifying areas using maps and writing down the names of areas and taking notes. This information will be taken into consideration as it relates to the final Guelph Cultural Heritage Action Plan and the identification of geographical areas of cultural heritage value or interest. Therefore, the list of areas identified below does not culminate in a final list of areas of cultural heritage value or interest, but are those which have been identified by the stakeholders at the workshop held on January 25, 2018.

The following themes were identified by workshop attendees as it relates to the identification of potential Cultural Heritage Landscapes (CHLs):

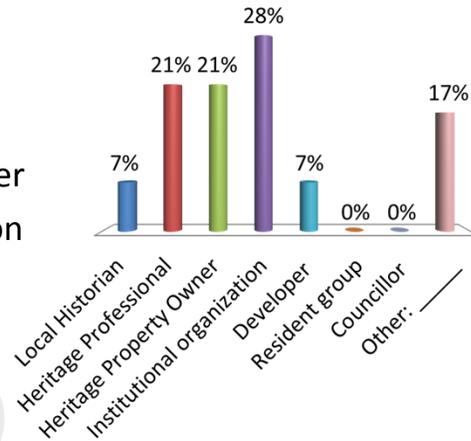
- Areas identified:
 - First Nations/Metis interest in Eramosa River;
 - The Ward (St. Patrick's);
 - Woolwich Street
 - Speedsvale
 - Downtown
 - Essex (areas associated with black history)
 - Delhi Street and hospital areas;
 - Arthur Street North, Drumlin Mill Area (topography);
 - Riverscapes: Speed/Eramosa conference, Stratford, Huron, 1827 Plan areas, Plan 8 areas, Landen Road, Waterloo River, East Side, University of Guelph;
 - Downtown's urban form;
 - Arboretum;
 - Veteran's neighbourhood.

Maps were also collected from each of the four groups discussing identifying potential CHLs. These maps are also being analyzed in order to formulate recommendations in regards to the identification of potential CHLS in the final Guelph Cultural Heritage Action Plan.

Excerpts from the January 25th presentation, including a summary of the polling exercise results are attached to this summary (see next page).

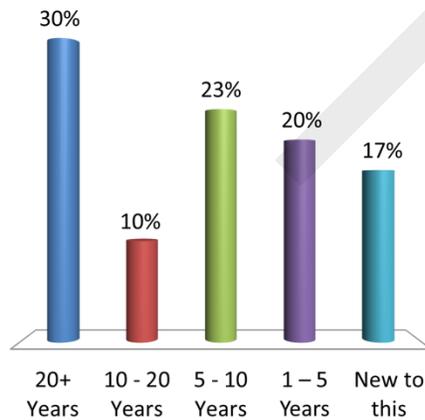
I am here tonight to share my insights as
 a: “ _____ ”

1. Local Historian
2. Heritage Professional
3. Heritage Property Owner
4. Institutional organization
5. Developer
6. Resident group
7. Councillor
8. Other: _____



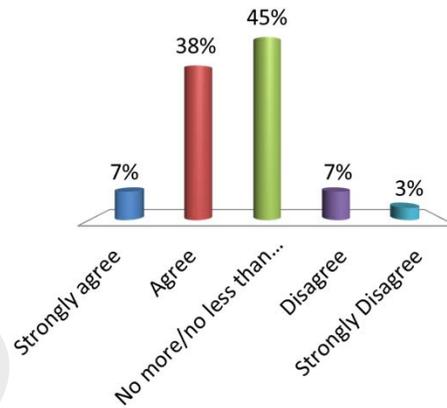
How long have you been active in
 local heritage matters in Guelph?

1. 20+ Years
2. 10 - 20 Years
3. 5 - 10 Years
4. 1 – 5 Years
5. New to this

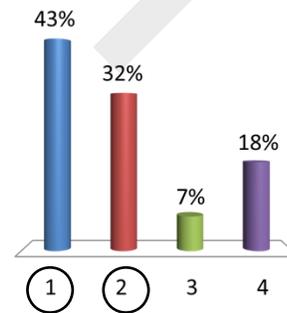


IYO: Guelph residents are passionate about the heritage of their City?

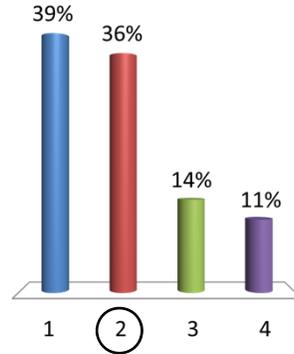
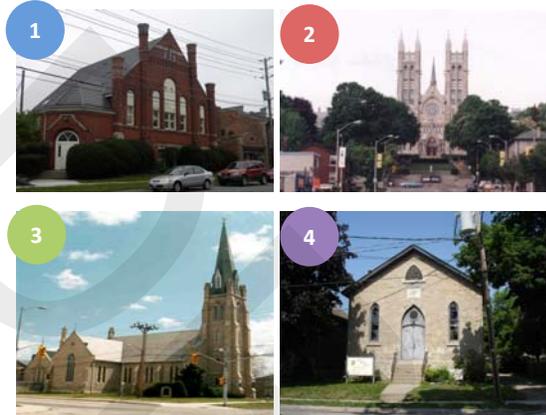
1. Strongly agree
2. Agree
3. No more/no less than other communities
4. Disagree
5. Strongly Disagree



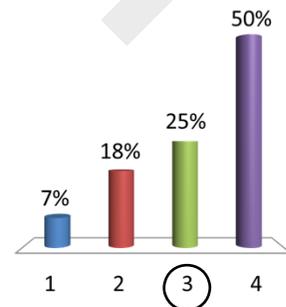
Which of these Guelph properties is not protected by municipal designation?



Which of these Guelph properties is not protected by municipal designation?

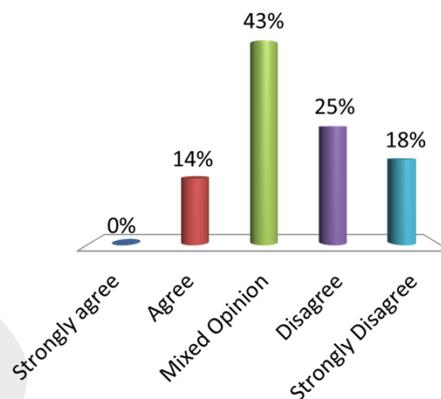


Which of these Guelph properties is not protected by municipal designation?



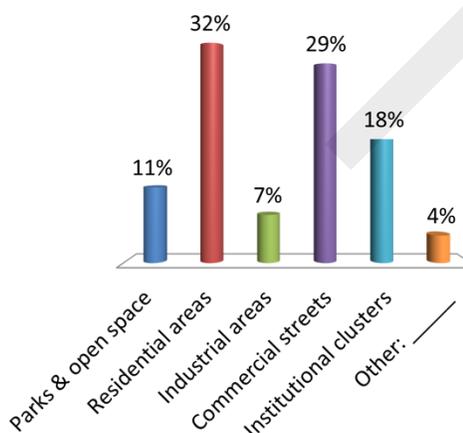
The City of Guelph has taken the necessary steps to protect Guelph's best heritage resources.

1. Strongly agree
2. Agree
3. Mixed Opinion
4. Disagree
5. Strongly Disagree



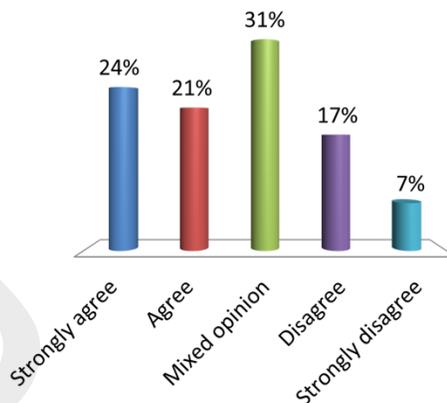
In charting an Action Plan, what heritage resources in Guelph require the most immediate attention?

1. Parks & open space
2. Residential areas
3. Industrial areas
4. Commercial streets
5. Institutional clusters
6. Other: _____



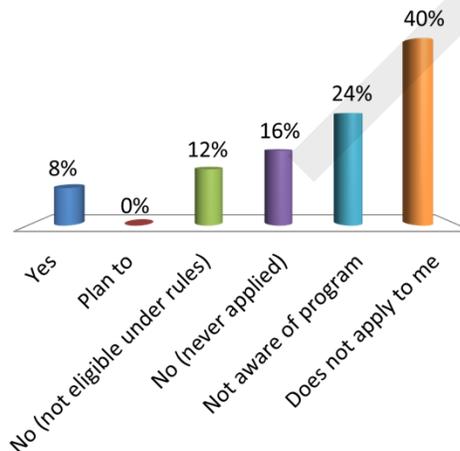
Financial incentives are the most effective way to help conserve heritage resources in Guelph?

1. Strongly agree
2. Agree
3. Mixed opinion
4. Disagree
5. Strongly disagree



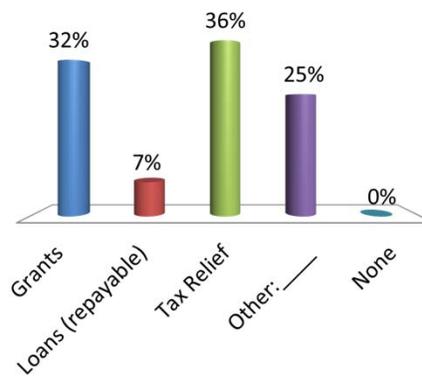
Have you (your organization) received financial support under the City's heritage grants program?

1. Yes
2. Plan to
3. No (not eligible under rules)
4. No (never applied)
5. Not aware of program
6. Does not apply to me



What financial incentives would you like to see Guelph offer to support cultural heritage conservation?

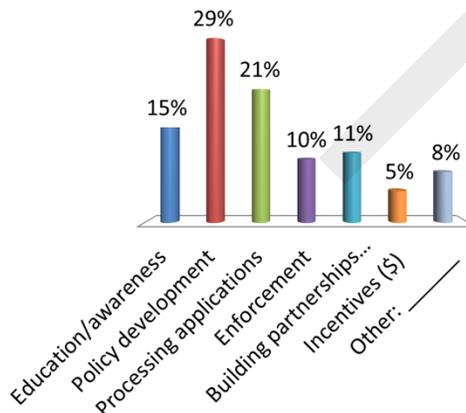
1. Grants
2. Loans (repayable)
3. Tax Relief
4. Other: _____
5. None



With respect to heritage conservation efforts, what does the City of Guelph do well?

Select Top-3

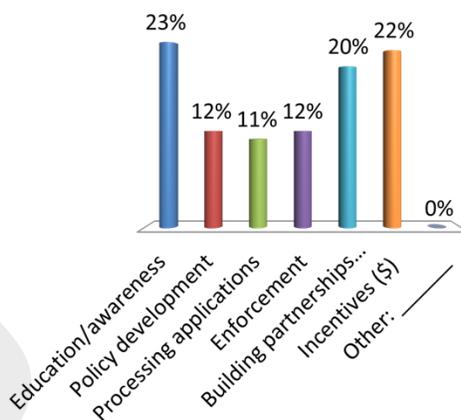
1. Education/awareness
2. Policy development
3. Processing applications
4. Enforcement
5. Building partnerships with asset owners
6. Incentives (\$)
7. Other: _____



With respect to heritage conservation efforts, **what does the City of Guelph need to improve?**

Select Your Top-2 Choices

1. Education/awareness
2. Policy development
3. Processing applications
4. Enforcement
5. Building partnerships with asset owners
6. Incentives (\$)
7. Other: _____



IYO: Which of these municipalities demonstrate strong leadership in managing cultural heritage resources?

1. Cambridge
2. Cobourg
3. Collingwood
4. Guelph
5. Hamilton
6. Kitchener
7. London
8. Niagara-on-the-Lake
9. Stratford
10. Other: _____

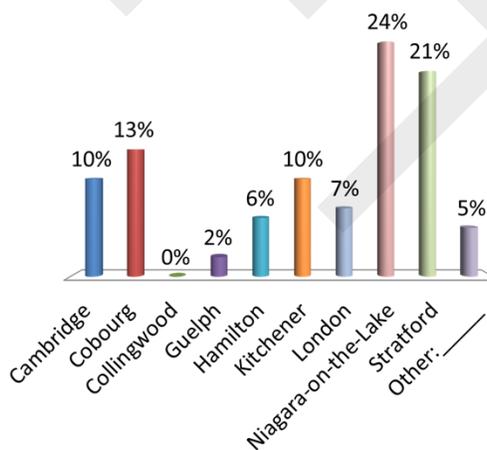


Table 1

CHAP Map –Priority CHLs

Select your Top-3 Choices

1. Speed./Eramosa
2. 1827 Plan
3. Plan 8
4. London Rd (Waterloo res nabe)
5. The Ward
6. Woolwich St (speedvale)
7. Arthers St. N (Drumlin)
8. Downtown
9. UofG
10. Riverscapes

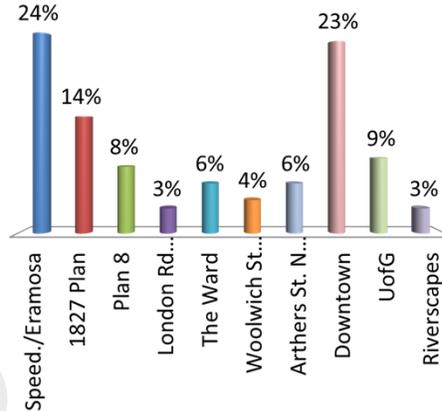


Table 2

Financial Incentives

Select your Top 3 Choices

1. Municipal tax rebate
2. Grants for current/potential heritage properties
3. Tax Incremental Grants
4. Low Interest Loans
5. Guaranteed Mortgages
6. Reduction in associated costs
7. Change in thinking
8. Prop. Tax diversion to heritage Pot.
9. Timing of project adaptive reuse

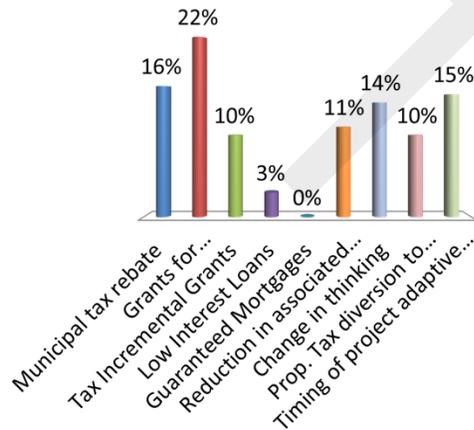


Table 3

Promotion & Awareness

Select your Top 3 Choices

1. Educating Council
2. Make Business case for incentives
3. Explain why its important
4. More Signage
5. Branding Guelph's heritage
6. Promote Guelphs Stories
7. Database of Stories
8. Peer-to-Peer Support
9. Process Too Long/Complicated
10. Need a priority list to assign resources

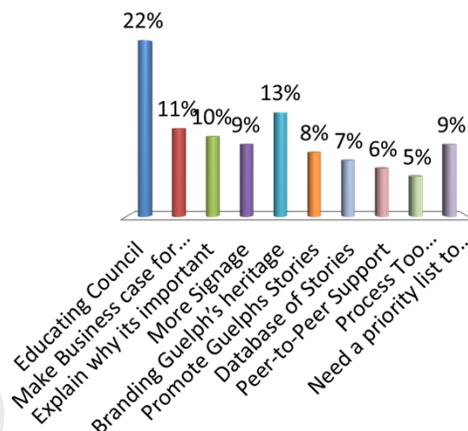
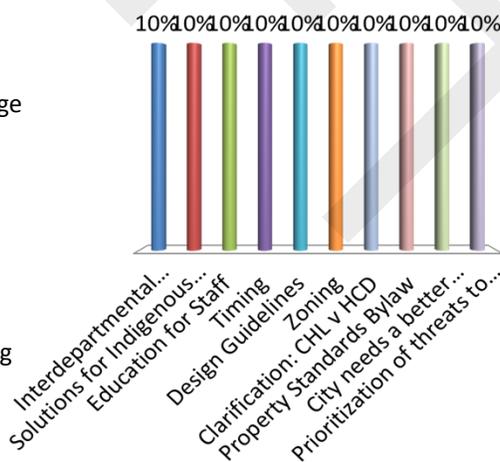


Table 4

Continued Discussion

Select your Top 3 Choices

1. Interdepartmental approach in City to heritage
2. Solutions for Indigenous heritage
3. Education for Staff
4. Timing
5. Design Guidelines
6. Zoning
7. Clarification: CHL v HCD
8. Property Standards Bylaw
9. City needs a better understanding of Part II building code.
10. Prioritization of threats to heritage resources.



NB: Item Not Polled

DRAFT

Appendix 2

Candidate CHL Inventory Forms

DRAFT

Map



DESCRIPTION:

The McNeil (Johnson & Johnson) property is an example of mid-20th century office complex designed in the international style of architecture, and located within a designed landscape. The property features a tree-lined laneway from Massey Road (to the south) and a curvilinear driveway leading from Highway #7. The site is purposefully laid out to direct service / employee vehicles to the main parking area, while visitors are directed to the front entrance.

The eastern portion of the property features a naturalized landscape, which also wraps around the southern portion of the building.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	0

LANDSCAPE TYPE:

Residential / Commercial / **Transportation** / **Industry** / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Prominent setting, located adjacent to and set back from Highway #7.
- Placement of building within landscaped grounds featuring curvilinear driveway.
- Tree-lined laneway from Massey Road.
- Site organization.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

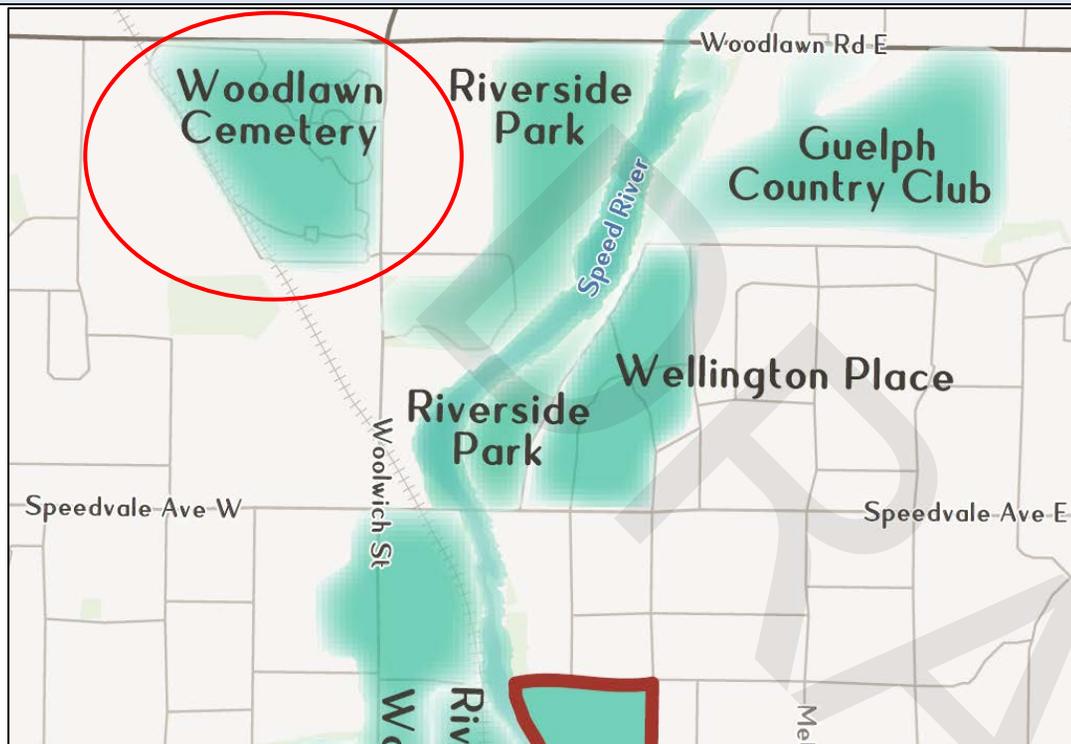
CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES





DESCRIPTION:

Located at the intersection of Highways 6 and 7, Woodlawn Memorial Park is representative of a of mid-1800's "garden cemetery" landscape design, featuring Gothic-Revival style entry gates and caretaker buildings, and a mausoleum in the Classical Revival architectural style. Victorian-style gravestones carved of limestone and granite are interspersed with mature trees, winding lanes, and ornamental shrub groupings.

Common to cemeteries established at this time, Woodlawn Cemetery was created out of a desire to move cemeteries out of the downtown cores due to health risks, and into more distant park-like settings. The cemetery includes burial areas for multiple different faiths and memorial purposes.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	6

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / **Institutional** / Recreational / **Planning**

CHARACTER-DEFINING FEATURES

- Primary cemetery serving the City of Guelph and surrounding areas
- Prominent, central location at junctions of Highway #s 6 and 7
- "Garden cemetery" design of mid-to-late 1800's with park-like, rolling topography, ornamental shrubs and mature trees, wide-spaced, Victorian stone gravestones
- Late 19th/early 20th century Greco Revival mausoleum, Gothic Revival buildings and stone gates

HISTORICAL THEME

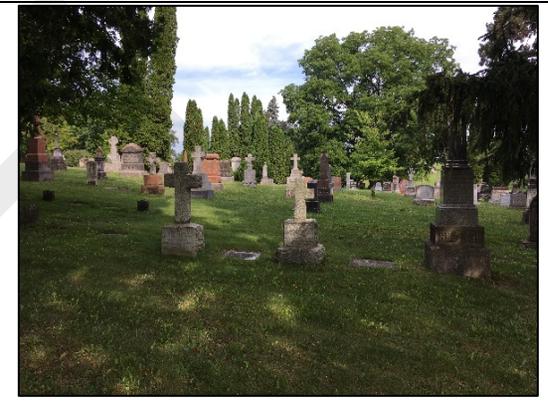
- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
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- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
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- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
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- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

Located between Woodlawn Road East and Speedvale Avenue East, just east of Woolwich Street, Riverside Park is built alongside a portion of the Speed River that runs through Guelph. The Park, which opened in 1905, flanks both sides of the river and now spans an area of approximately 27 hectares. It is comprised of a range of largely designed landscapes which offer programmed recreational space, walking trails along the river, and various entertainment features.

Known once as a popular swimming areas, the Park now provides visitors with a carousel, formal gardens, recreational sports fields, an interactive miniature model train, children’s playground, and floral clock which serves as a visual marker when approaching the city from the north. The Speed River Trail and Royal Recreation Trail, running along either side of the Speed River, connect the park to other areas of the city, and provide travellers with pleasant waterfront paths for walking, running and cycling.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	3

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / Institutional / **Recreational** / Planning

CHARACTER-DEFINING FEATURES

- Entertainment features including an interactive miniature model train, a carousel, children’s playground and floral clock/formal gardens
- Speed River with weirs, overlooks, and recreational paths on both sides of river connecting to rest of city
- Largely designed landscapes with naturalized areas
- Bandshell
- Recreational sport fields

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
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- RECREATIONAL
- OTHER:

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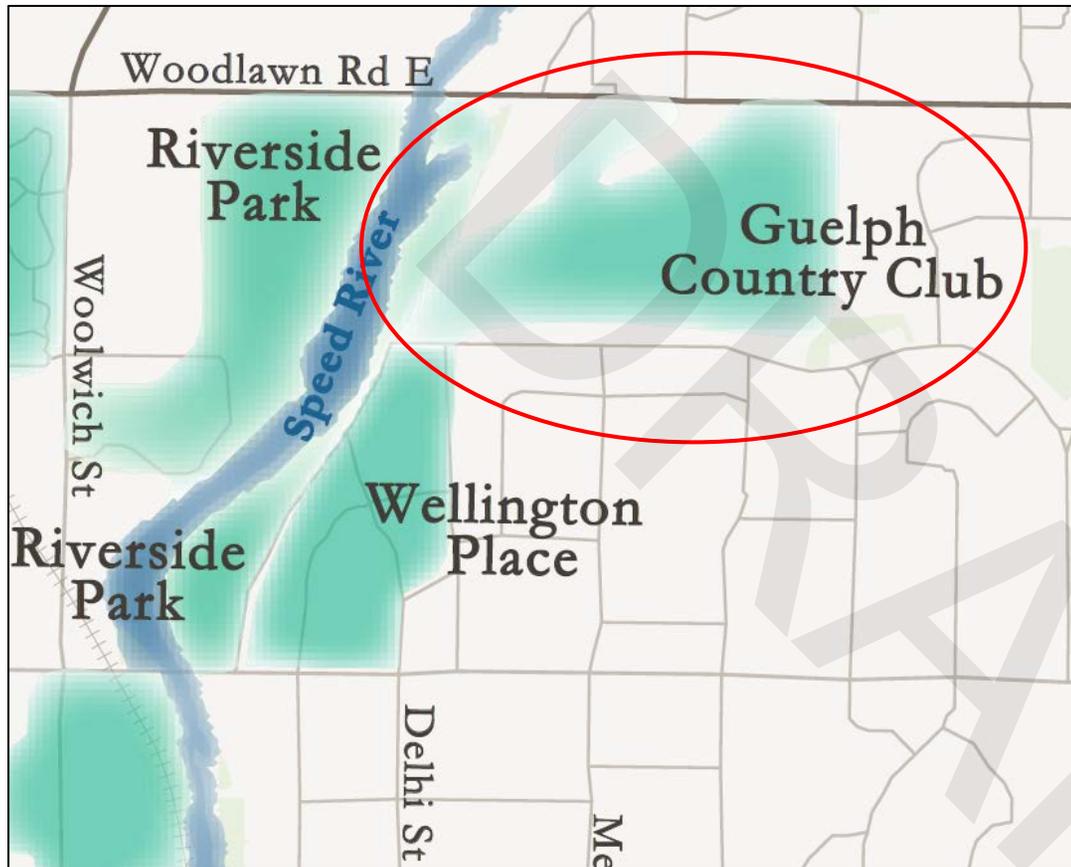


Credit: City of Guelph



Credit: Vinnie Bachanan, Guelph Mercury

Map



DESCRIPTION:

The Guelph Country Club is located on Woodlawn Road East, situated adjacent to Riverside Park and the Speed River. Founded in 1912, the Country Club was the first golf course to serve the City of Guelph. The Clubhouse, which was built in the early 1900's, has remained on the site. Some major renovations and additions occurred during the 1950's and 1960's, but much of the original building was retained. A nursery was started on the golf course lands in 1935, with the planting of 6700 trees. Willow trees were planted in 1943, and in 1946, 9500 additional seedlings were planted on the lands. Much of these plantings are visible today as the mature beautiful trees that can be enjoyed throughout the entire golf course.

Residential homes along Fairway Lane and Riverview Place are located within the Guelph Country Club lands. The residential homes consist of single detached and townhome dwellings.

LOCATION:

Within the Described Boundary, there are:

- Designated HCDs: 0
- Designated Properties: 0
- Listed Properties: 1

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / Institutional / **Recreational** / Planning

CHARACTER-DEFINING FEATURES

- Numerous mature trees throughout the entirety of the golf course
- Secluded location set back from road
- Clubhouse constructed in the early 1900's
- Entrance gates dating from the early 1900's

HISTORICAL THEME

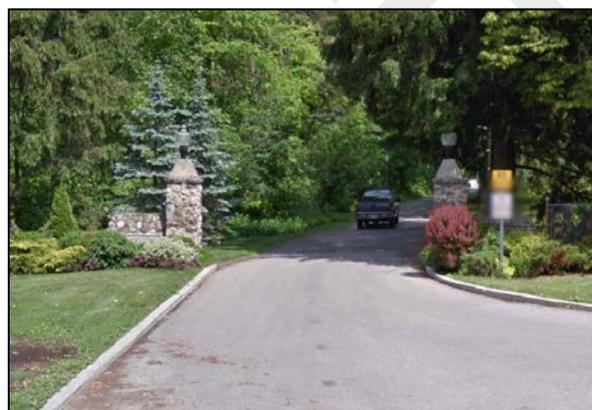
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- OTHER:

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- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES

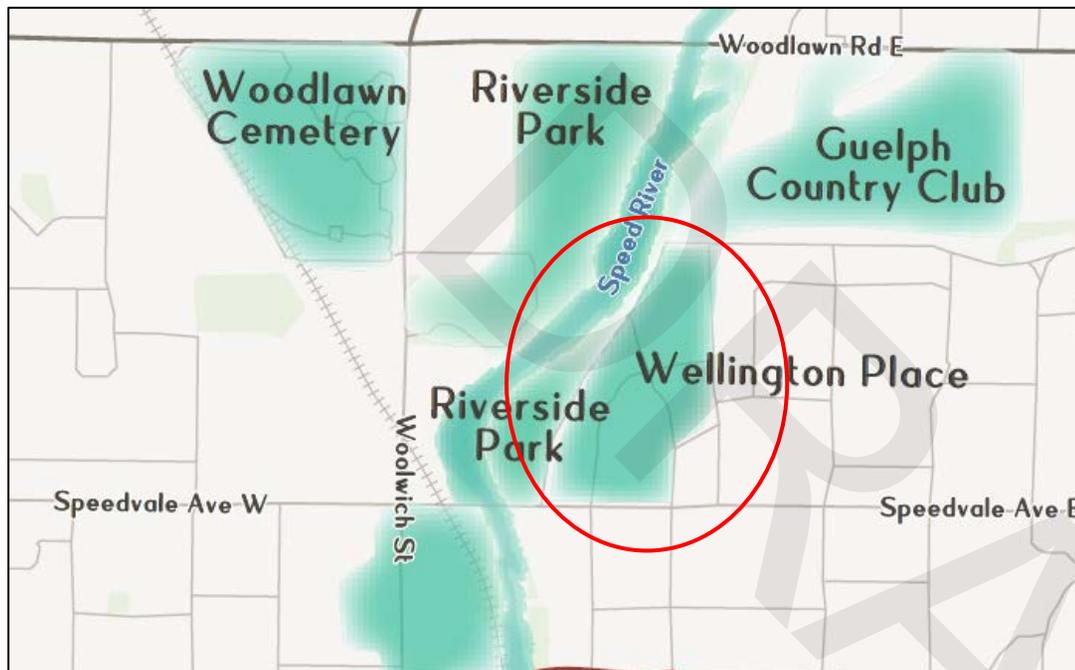


(Source: Google)



(Source: Google)

Map



DESCRIPTION:

Wellington Place is located east of Riverside Park and the Speed River. The neighbourhood includes parts of Wolseley Road, Riverview Drive, Waverley Drive, and Delhi Street. The Delhi/Riverside area contains a number of listed heritage properties and distinctive features and attributes. A number of the listed heritage properties within the neighbourhood, particularly those along Delhi Street and Riverside Drive are examples of early 20th century architecture. The area is distinctive as it portrays the “City Beautiful” movement that flourished in the late 1800’s and early 1900’s with tree-lined boulevards and park access.

The name boundaries of the candidate CHL were informed by the Registered Plan for the area (Plan 356), registered in 1911.

The neighbourhood is characterized by larger lots with mature trees lining the streets. Riverside Park provides access to a beautiful open green space and waterfront trails.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	7

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / Institutional / **Recreational** / **Planning**

CHARACTER-DEFINING FEATURES

- Beautiful mature trees across the entire neighbourhood
- Early 20th century residential homes
- Access to Riverside Park along Riverside Road

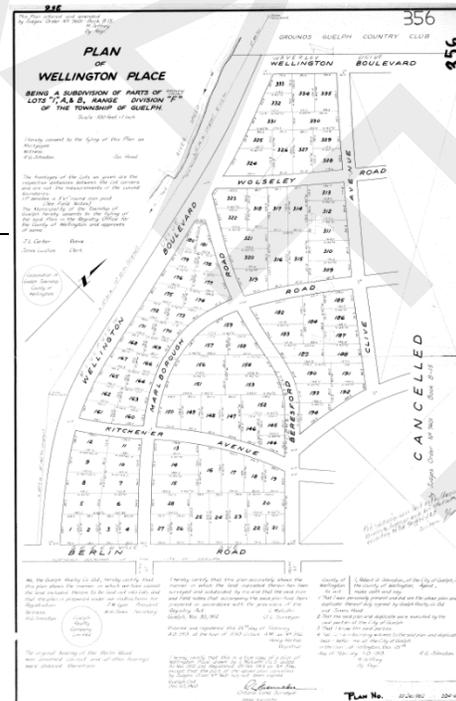
HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:



CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS



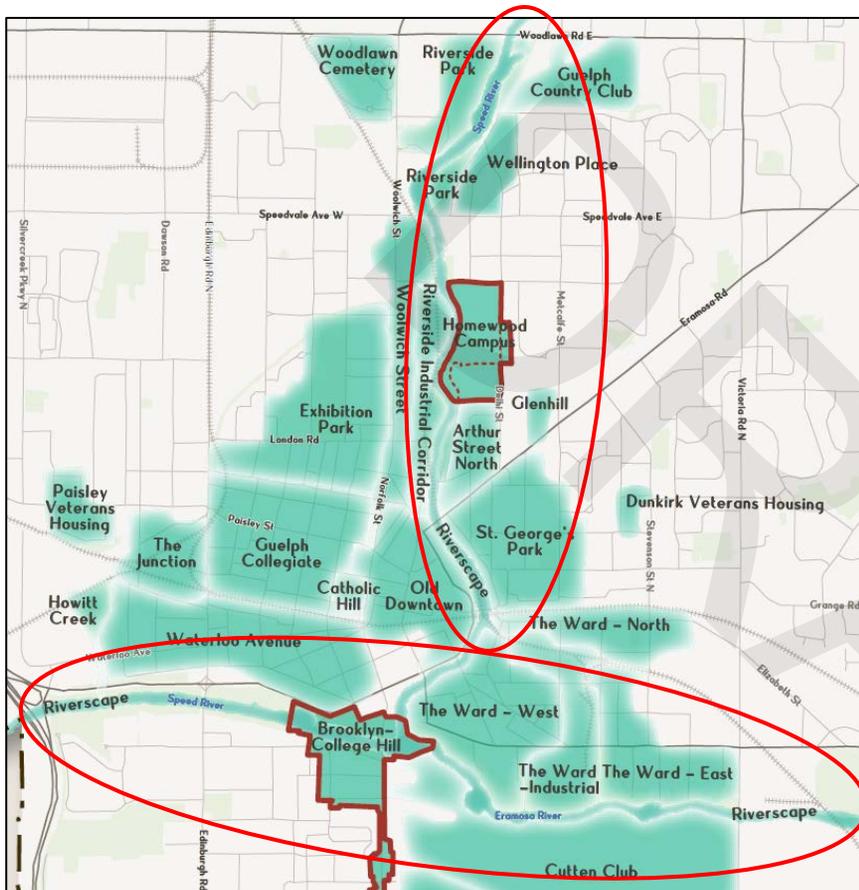
COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



(Source: Google)

Map



DESCRIPTION:

The Speed and Eramosa Rivers flow south and south west, respectively, through the City of Guelph before combining and entering into the Grand River in Cambridge. The rivers have provided the City of Guelph and its residents with extensive waterfront access and recreational opportunities throughout the city’s history, and served as transportation corridors for local indigenous peoples prior to Western settlement.

The Speed River, flowing south through the City of Guelph, passes through a number of neighbourhoods and parks. A majority of the Speed River that flows through Guelph is channelized through retaining walls along the east and west sides of the river. Alongside the river, you will typically find various types of vegetation and trees lining the bank. Multi-use trails also exist along the riverbanks providing waterfront access to residents. Similarly, the Eramosa River provides both naturalized and planned vegetation along its banks, as well as multi-use trails.

This candidate CHL comprises the entire length of the Speed River and Eramosa River within the limits of the City of Guelph. A portion is also included within the Brooklyn and College Hill Heritage Conservation District.

LOCATION:

Within the Described Boundary, there are:

- Designated HCDs: 0
- Designated Properties: 0
- Listed Properties: 0

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / **Waterways** / Agricultural / Institutional / **Recreational** / Planning

CHARACTER-DEFINING FEATURES

- River corridor with hardened/channelized and naturalized banks
- Weirs and bridges
- Numerous adjacent walking/recreational trails and park spaces throughout city

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

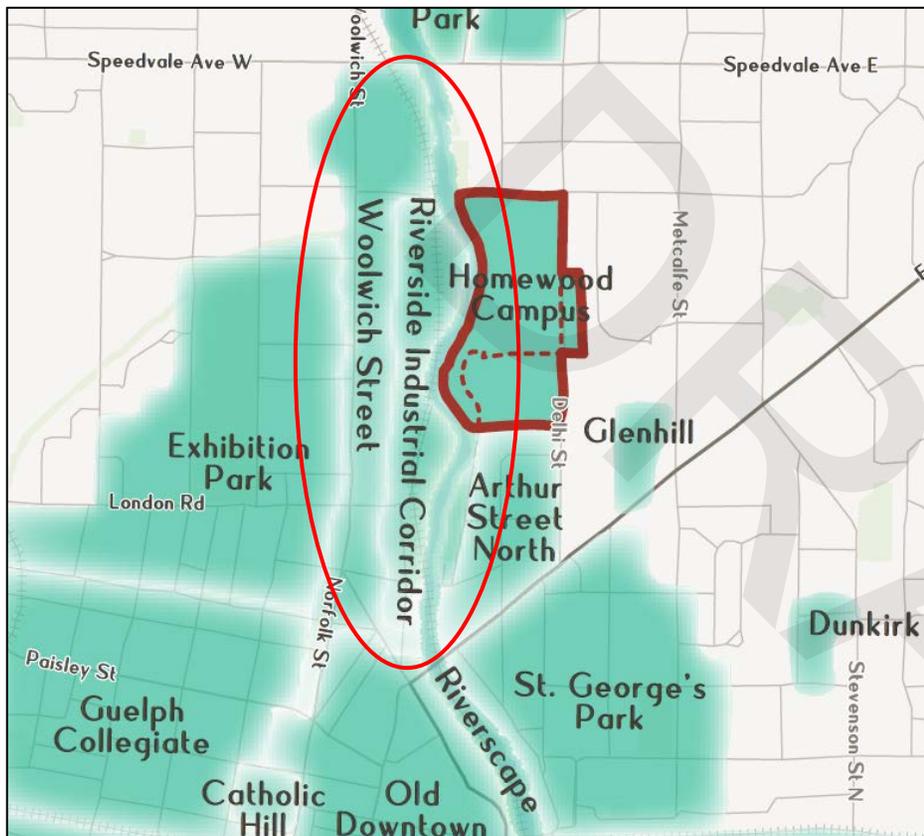
- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

Woolwich Street is located west of the Speed River, beginning at the intersection of Woolwich Street and Woodlawn Road East and ending at Woolwich and Macdonell Street. The road historically served as a major trade and transportation route connecting the downtown to communities further north, and still serves as a primary route into the city core. Woolwich Street is distinctive for its variety of historic properties, particularly a series of limestone block houses built by John Hall between 1872-1876. It is also notable as being one of the first streets in Guelph to operate the first public transit system in 1895, built by George Sleeman, a local businessman and member of the Sleeman family of brewers.

In addition to being a critical transportation route, Woolwich Street hosts an array of architectural styles that are historically significant, with many buildings located along the Street listed as heritage properties.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	12
Listed Properties:	95

LANDSCAPE TYPE:

Residential / Commercial / **Transportation** / Industry / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- A concentration of heritage resources including heritage buildings and sites along its length
- 19th and 20th century architecture
- Culturally significant, functioning as first major public transit route in 1895

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
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- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
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- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
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- COMMEMORATION – SITE USED FOR CELEBRATIONS
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- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



(Source: City of Guelph)

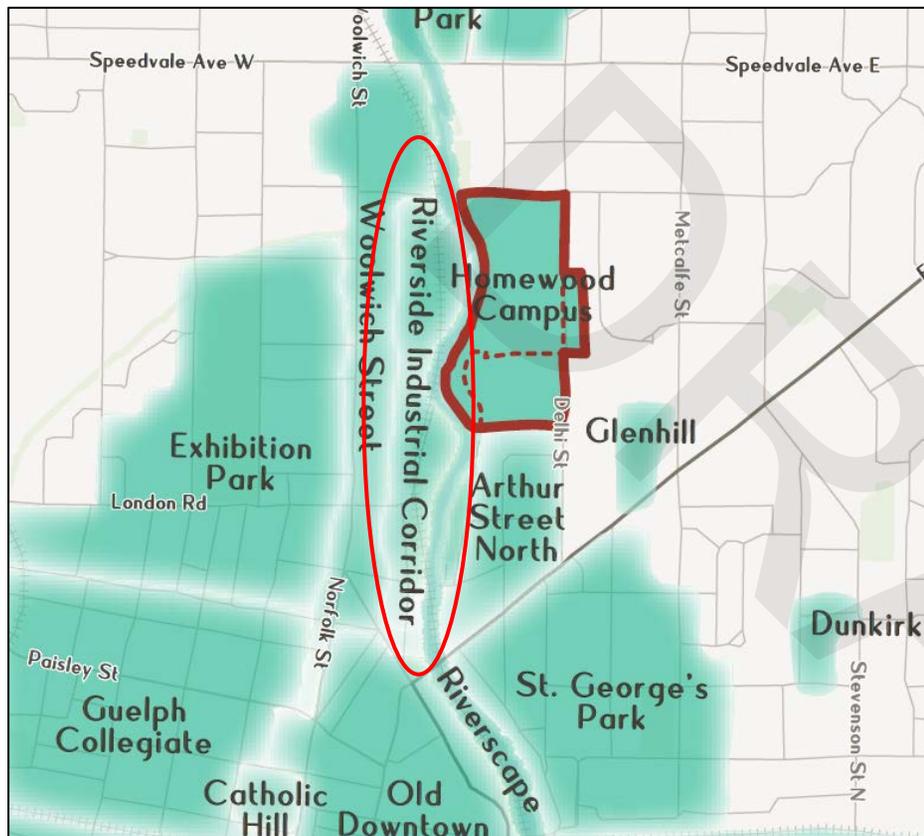


(Source: Google)



(Source: Google)

Map



DESCRIPTION:

The Riverside Industrial Corridor area is characterized by a series of remnant industrial properties approximately delineated by the Speed River to the east, Dufferin Street to the west, Speedvale Avenue to the north and adjacent railway line. Early 20th century residential neighbourhoods immediately abut the area, which is now largely comprised of storage facilities or empty lots, but Goldie Mill remains as a well-preserved ruin of the former early industrial areas.

Located between Cardigan Street and the Speed River, Goldie Mill Park is rich in history as it is one of Guelph's most well-known early manufacturing sites. It was the location of Guelph's first sawmill, built by David Gilkison in 1827, and was used for this purpose for over 100 years. Although the principal use of the property was for the Mill, during its life the site was also used as a foundry, cooperage, distillery, piggery and tannery. Today, the ruins of the former Mill lie in the park and is maintained by the Grand River Conservation Authority. The remains of the Mill today include thick stone walls, a brick chimney and foundations buried to the north and north-west of the site.

Goldie Mill was highly significant to the prosperity of Guelph and has been designated under Part IV of the Ontario Heritage Act for its historic and architectural value.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	2
Listed Properties:	5

LANDSCAPE TYPE:

Residential / Commercial / Transportation / **Industry** / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Abandoned/remnant early industrial properties
- Location of Guelph's first Sawmill and used as such for over a century
- Ruins of the former Goldie Mill including stone walls, brick chimney and foundations;
- Remnant foundations from other factory buildings in close proximity;
- Speed River to the east of the site, adjacent railway and associated steel bridge (1882)

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
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- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

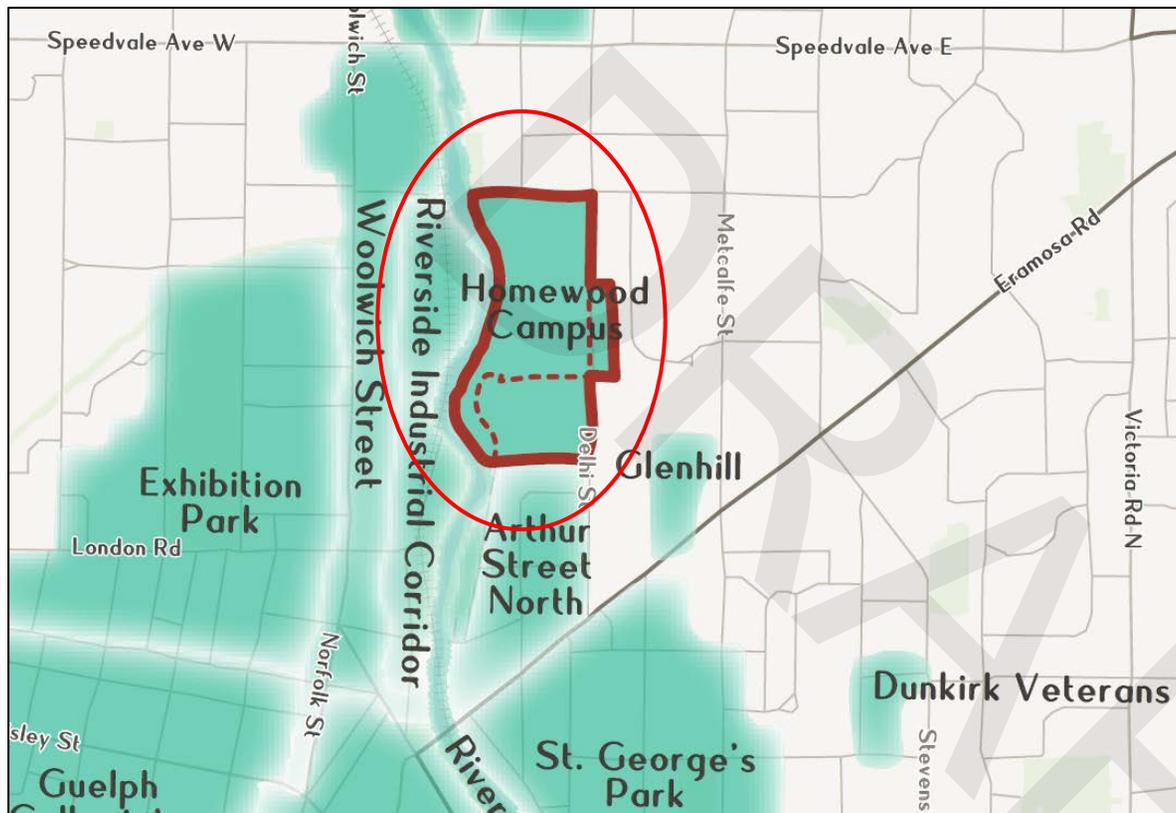
- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
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- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

Homewood is located to the east of the Speed River and is surrounded by Delhi Street to the east, Spring Street to the south and Emma Street to the north. Homewood Health Centre, a mental health and addiction treatment centre that has existed on the lands since 1883, provides patients with a large outdoor experience in a peaceful atmosphere. With the Speed River flowing through the site, patients were offered a beautiful view, landscaped environment and restful atmosphere for healing. Today, the health centre remains in operation, providing present patients with the same experience.

The lands have a number of distinguishing features including the historic buildings, the beautifully landscaped greenspace and therapeutic landscape, and the Speed River. The lands provide trails along the river and throughout the lands for patients of the health centre.

The property has been identified as a cultural heritage landscape and was recently designated under the Ontario Heritage Act as three separate landscapes (see map on next page). The main components are the therapeutic landscape, Riverslea, and the Nurse's Residence.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	3
Listed Properties:	0

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / **Waterways** / Agricultural / **Institutional** / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Evolved therapeutic landscape, reflecting ideas of health care and Guelph's history;
- Setting and views towards the Speed River;
- Historic buildings built in the 19th and 20th century; and
- Association with notable Guelph residents.

HISTORICAL THEME

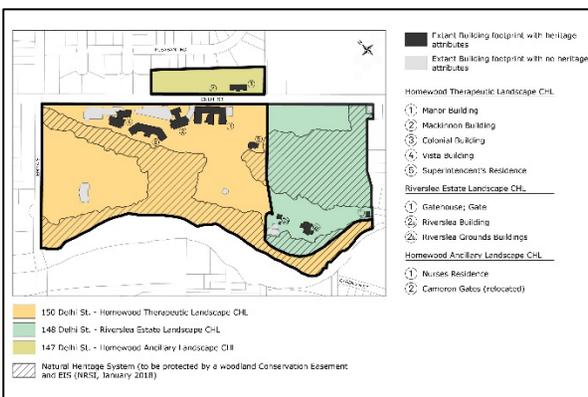
- PLANNING
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 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
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- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

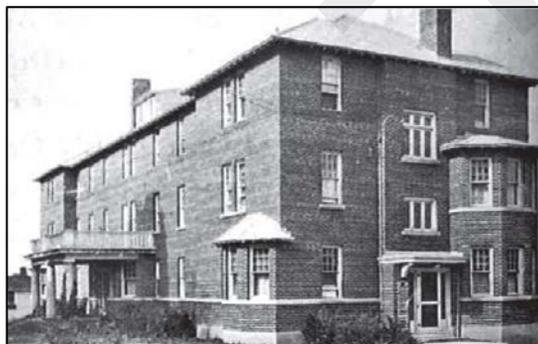
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COMMUNITY VALUE

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- GENIUS LOCI – SENSE OF PLACE
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(Source: City of Guelph)



(Source: ERA / City of Guelph)



(Source: ERA / City of Guelph)



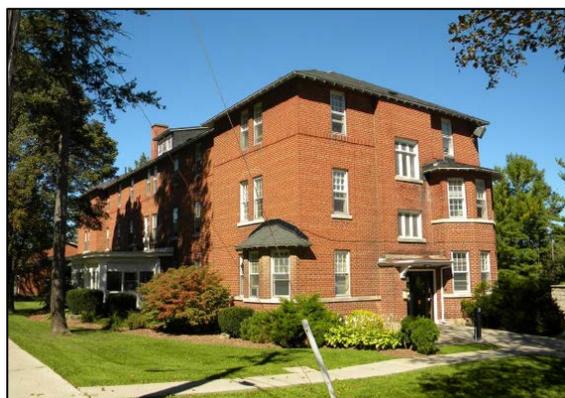
(Source: ERA / City of Guelph)



(Source: ERA)



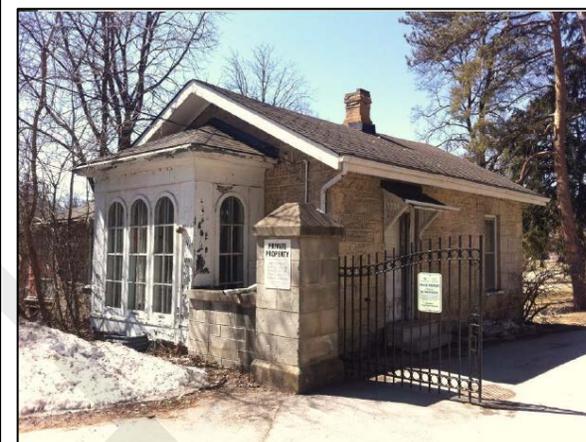
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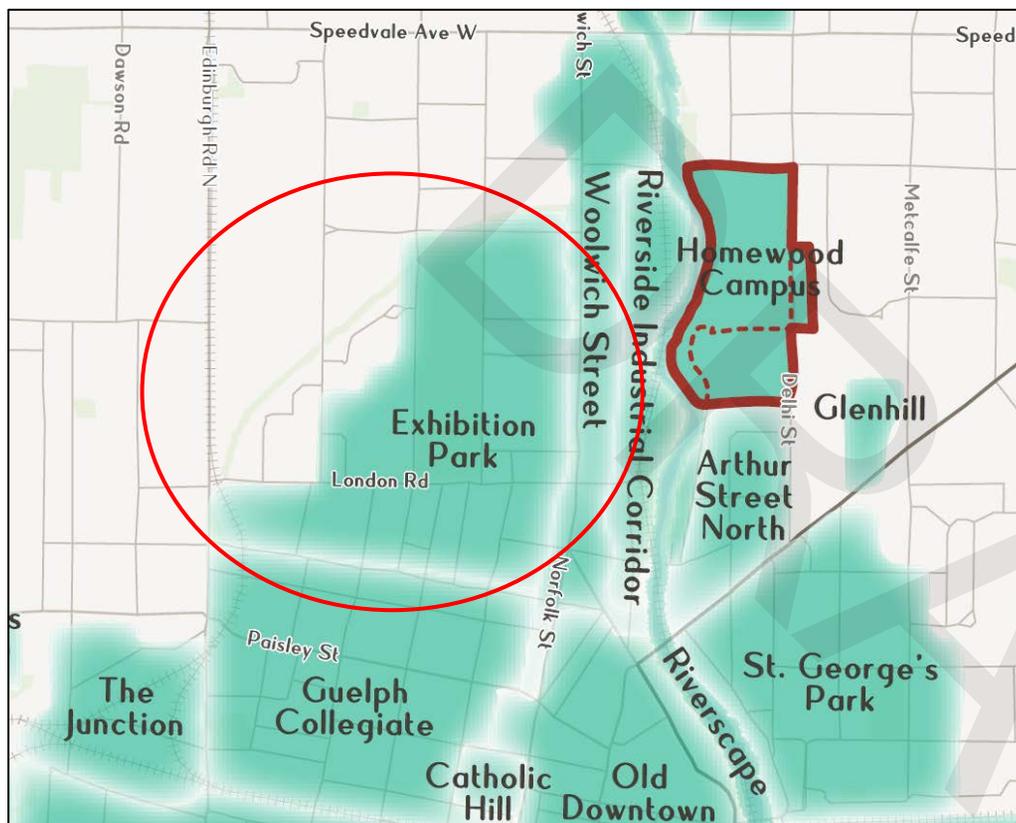


(Source: ERA)



(Source: City of Guelph)

Map



DESCRIPTION:

The Exhibition Park area includes both Exhibition Park itself, bounded by Division Street at the north, Kathleen Street to the west, London Street East to the south and Exhibition Street to the east, as well as surrounding 19th and 20th century neighbourhoods. The park was established in 1871, and the neighbourhood surrounding it is one of Guelph's oldest and most well-known. A number of designated or listed historic properties are immediately proximate to the park. Exhibition Park was originally the location of the former Central Exhibition, which began in 1871. It was also once the location of a horse race track, exhibition building and livestock sheds.

Today, the southern portion of the park contains mature shade trees and rolling topography with paved walking paths. The northern area is used for recreational activities including baseball, soccer, and tennis, with an indoor hockey arena at the northeast corner. The park provides multi-use trails and leisure areas for visitors.

Street blocks south and east of Exhibition Park consist of a concentration of listed and designated residential and institutional heritage properties dating back to the 19th and 20th centuries, with mature shade trees lining the street edges.

Exhibition Park has its origins in Plan 8, dating from 1855.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	12
Listed Properties:	214

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / **Institutional** / **Recreational** / Planning

CHARACTER-DEFINING FEATURES

- Location of the former Guelph Exhibition, inaugurated in 1871
- Former location of horse racing track, exhibition building and livestock sheds
- Historical neighbourhoods overlooking park
- Collection of mature trees and landscaped green space

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

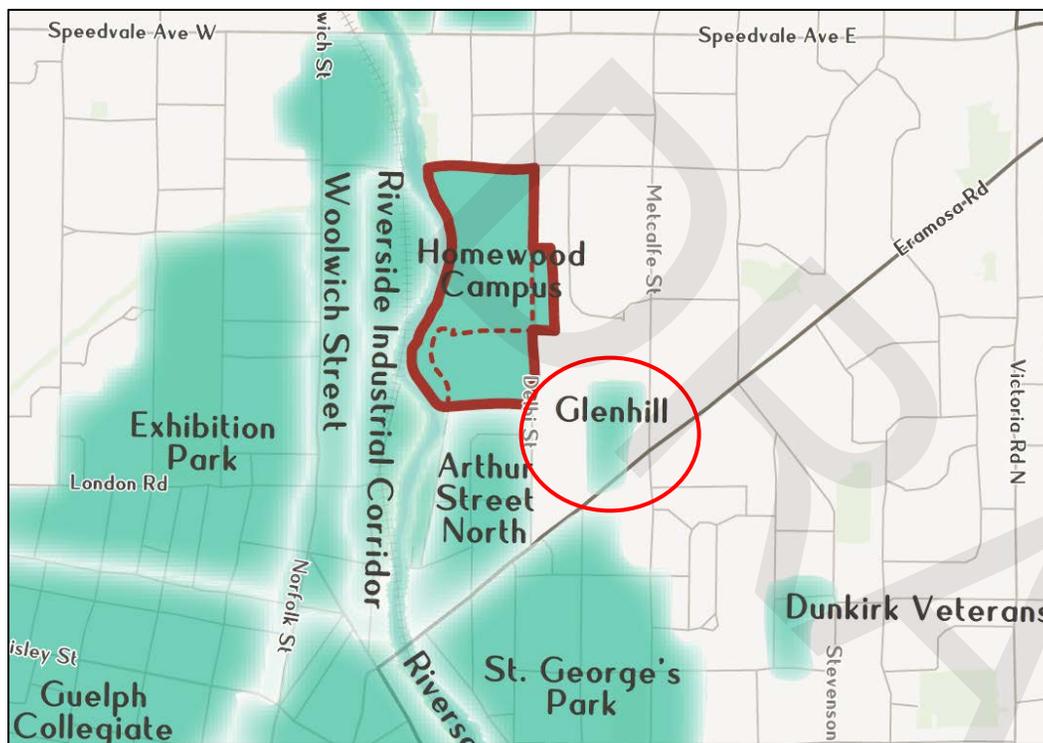
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- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

Glenhill Place is located east of the Guelph General Hospital. It is a short, winding single street that ends in a cul-de-sac and consists of primarily mid-century bungalows except for one designated house built in the late 19th or early 20th century. The first record of the property dates back to 1834 when Mr. John Mitchell was granted a parcel of land from the Canada Company and known then as the Mitchell Survey. Based on historical records, it is estimated that the designated residential home was constructed in the mid-19th century. In the late 19th century, the residents of the home operated a small dairy farm on five acres of surrounding land. The property and land surrounding it was transferred to various owners throughout the 20th century.



Credit: City of Guelph

The home has experienced many renovations, however, all of the original exterior stone walls on the home have remained. The home also includes original windows and window openings, as well as the limestone lintels and sills that surround them.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	1
Listed Properties:	0

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Designated home built in the mid-19th century
- Original exterior stone walls, windows and window openings, and limestone lintels and sills
- Representative of early-mid 20th century residential development within a natural setting.
- Mid-century architectural style and built form.

HISTORICAL THEME

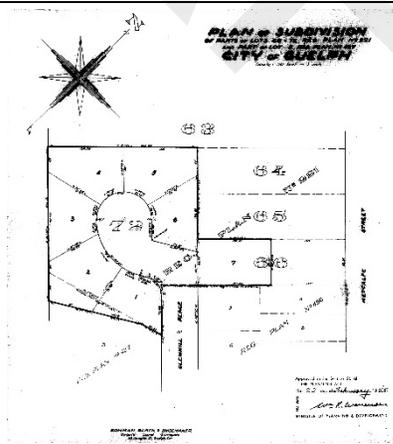
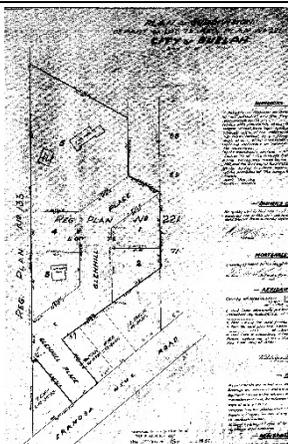
- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

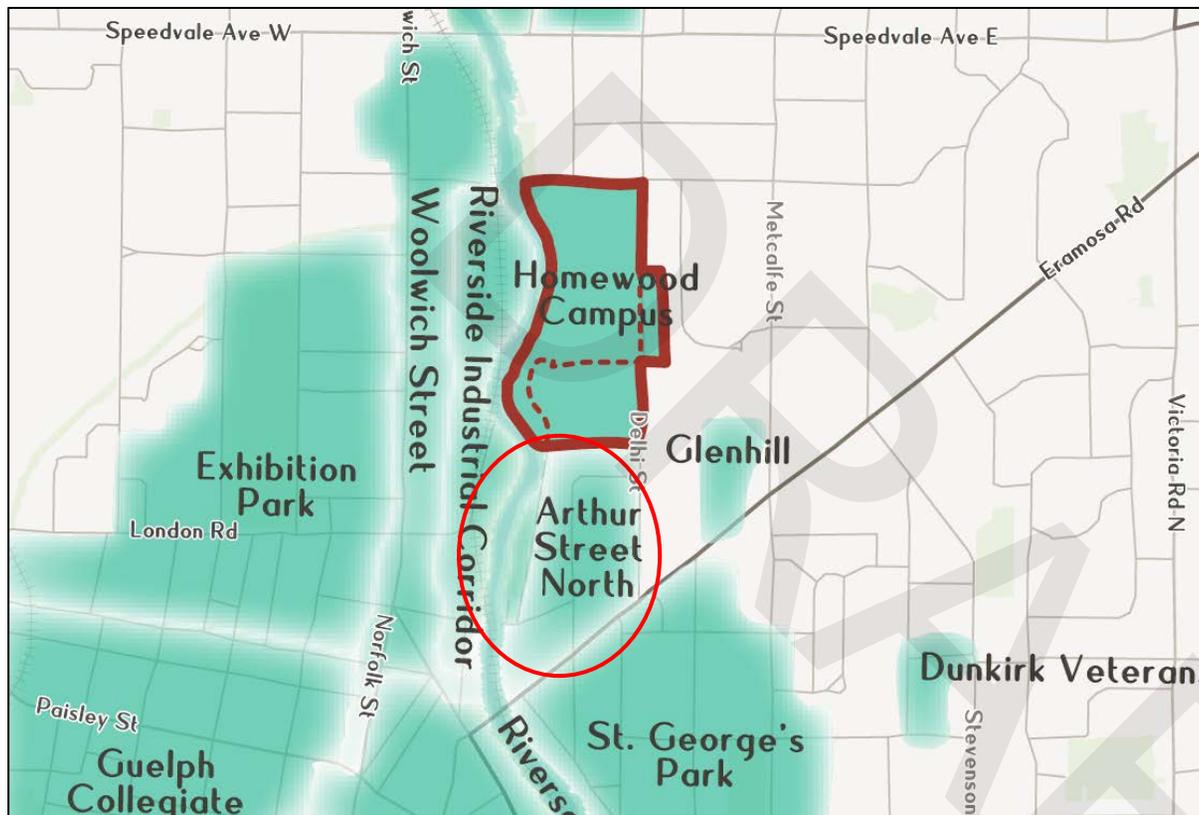
- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

Arthur Street North is located to the east of the Speed River and just south of the Homewood Campus lands. The street is located alongside one of Guelph’s former industrial sites, which has since been transformed into recreational park and open space. Many of the properties along Arthur Street North are listed, having been built in the late 19th and early 20th century and are characterized by exterior limestone walls still visible and in good condition. Many of the residential properties along Arthur Street North face on to parkland immediately adjacent to the Speed River. Mature trees line the street and provide a beautiful green streetscape. At the north end, an access road from Arthur Street to the Homewood Health Centre is marked by pillars, a cast iron gate and gatehouse.

The neighbourhood that exists east of Arthur Street North also includes a large collection of listed heritage properties and is distinguished by some of the same characteristics found along Arthur Street North.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	21

LANDSCAPE TYPE:

Residential / Commercial /
Transportation / Industry / Waterways /
Agricultural / Institutional / Recreational
/ Planning

CHARACTER-DEFINING FEATURES

- Concentration of listed heritage properties;
- Original exterior stone walls;
- Located alongside historical industrial site;
- Prominent homes from late-19th to early-20th century;
- Tree-lined streets with views towards river.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

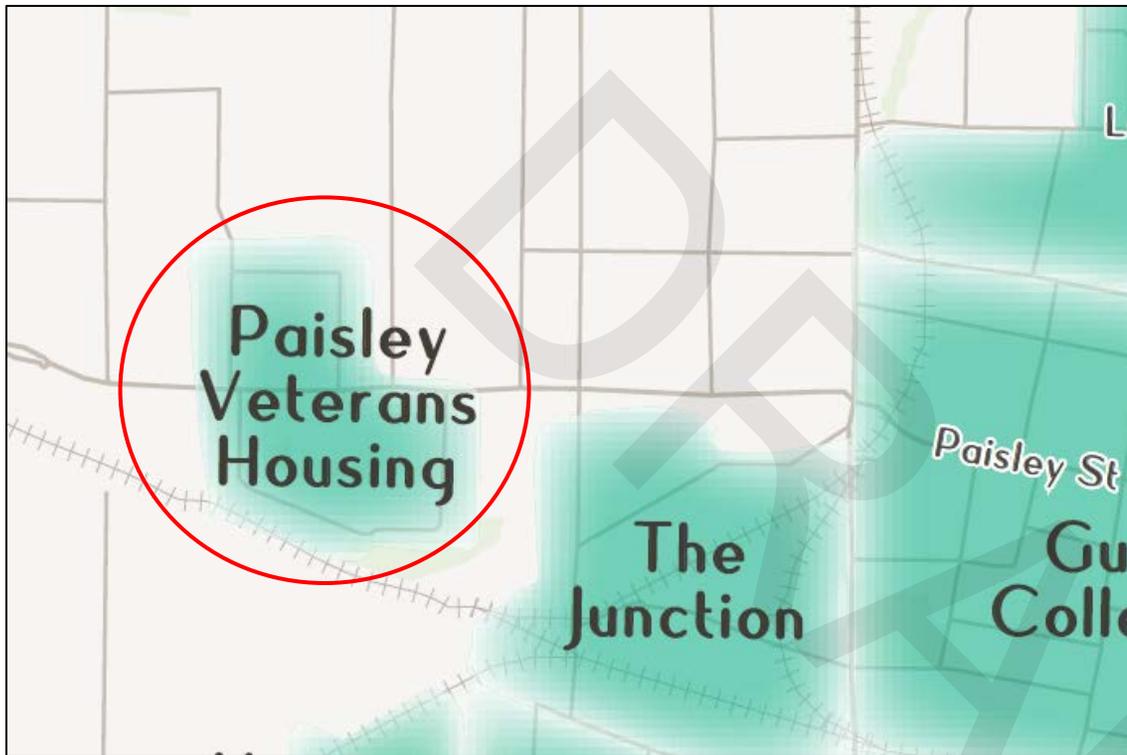
- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
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- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

The Paisley Veterans Housing area is located north of Goldie Park, west of Paisley Road Public School, east of Heath Road and south of Kenwood Crescent. The area is characterized as a post-WWII residential neighbourhood that consists of residential homes on both sides of single streets with sidewalks. There are two Registered Plans that comprise the neighbourhood, registered in the late 1940's – early 1950's. Homes generally fall in the same time period.

The neighbourhood was constructed providing consistent front yard setbacks and side yards. The neighbourhood is comprised of a consistent building form that includes single-detached homes, with horizontal siding. Five homes located on Memorial Crescent and Merritt Boulevard are listed as heritage properties on the City of Guelph non-designated heritage register. The candidate CHL has a high level of integrity and evidence of the original built form.

The area provides access to two parks being Memorial Crescent Park found at the centre of a number of residential properties and Goldie Park, located south of Goldie Avenue.

LOCATION:

Within the Described Boundary, there are:

- Designated HCDs: 0
- Designated Properties: 0
- Listed Properties: 5

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

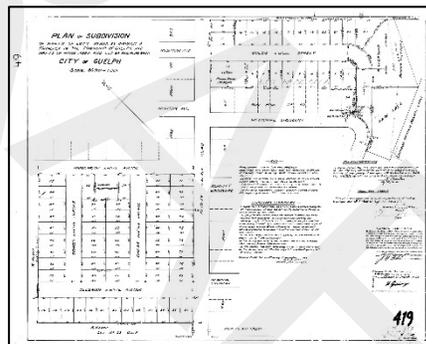
- Consistent building form and design.
- Single-detached building form.
- Representative of a Post WWII residential neighbourhood;
- Association with post-war housing boom and CMHC programs aimed at providing housing for returning veterans.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

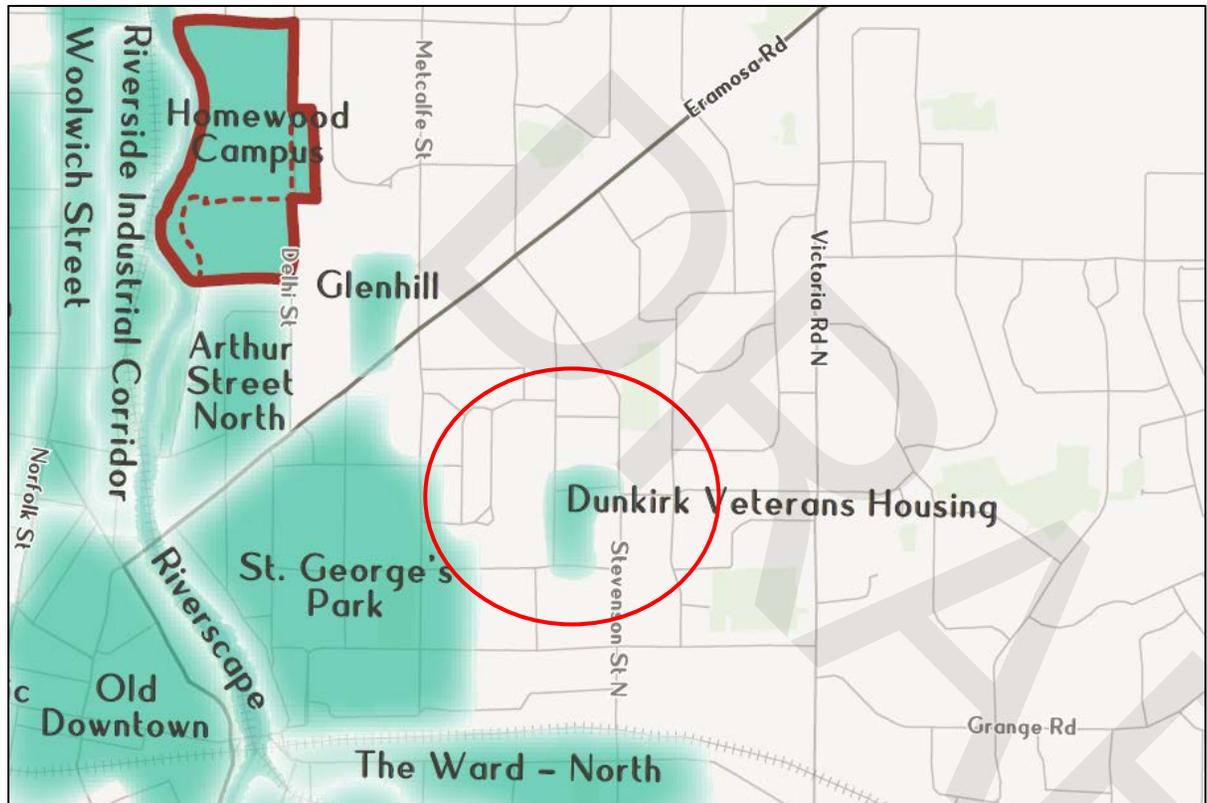


COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

The Dunkirk Veterans Housing area consists of Dunkirk Avenue and Casino Avenue, located due east of the St. George’s Park neighbourhood. The area is characterized by its post-WWII residential housing on both sides of single streets. The residential homes are consistent in their form, being composed of small single detached dwellings on narrow lots with consistent side and front yard setbacks. The majority of the homes are comprised of a horizontal siding clad exterior, with few additions or renovations undertaken that alter the original form. There are currently no listed or designated homes on these streets. The candidate CHL has a high level of integrity and evidence of the original built form, and is representative of the post-WWII style of residential development.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	0

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Consistent building form and design
- Single-detached building form
- Representative of a Post WWII residential neighbourhood
- Association with post-war housing boom and CMHC programs aimed at providing housing for returning veterans

HISTORICAL THEME

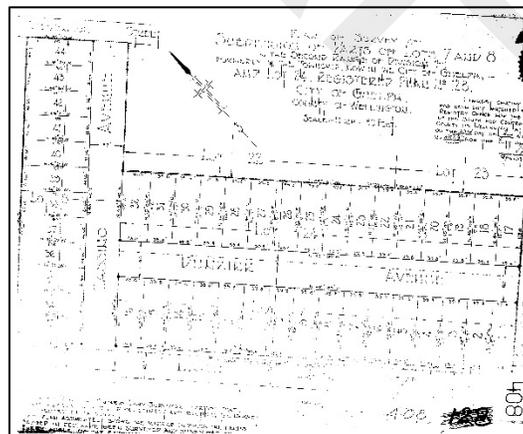
- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

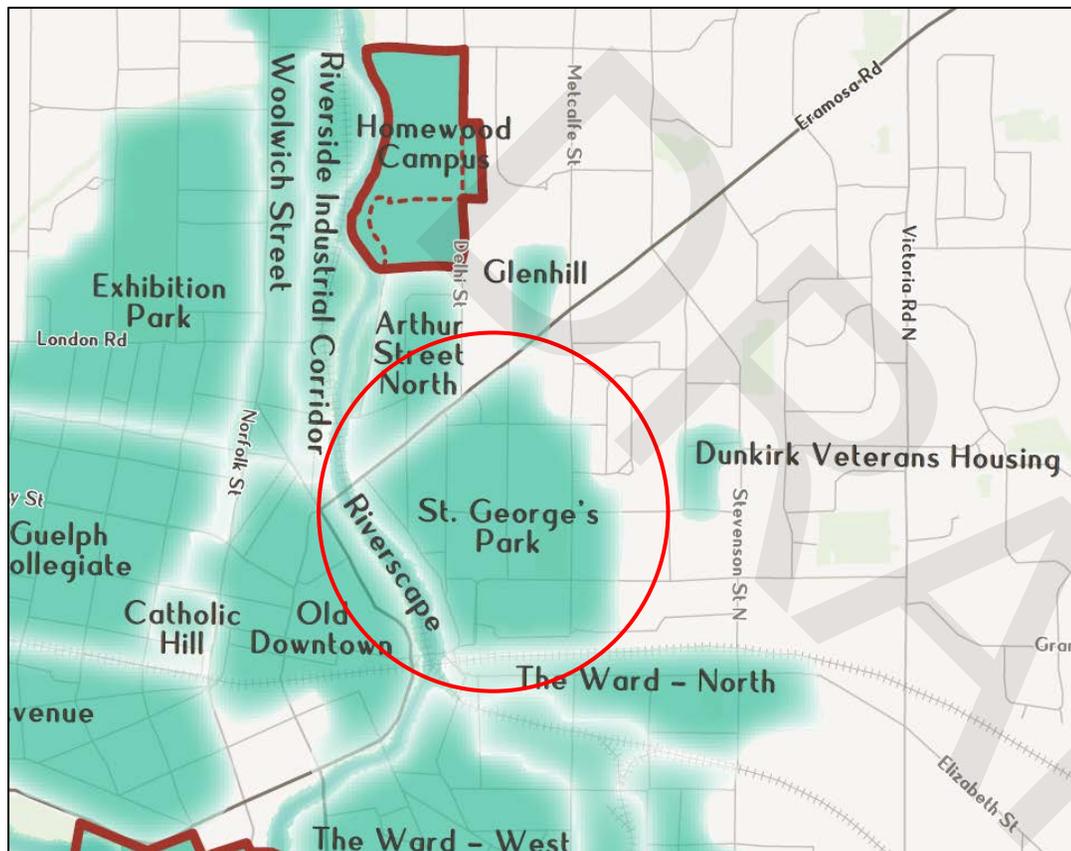
- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

The St. George's Park neighbourhood is bounded by the Speed River to the west, Eramosa Road to the north, Jackson Street to the east and Elizabeth Street to the south. The neighbourhood is largely centered on St. George's Park, a rectangular green space at the intersection of Metcalfe and Palmer Streets. The Park was purchased by the Board of Parks Management in 1909 and included amenities such as swings, water fountain and a sand box. Today the Park offers play equipment, a washroom facility, five tennis courts and an outdoor ice rink in the winter.

The St. George's Park neighbourhood contains a number of listed and designated heritage properties. Many of the homes in this neighbourhood sit on large and medium size lots with landscaped front yards and large mature trees. The streets are also lined with mature shade trees. Most of these larger residential "park" lots are located west of St. George's Park, while smaller lots are to the east. Situated on top of one of the highest points in Guelph, many of the properties command views overlooking city and Speed River. Residential styles are typical of wealthier residences built in the 19th and 20th century, some with rich architectural detailing. Historically, this neighbourhood has been and continues to be one of the city's most prominent areas, notable due to large lot sizes, architectural details, views and location in relation to the city.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	5
Listed Properties:	110

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Historic St. George's Park at neighbourhood centre;
- Speed River to the west;
- Numerous listed large state residential properties with "park" lots and mature landscaping;
- Consistent late 19th/early 20th century architecture;
- Large mature trees creating canopies over streets;
- Commanding views of the City of Guelph.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
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- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

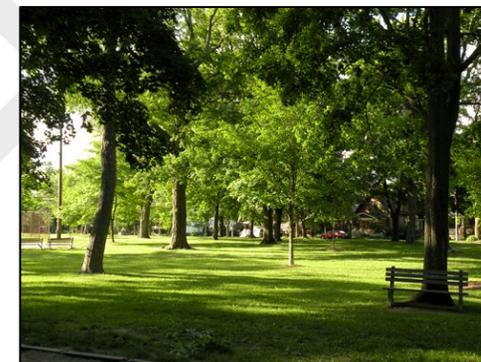
- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
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- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
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- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



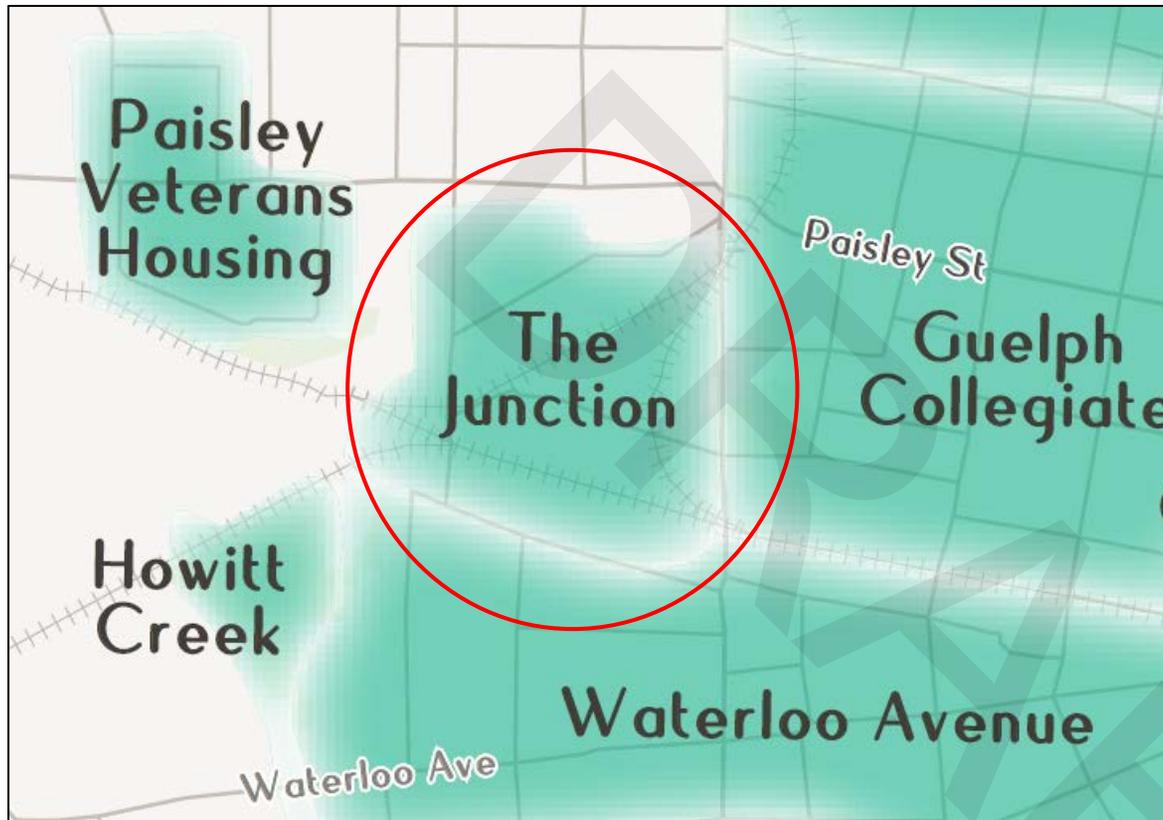
Source: Google Maps



Source: Google Maps



Map



DESCRIPTION:

The Junction neighbourhood is bordered by Edinburgh Road North on the east, Inkerman Street on the south, Alma Street North on the west, and Raglan Street to the north. The “junction” refers to where the Grand Trunk Railway and the Galt and Guelph Railway met. The location of this railway connection became the birth of an industrial and residential neighbourhood in the early 20th century. The Junction provides a light industrial area at its centre with areas of predominantly residential uses surrounding. A number of residential properties along Edinburgh Road North and Omar Street, backing onto the industrial area are listed as being heritage properties due to their architectural characteristics, age and location. Today, much of the industrial lands in the area are brownfield sites.

Crimea Street, Omar Street and Raglan Street, all located within the Junction neighbourhood contain small modest housing with a similar pattern of housing. The housing in this area follows a similar pattern, with consistent setbacks and landscaping.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	17

LANDSCAPE TYPE:

Residential / Commercial / Transportation / **Industry** / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Historic railways that contributed to residential and industrial growth;
- Historic Industrial lands that continue to be used for light industrial uses;
- Mix of residential and industrial uses in close proximity to each other;
- Views of the rail corridors.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

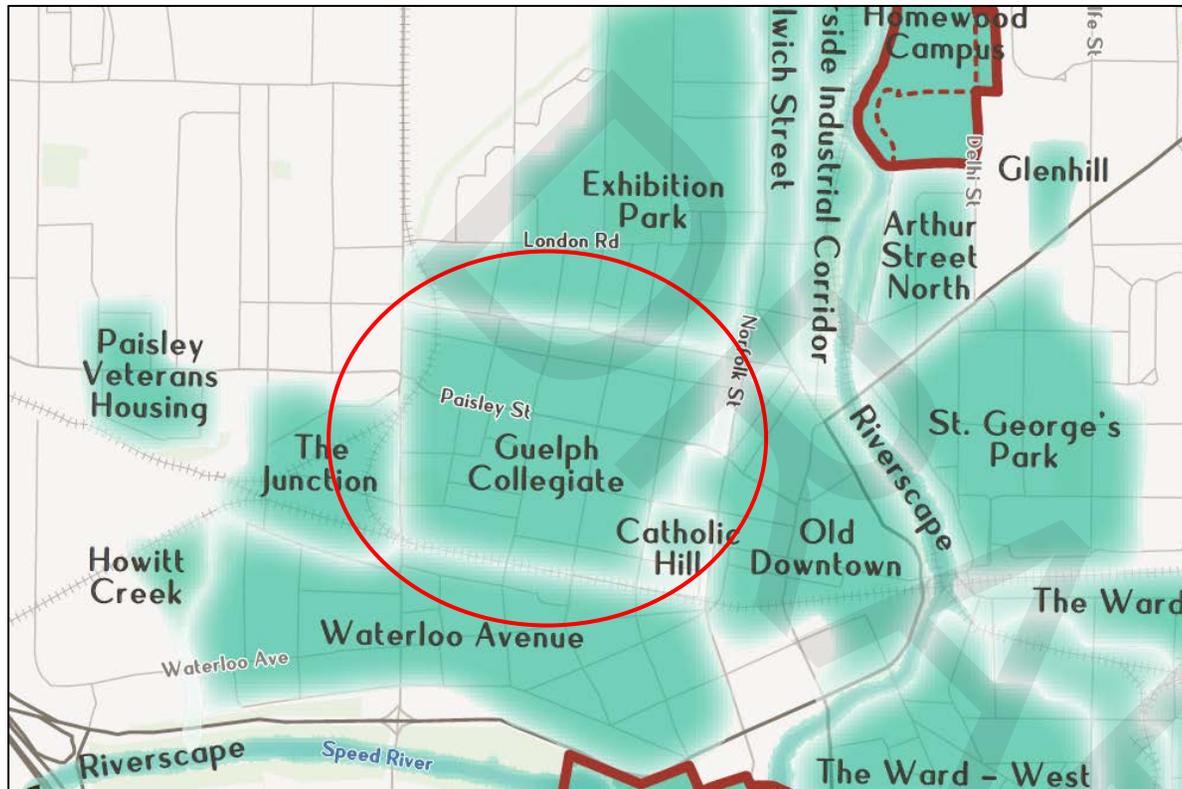
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- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

The Guelph Collegiate neighbourhood is located between Edinburgh Road North and Norfolk Street, with Paisley Street at its northern border and Kent Street at the south. This residential neighbourhood encompasses the Guelph Collegiate Institute, one of the oldest continually operating high schools in Ontario. Much of the neighbourhood was constructed in the early-20th century, characterized by Edwardian/ Neoclassic Vernacular style single-detached homes on regularly spaced lots with mature trees. To the east of the high school are a series of well-maintained early industrial buildings that connect the area to the downtown core.

The Guelph Collegiate neighbourhood has its origins in Plan 8, dating from 1855.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	4
Listed Properties:	157

LANDSCAPE TYPE:

Residential / Commercial / Transportation / **Industry** / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Historic neighbourhood with concentration of listed single-detached homes in distinct early-20th century styles;
- Landscaped lots with mature trees lining the streets;
- Association with Guelph's oldest continually-operating high school;
- Association with 1855 Plan 8.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Source: Google Maps

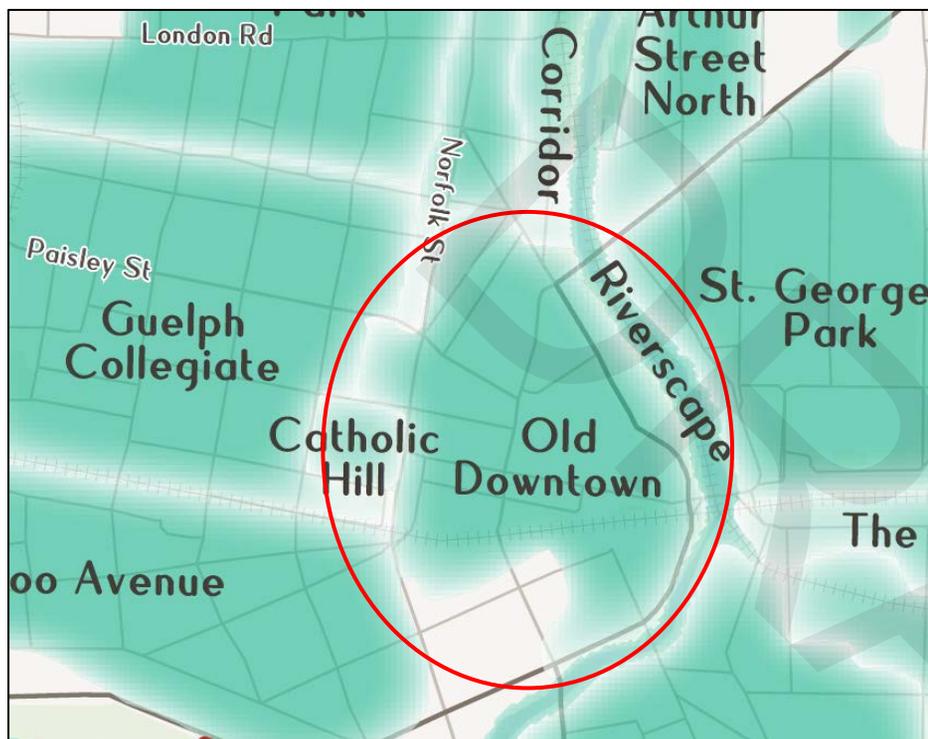


Source: Google Maps



Source: electricscotland.com

Map



DESCRIPTION:

Downtown Guelph is at the heart of the City and is situated on the west side of the Speed River. It is generally bordered by Wellington Street East to the south, Woolwich Street to the east, Dublin Street to the west and Norwich Street to the North. The Downtown area is well known for its heritage buildings and distinctive architecture. Many of the buildings in the downtown area are designated or listed by the city. Several of the streets within the Downtown are lined with Victorian-era buildings, built between the mid-19th century and early-20th century. The Downtown area also has access to the Speed River waterfront towards the east.

Much of the Downtown form and layout is similar to that which was laid out in the original 1827 survey of the City and also the 1855 plan.

The Downtown contains a variety of building types and uses, providing a concentration of retail, restaurants, entertainment, healthcare and financial services. The Downtown has historically been a main commerce area for the City, and continues to be important in the present day.

As growth and redevelopment occurs within Guelph, the Downtown area will continue to portray the rich history of the area, providing visitors with a unique architectural experience.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	25
Listed Properties:	121

LANDSCAPE TYPE:

Residential / **Commercial** / **Transportation** / Industry / **Waterways** / Agricultural / Institutional / **Recreational** / Planning

CHARACTER-DEFINING FEATURES

- Concentration of listed and designated properties;
- Range of architecture dating back to the mid-19th century;
- Variety of building types and uses;
- Association with early development of the City of Guelph;
- Association with John Galt's 1827 plan and Plan 8 (1855);
- Association with early railway development in Guelph.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

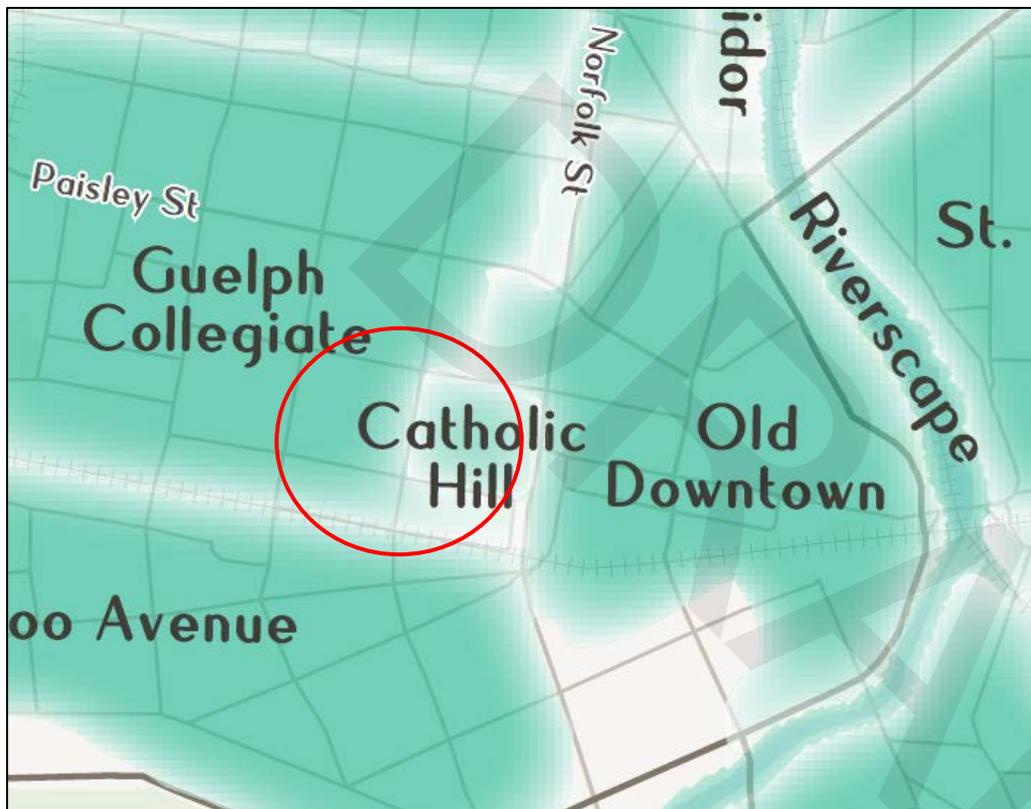
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- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

Catholic Hill is located south of Cork Street West, west of Norfolk Street, north of Northumberland Street and east of Dublin Street North. The name “Catholic Hill” refers to the Basilica of Our Lady Immaculate, which sits upon the Hill overlooking Downtown Guelph and the Speed River. The Basilica is a Gothic Revival building built between 1876 and 1888 and is distinguished for its beautiful architectural style.

The land was provided for a church by the founder of the City, John Galt. In addition to the Basilica, five other buildings exist on the property and have been used for various purposes. The church on the Hill was named a minor basilica by Pope Francis in 2014 and is historically important to the City of Guelph and to its residents.

The building is designated as a National Historic Site of Canada in 1990. Designation is primarily based on the value of the building an exceptional example of the High Victorian Gothic Revival architectural style. The building was designed by Joseph Connolly and has strong influences from the French Gothic Revival.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	1

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / **Institutional** / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Historical Church built between 1876 and 1888 in the High Victorian Gothic Revival style;
- Sense of verticality, symmetry, division of elevations into bays, and use of arches;
- Prominent siting at the top of a hill;
- Viewscapes to and from the church and the City;
- Named a Basilica by Pope Francis in 2014;
- Association with John Galt’s 1827 plan and Plan 8 (1855).

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
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- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

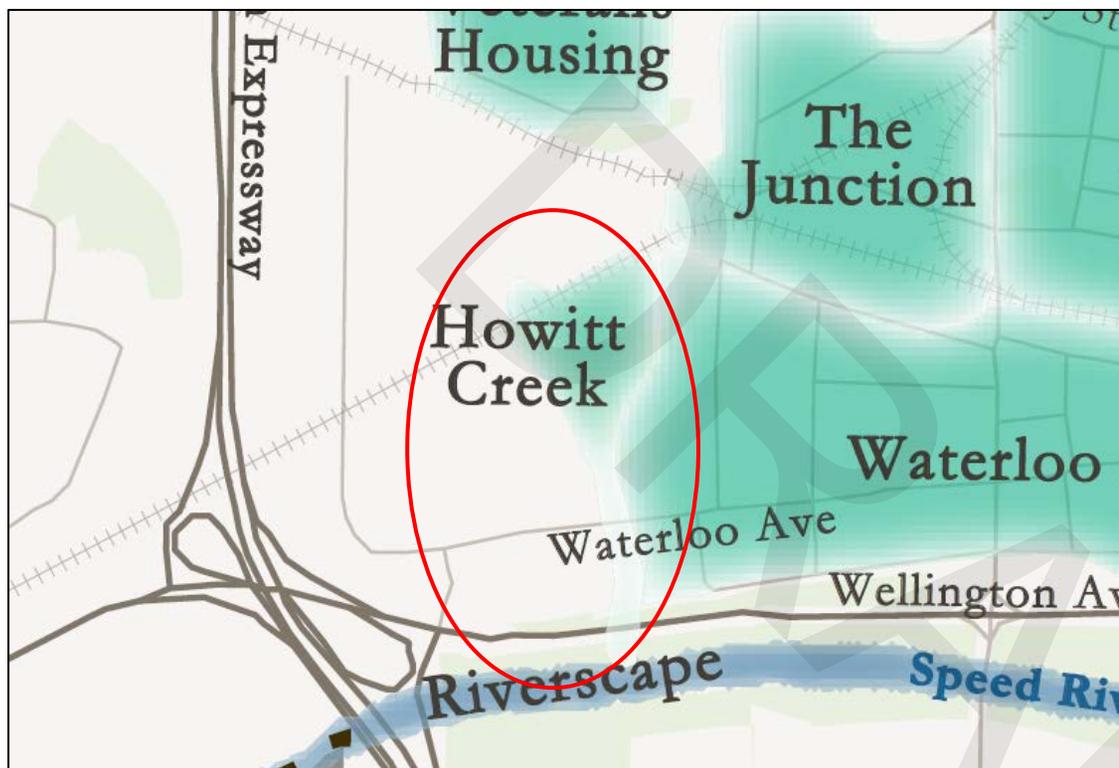
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COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
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- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

Howitt Creek is located south of the Junction, and flows through Howitt Park, north of Waterloo Avenue and drains into the Speed River. Howitt Creek is known for flowing through a historically industrial area in Guelph (mill located downslope towards the Speed River, located near the Junction railway, and adjacent a former aggregate extraction site). Included within the landscape is a limestone rail crossing over the creek, dating from early rail activity in the area.

Howitt Park provides a naturalized and recreational area where the creek can be enjoyed by residents. The park provides a multi-use trail for residents, baseball diamonds, picnic tables and playground equipment.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	0

LANDSCAPE TYPE:

Residential / Commercial / **Transportation** / **Industry** / **Waterways** / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Natural Creek flows through Howitt Park and drains into the Speed River;
- Adjacent to historic industrial area;
- Association with early industrial development (mill, aggregate extraction) in Guelph.
- Historic limestone arch over Howitt Creek.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
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- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
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- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

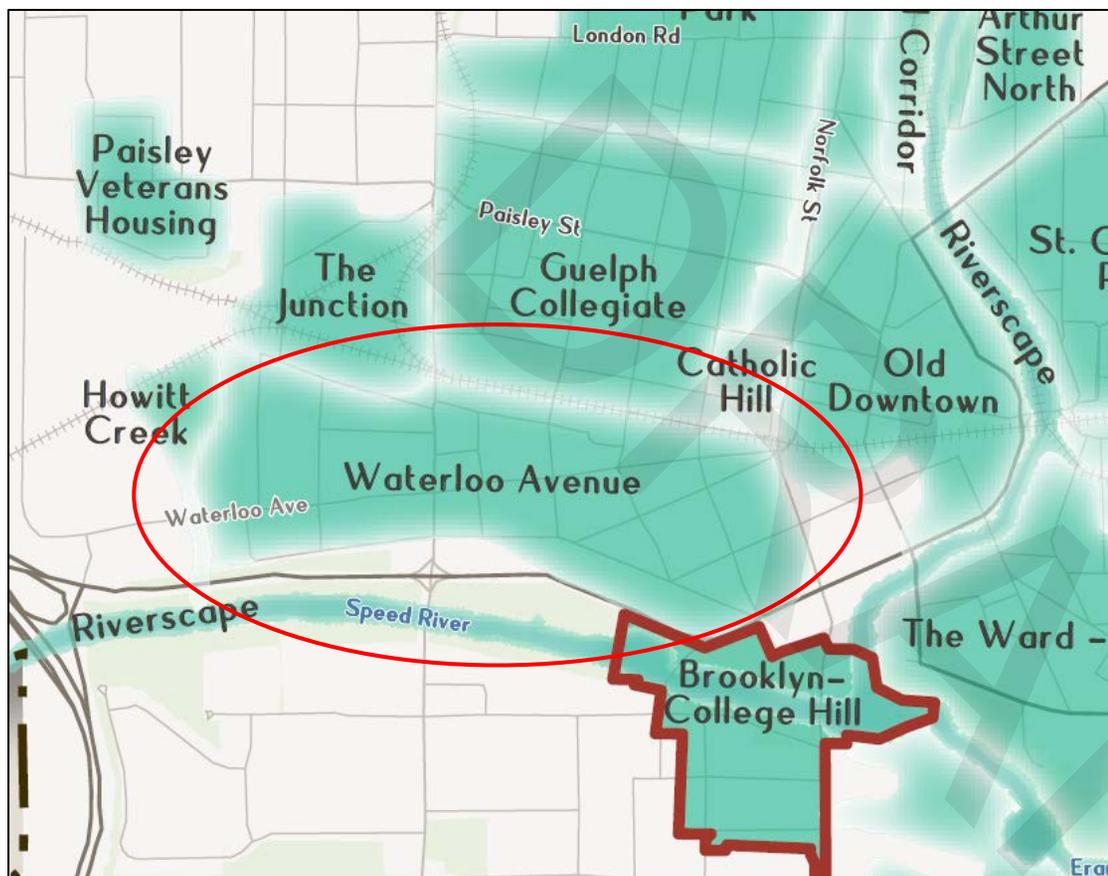
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- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Source: City of Guelph



Map



DESCRIPTION:

The Waterloo Avenue neighbourhood is situated north of Wellington Avenue and the Speed River, and south of the railroad tracks. The area is distinct in its relationship to three primary transit routes into and out of the city, as it is bounded by the railroad to the north, the Speed River to the south, and centres on Waterloo Avenue. This latter corridor is the former Huron Road, a major trade route connecting Guelph to Waterloo.

The area is distinguished by properties in differing architectural styles developed throughout the 19th and 20th century. Known as Guelph’s earliest business district, it includes a variety of limestone buildings, including the Guelph Civic Museum, and residential homes built in the Queen Anne Revival style. Many properties along Waterloo Avenue are deeply connected to the roots of Guelph, with a number of well-known Guelph residents having lived on this street. Lots have larger setbacks from Waterloo Avenue than other areas of Guelph, and are lined with mature trees.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	5
Listed Properties:	44

LANDSCAPE TYPE:

Residential / Commercial / **Transportation** / Industry / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Historical residential properties built in the 19th and 20th century;
- History of well-known Guelph residents who lived in homes located along Waterloo Avenue;
- Located along major transit routes including Waterloo Avenue, Speed River and railroad;
- Association with early transportation routes.

HISTORICAL THEME

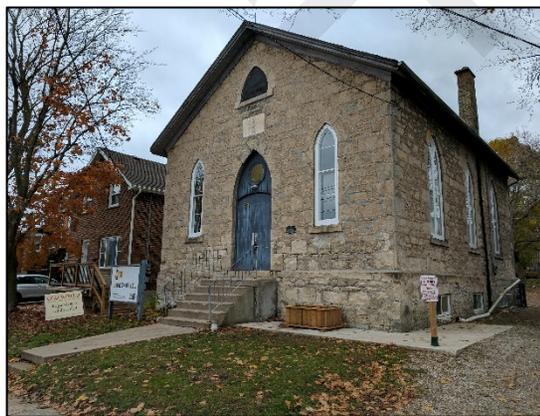
- PLANNING
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- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

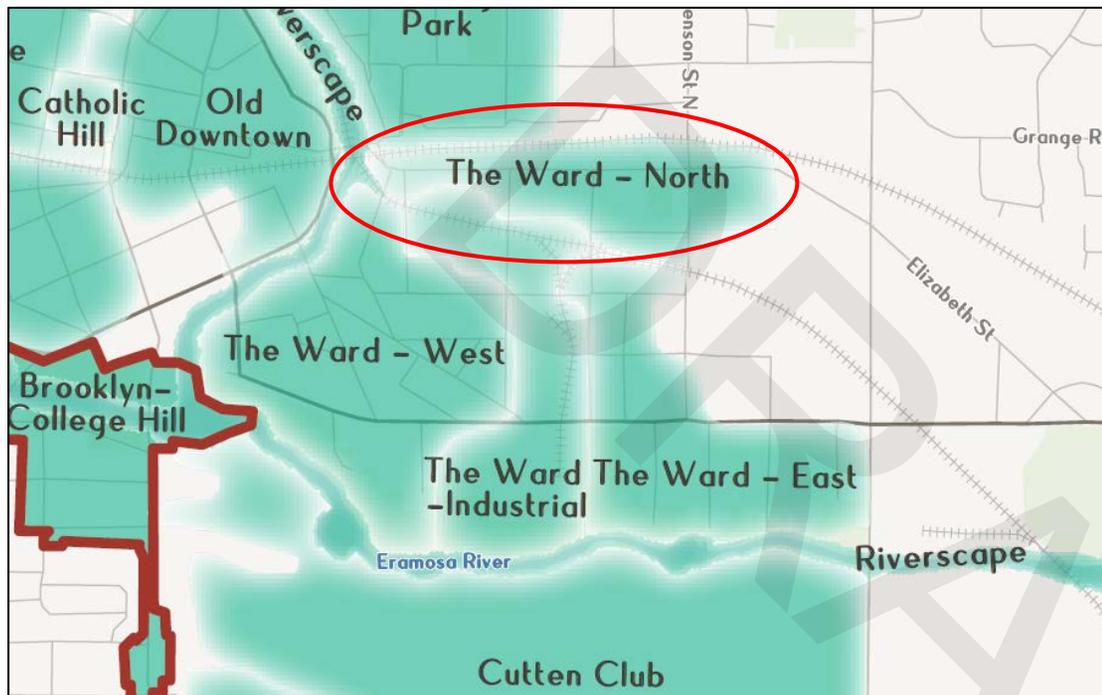
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COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
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- COMMEMORATION – SITE USED FOR CELEBRATIONS
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- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

The Ward neighbourhood is comprised of 4 areas including Ward West, Ward East, Ward Industrial and Ward North. The Ward North area is located south of Grange Street, west of Erie Street, north of Alice Street, and east of Duke Street.

This area consists of modest residential housing constructed in the 20th century. The majority of lots in this area are long and narrow. Setbacks are relatively consistent throughout the neighbourhood with typical front yard landscaping. The residential neighbourhood includes a park between Wheeler Avenue and Stevenson Street South named Mico Valeriotte Park. There are only a few properties within this portion of the Ward that are listed as being heritage properties. The residential growth in this area was influenced by the industrial area to the south and the railway lines that passed north and south of the neighbourhood. The Speed River is located to the West of Ward North with the Eramosa River being located towards the south.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	6

LANDSCAPE TYPE:

Residential / Commercial / Transportation / **Industry** / **Waterways** / Agricultural / Institutional / **Recreational** / Planning

CHARACTER-DEFINING FEATURES

- Residential properties influenced by industrial area and railway tracks that passed through the neighbourhood;
- Modest housing form, characteristic of early 20th century workers housing;
- Elizabeth Street corridor.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
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- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
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- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



(Elizabeth Street looking east)

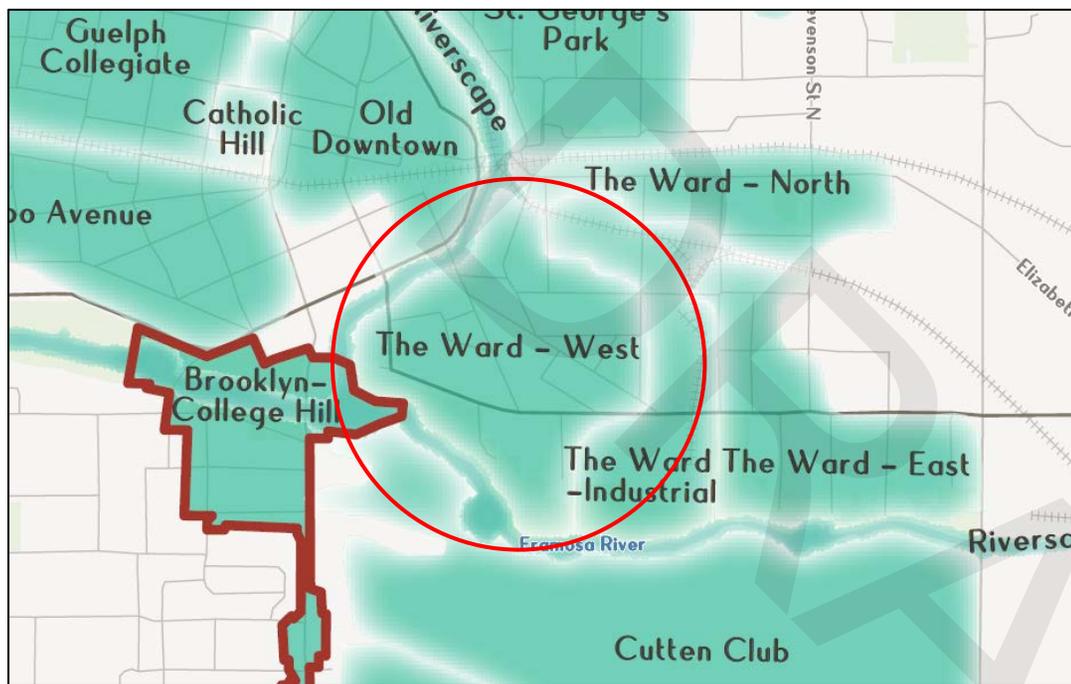


(Morris Street looking south)



(Elizabeth Street at Morris Street intersection)

Map



DESCRIPTION:

Ward West is located adjacent to the Speed River, and is located in close proximity to Downtown. The majority of the area is comprised of residential properties consisting of single-detached residential dwellings with some high-rise residential.

Many of the properties are listed as being heritage, and were built in the early 20th century. The residential properties provide typical setbacks and landscaping, accented by street trees. Towards the south, and along the Eramosa River is York Road Park, which provides waterfront access and recreational opportunities for residents. Housing forms are generally modest, typical of workers housing, and have a high degree of integrity.

Similarly to Ward North, residential growth in this area was influenced by the industry that settled nearby and the railways that travelled through the neighbourhood. The proximity to both the Speed River and Eramosa River provided advantages to the industrial businesses that have operated in the area.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	3
Listed Properties:	115

LANDSCAPE TYPE:

Residential / Commercial / Transportation / **Industry** / **Waterways** / Agricultural / Institutional / **Recreational** / Planning

CHARACTER-DEFINING FEATURES

- Residential properties influenced by industrial area and railway tracks that passed through the neighbourhood;
- York Road Park along the Eramosa River;
- Association with early workers housing in Guelph;
- Proximity to Downtown historical area.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

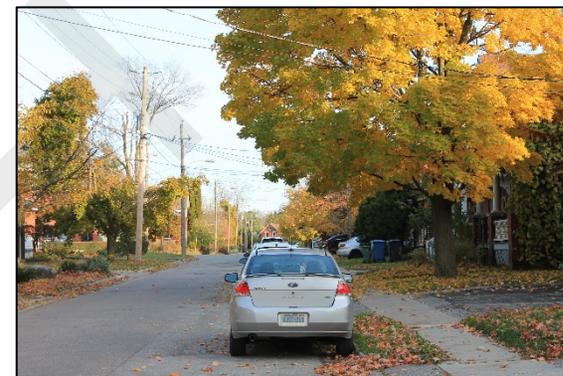
- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



(Ontario Street looking northwest)



(Neeve Street looking north)



(Neeve Street looking south)

Map



DESCRIPTION:

The Ward Industrial area is bounded by Elizabeth Street to the north, Morris Street to the east, Duke and Huron Street to the west and the Eramosa River to the south.

The lands are primarily comprised of industrial buildings and brownfield sites that have and continue to be used for industry purposes. A small pocket of residential properties exist around Sackville Street and Alice Street, located in between industrial properties and the railways that meet in this neighbourhood. The residential properties are comprised of single-detached dwellings constructed in the 20th century. The Ward Industrial area contains two listed heritage properties and one designated property at the south of the Ward, being located near the Eramosa River and Eramosa River Park.

This industrial area at the centre of the Ward neighbourhoods was a key influence of the residential growth that is located within the Ward neighbourhood.

LOCATION:

Within the Described Boundary, there are:

- Designated HCDs: 0
- Designated Properties: 1
- Listed Properties: 3

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Industrial area that influenced the surrounding residential growth in the 20th century;
- Historical railway lines that passed through the area;
- Mix of residential and industrial building forms;
- Eramosa River Park located along the Eramosa River.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



(York Road at Ontario Street)



(Morris Street rail crossing, looking west)



(Alice Street, looking west)

Map



DESCRIPTION:

The Ward East neighbourhood is located to the east of Morris Street and to the west of Victoria Road South. It is bounded at the south by the Eramosa River and at the north by the railway line.

The neighbourhood is composed of primarily single-detached dwellings built in the early 20th century to mid-20th century and provides typical residential landscaping throughout. Setbacks are consistent throughout the area, and the building form has a generally high degree of integrity. A number of properties within Ward East have been listed as heritage properties due to their age, architectural qualities and location.

Some commercial properties are found along York Road and also at the periphery of the area. The residential growth found in this area was influenced by the industry that gravitated towards the centre of the Ward, along the rail lines. Many of the streets to the south, extending towards the Eramosa River provide access to Lyon Park and the River's waterfront. Laneways are also found throughout the area, both south of York Road and to the north near Alice Street.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	17

LANDSCAPE TYPE:

Residential / Commercial / Transportation / **Industry** / **Waterways** / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Industrial area that influenced the surrounding residential growth in the 20th century;
- Modest residential building form;
- Narrow streets and laneways;
- Historical railway lines that passed through the area;
- Lyon Park located along the Eramosa River Edge.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



(Victoria Road south of York Street, looking south)



(Audrey Street, looking south)



(laneway near Morris Street and Alice Street)

Map



DESCRIPTION:

Designated as a Heritage Conservation District under Part V of the Ontario Heritage Act, Brooklyn and College Hill contains a number of distinctive features and attributes. Key among these are the Speed and Eramosa Riverscapes and the Gordon Street corridor. The riverscapes have their origins rooted in the post glacial landscape created 10,000 years ago but which have been substantially modified by human activity, specifically within the past two hundred years. Similarly, the Gordon Street corridor is a historical transportation route that has been instrumental in providing an early nineteenth century connection over the Speed River since 1827, linking Guelph with Dundas as a former head-of-the-lake port. Together these linear corridors in the landscape have developed as organizing spines around which a variety of diverse activities, spaces and buildings have located from the nineteenth century to the present day.

This early nineteenth century crossing area also became the location for early milling activity attracting the interest of miller Peter Gow who constructed a retaining dam, mill pond, head and tail races as well as manufacturing buildings along the Speed. The material remains of these milling operations no longer exist, however it is now the associated residential and later institutional and commercial structures that have important associations with these former historical activities and related people. The growth of the compact settlement around Water, Albert, James, Ann (now Martin Avenue) and Mary Streets resulted in a variety of stone, frame and brick residential structures together with a number of supporting community buildings such as Sunday schools. Adjacent to the banks of the Speed River, both to the north and south a system of park land also slowly evolved as milling activities declined and slowly vanished from the landscape. By the mid-1990s the Speed and Eramosa rivers (as tributaries of the Grand River) had been recognised as part of the federal and provincial Canadian Heritage River System due to both outstanding human heritage features and values, as well as the excellence of recreational opportunities.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	1
Designated Properties:	156
Listed Properties:	0

LANDSCAPE TYPE:

Residential / Commercial / **Transportation** / Industry / **Waterways** / Agricultural / Institutional / **Recreational** / **Planning**

CHARACTER-DEFINING FEATURES

- A concentration of heritage resources, including McCrae House, bridges, vernacular heritage residences, Royal City Park, the Speed and Eramosa waterways and the historical Guelph and Dundas Road (Gordon Street).
- A framework of structuring elements, including former glacial stream channels, Gordon Street, which carves out a route from the valley lands to the north.
- Visual coherence, through the layering of human activities and designs on the landscape.
- A distinctive character that separates it from the University campus, downtown core, the golf course, and the mid-20th century residential suburb to the west

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

The Guelph Correctional Centre is located south of the York Road and Watson Parkway South intersection, just north of the Eramosa River. The site is situated in a prominent location with Royal City Jaycees Park located to its west and the Eramosa River flowing through the southern portion of the lands. In 1910, the construction of the correctional facility began and by 1915, a total of 21 buildings were erected on the lands. The correctional facility was self-sustaining complex that had access to their own wells, farm lands, services, power generation and railroad. Most of the buildings on the lands were constructed using materials found on the lands. Stone from the quarry and local trees were used to construct the buildings that exist today. Inmates worked while staying at the correctional facility, and a range of employment facilities existing on the lands including a mill, greenhouse, textile shop and a jobbing shop to name a few. The correctional facility was decommissioned in 2002. The buildings have remained abandoned since its closure but the lands remain open for recreational purposes. Redevelopment of portions of the lands are currently proceeding through the planning stages as part of the Guelph Innovation District.

The lands are characterized by distinctive features including man-made ponds, beautifully landscaped setting, the riverscape that provides waterfront access and the historic 20th century buildings that include a number of listed properties.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	4

LANDSCAPE TYPE:

Residential / Commercial / Transportation / **Industry** / **Waterways** / Agricultural / **Institutional** / **Recreational** / Planning

CHARACTER-DEFINING FEATURES

- Historic 20th century buildings that housed inmates in a self-sufficient complex for close to a century;
- Eramosa Riverscape at the south of the lands;
- Landscaped lands with trees and water features;
- Designed landscape features and open spaces.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

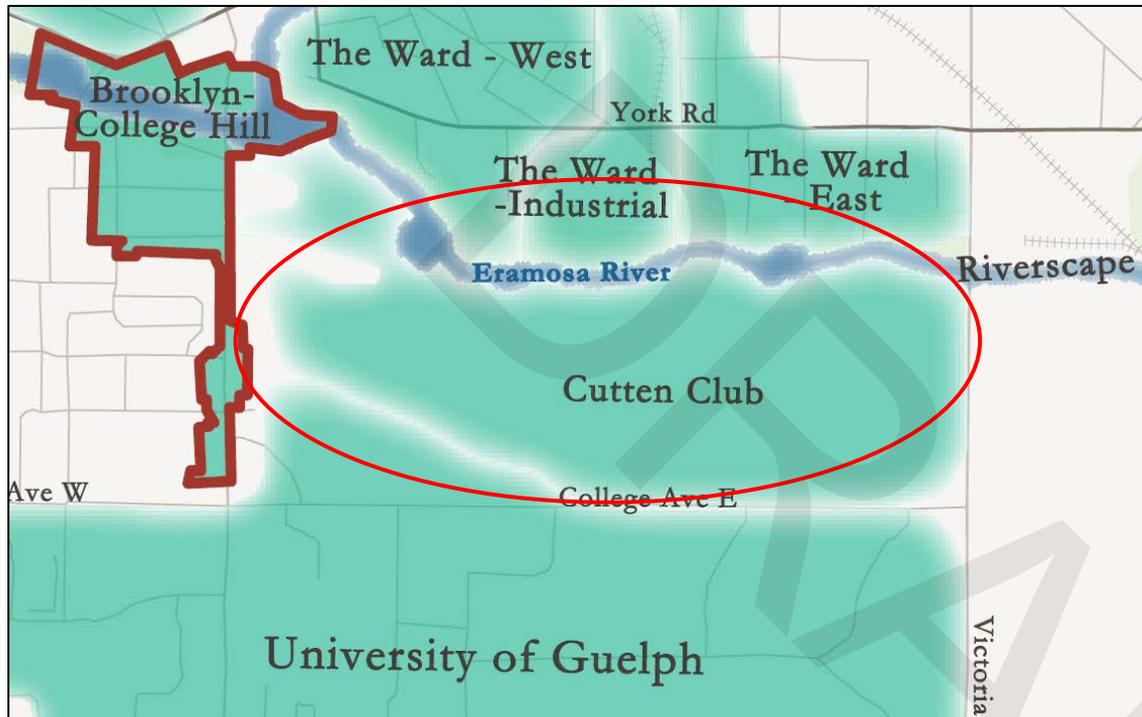
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- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
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- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

The Cutten Club lands are located immediately south of the Eramosa River and west of Victoria Road South. The subject lands is presently used for a golf course and has been since its development in 1931. The Cutten Club was designed by Stanley Thompson, notable Canadian golf course designer. The golf course has been a significant part of Guelph’s history and is a well-known and highly recognized course.

The lands are distinguished by the beautiful setting along the Eramosa River, the landscape and views. The clubhouse that has existed on the lands since 1931 provides members of the club and citizens of Guelph with a venue for social and corporate events, as well as for fine dining. In 1948, a portion of the subject lands near the thirteenth fairway (west portion of the lands) was subdivided and sold for residential lots, which exist today as Dormie Lane. The subject lands provide the City of Guelph with a beautifully landscaped recreational area.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	1

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / **Waterways** / Agricultural / Institutional / **Recreational** / Planning

CHARACTER-DEFINING FEATURES

- Historic 20th century clubhouse;
- Riverscape setting with landscaped golf course;
- Open views across golf course and towards Downtown Guelph.
- Association with Stanley Thompson, notable golf course designer.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

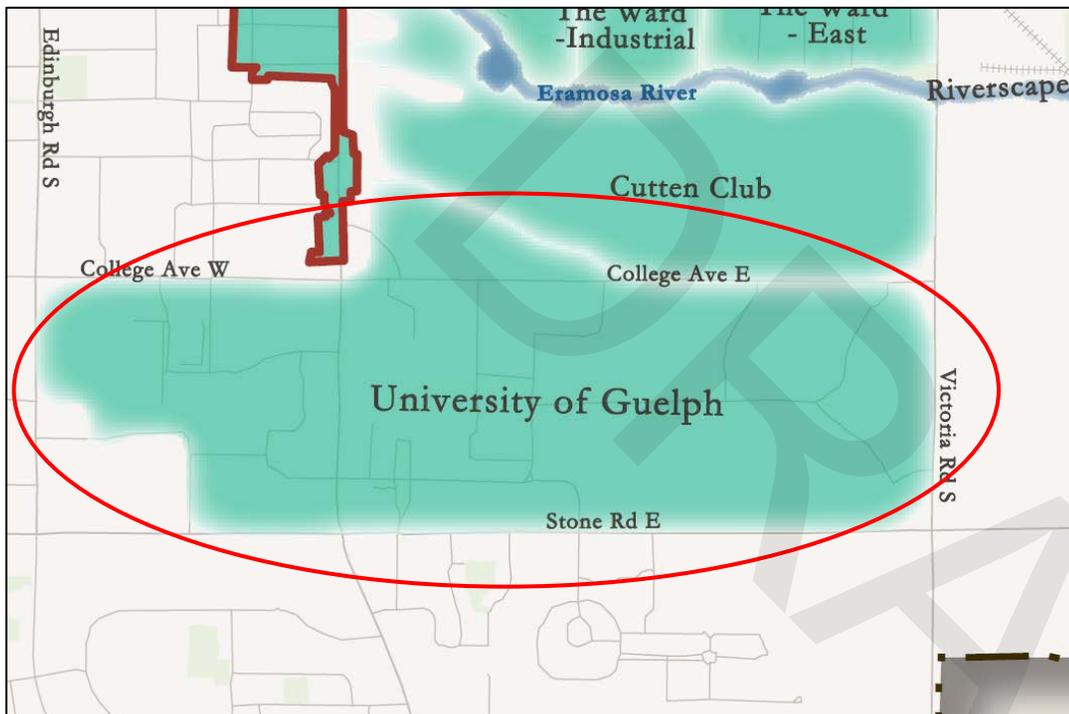
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- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
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- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FRQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

The University of Guelph was inaugurated in 1874 when the Province of Ontario opened an agricultural school on a 500-acre farm in the City. Since then, the school has grown immensely, with the University of Guelph providing students from around the country and the world access to a variety of professional disciplines. The University sits on a large land holding (1,017 acres) being bordered by Victoria Road South at its east, Edinburgh Road South at its west, College Avenue West and East at its north and Stone Road West at its south. The lands contain a number of prominent buildings constructed in the 19th and 20th centuries, many of which have been either listed or designated as having heritage value. The campus provides a range of architectural styles with a number of notable buildings being of the modernist style. The campus also provides large green spaces used for recreational and leisurely activities throughout and is known widely for its aesthetic landmark features. The campus is valued and recognized by the community as an important part of the City’s history and existing reputation.

The University’s Master Plan expresses the importance of the historic core of the campus remaining the focal point of the University with planned growth and redevelopment to be proposed around it.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	4
Listed Properties:	36

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / Waterways / Agricultural / **Institutional** / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Prominent buildings built in the 19th and 20th century;
- Landscaped campus with large green spaces for recreational and leisurely activities;
- The Arboretum;
- Provides a sense of place and is largely significant to the community;
- Association with early higher education in Guelph.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
- INDUSTRY: BOOM/BUST PERIODS INFLUENCING CONSTRUCTION; EARLY INDUSTRY – MILLS, FOUNDRIES; 19TH – 20TH CENTURY INDUSTRY – FACTORIES; QUARRIES, DAMS, ETC.
- INSTITUTIONAL: CHURCHES, EDUCATION, GOVERNMENT; PUBLIC WORKS; HEALTHCARE; MEMORIALS
- VIEWS – KEY LANDMARKS, VISTAS
- NATURAL LANDFORM
 - TOPOGRAPHY INFLUENCING SETTLEMENT
 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19th, 20th, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

- DESIGN VALUE – RARE OR UNIQUE
- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
- DESIGN VALUE – HIGH DEGREE TECHNICAL/ SCIENTIFIC INTEREST
- HISTORIC VALUE – HISTORIC UNDERSTANDING OF AN AREA
- HISTORIC VALUE – DIRECT ASSOCIATION WITH A THEME, EVENT OR PERSON
- HISTORIC VALUE – WORK OF LANDSCAPE ARCHITECT, ARCHITECT OR OTHER DESIGNER
- CONTEXTUAL VALUE – LANDMARK VALUE
- CONTEXTUAL VALUE – IMPORTANT IN DEFINING CHARACTER OF AN AREA
- CONTEXTUAL VALUE – HISTORICALLY, PHYSICALLY, FUNCTIONALLY OR VISUALLY LINKED TO SURROUNDINGS

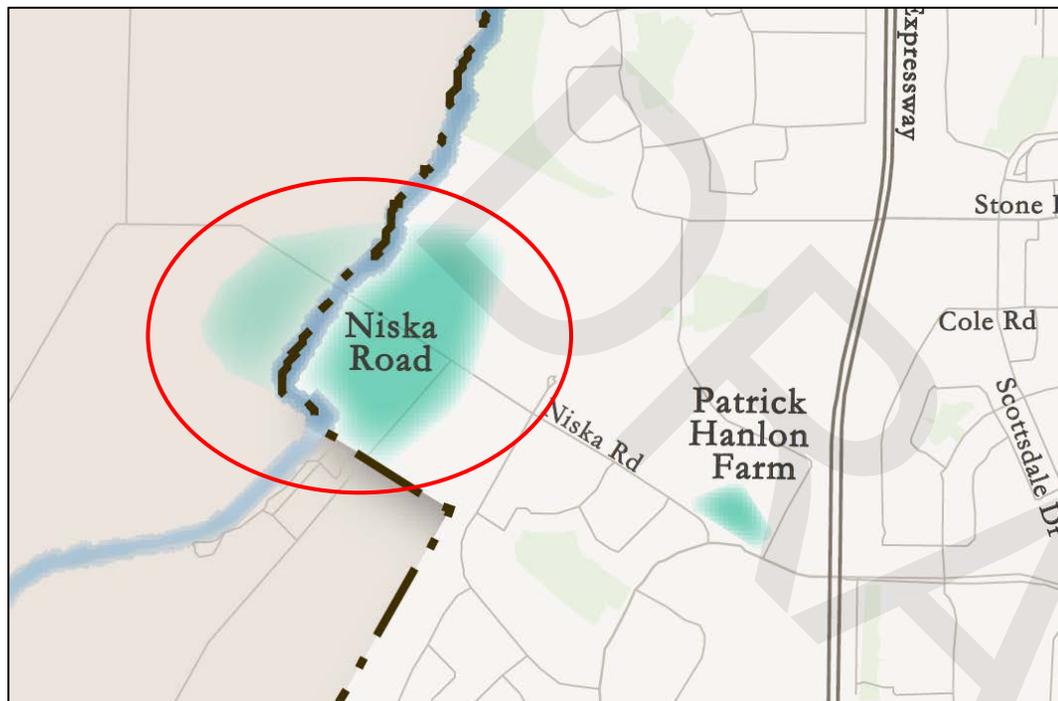
COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
- LANDMARK – RECOGNIZED BY COMMUNITY
- COMMEMORATION – SITE USED FOR CELEBRATIONS
- PUBLIC SPACE – USED FOR FREQUENT CULTURAL EVENTS
- CULTURAL TRADITIONS – USED TO EXPRESS
- QUALITY OF LIFE – VALUED FOR ITS DAY-TO-DAY IMPACT ON COMMUNITY LIFE
- LOCAL HISTORY – CONTRIBUTING TO LOCAL LORE
- VISUALLY SIGNIFICANT – PHOTOGRAPHED OFTEN
- GENIUS LOCI – SENSE OF PLACE
- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES





Map



DESCRIPTION:

Niska Road is located west of the Hanlon Expressway, and consists of the historic river crossing, as well as nearby lands associated with the settlement and development of the area. The Speed River flows underneath the bridge and is the western limit of the City’s boundary. Agricultural fields and forested lands are the primary surroundings of the roadway. Access across the Speed River was provided by way of a narrow single-lane bridge, which was removed in early 2018 due to structural concerns. A replacement bridge is currently under construction and is expected to be completed mid-2019.

A cultural heritage study was previously completed as part of the Environmental Assessment process for the bridge replacement, with an addendum completed related to an expanded study area. The Niska Road area was determined to have cultural heritage value due to the association with early settlement of the area (farmsteads, crop patterns, river crossing), because it contains the only remnant of a waterfowl park in the area, and also for the association with organization and persons that were important to the City of Guelph. Recommendations were provided for consideration in association with future development of the area.

LOCATION:

Within the Described Boundary, there are:

Designated HCDs:	0
Designated Properties:	0
Listed Properties:	0

LANDSCAPE TYPE:

Residential / Commercial / **Transportation** / Industry / **Waterways** / **Agricultural** / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Site of the historic river crossing and former Niska Road bailey bridge;
- Agriculture and forested lands in a rural setting;
- Remnant farmsteads and crop patterns;
- Speed River flowing underneath the Niska Bridge;
- Site of Kortright Waterfowl Park and Niska Research Centre;
- Association with Robert and Walter Buchanan, as well as James Anderson.

HISTORICAL THEME

- PLANNING
 - UNIQUE, STRATEGIC PLANNED SETTLEMENT
 - CULTURAL HISTORIC SETTLEMENT
 - REMNANT OF GALT'S RADIAL PLAN
 - EARLY PLANNING FOR PROMINENT SITES/SPACES
- TRANSIT: FIRST NATIONS TRAILS; EARLY ROADS CONNECTING GUELPH TO OTHER TOWNS; RAILROAD POST-1857; STREETCAR LINES; EARLY RURAL ROUTES; BRIDGES
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- NATURAL LANDFORM
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 - RIVER SYSTEMS INFLUENCING SETTLEMENT
- RESIDENTIAL NEIGHBOURHOOD: 19TH, 20TH, WARTIME, REGISTERED PLANS; OTHER SIGNIFICANT
- COMMERCIAL
- AGRICULTURE
- RECREATIONAL
- OTHER:

CULTURAL VALUE

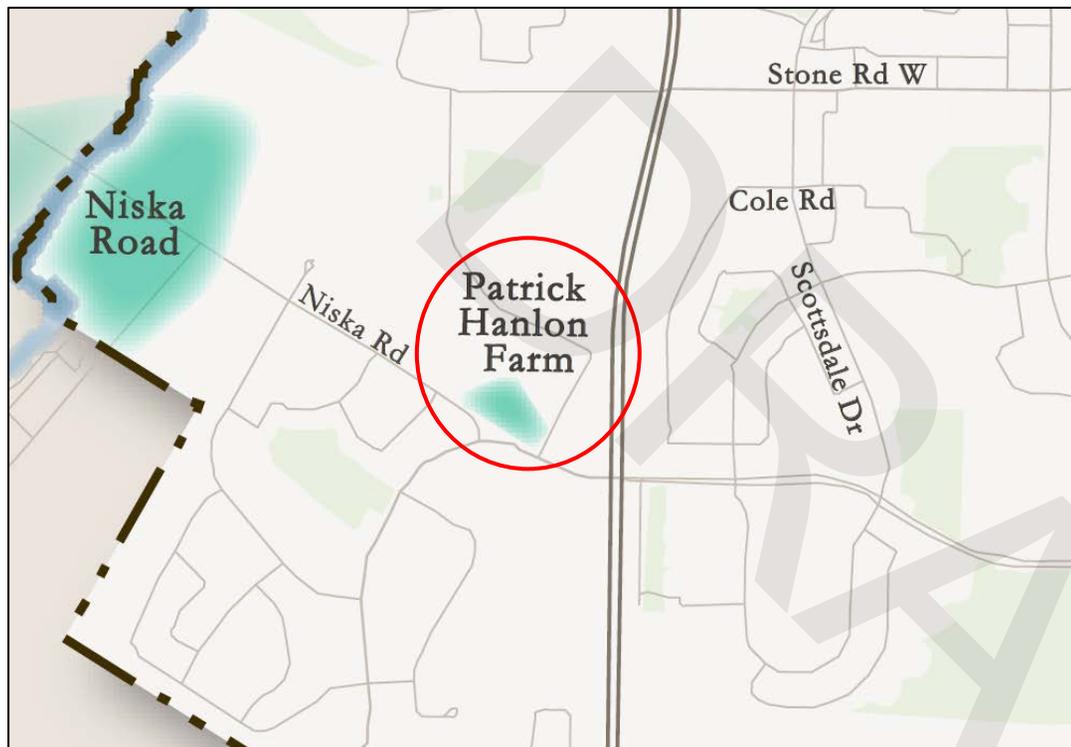
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- DESIGN VALUE – AESTHETIC / SCIENTIFIC REASONS
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COMMUNITY VALUE

- COMMUNITY IDENTITY – TELLS STORY OF THE AREA
- PUBLIC STEWARDSHIP SUPPORTED BY VOLUNTEERISM
- COMMUNITY IMAGE IDENTIFIED W/ GUELPH'S PROVINCIAL / NATIONAL REPUTATION
- TOURISM – PROMOTED AS TOURIST DESTINATION
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- PLANNING – IDENTIFIED THROUGH OTHER PLANNING INITIATIVES



Map



DESCRIPTION:

The Patrick Hanlon Farm is located at the intersection of Niska Road and Downey Road, within the boundaries of the Southern Tributaries CHL. The property is municipally known as 35 Niska Road. The property belongs to the well-known Hanlon family, and contains the remnants of the once-larger farm property. The lands are comprised of natural land, a watercourse, agricultural land and 5 listed heritage buildings (house, two barns, driveshed, storage building). Surrounding the lands are mostly residential uses with the Hanlon Expressway being situated to its east.

LOCATION:

Within the Described Boundary, there are:

- Designated HCDs: 0
- Designated Properties: 0
- Listed Properties: 1

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / **Waterways** / Agricultural / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Agricultural complex and buildings;
- Association with the Hanlon family.

HISTORICAL THEME

- PLANNING
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Source: City of Guelph

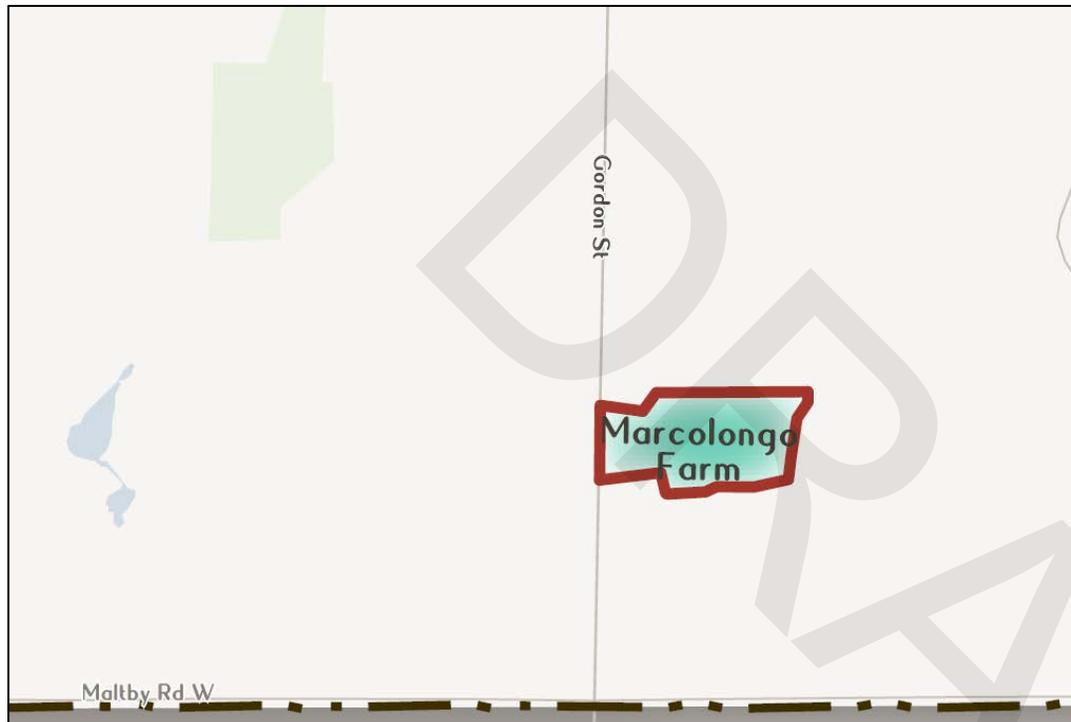


Source: City of Guelph



Source: City of Guelph

Map



DESCRIPTION:

Marcolongo Farm is a 105 acre parcel of rolling farmland located on the east side of Gordon Street, between Clair Road West and Maltby Road East. The property is municipally known as 2162 Gordon Street, and described as Lot 14, Concession 8 (former Township of Puslinch).

The property contains two listed heritage buildings including a farmhouse and an agricultural barn that were constructed in the latter half of the 19th century. The lands consist of agricultural fields and a natural area containing a wetland.

The property is located within the boundaries of the Clair-Maltby Secondary Plan and are being considered for future residential development. The owners of the property have stated their desire for the lands to be transformed into a 35-acre natural public park, however plans for the property are still under consideration.

The process to designate the lands under Part IV of the Ontario Heritage Act has recently been completed, with the passing of a by-law by City of Guelph Council related to the property.

LOCATION:

Within the Described Boundary, there are:

- Designated HCDs: 0
- Designated Properties: 0
- Listed Properties: 2

LANDSCAPE TYPE:

Residential / Commercial / Transportation / Industry / **Waterways** / **Agricultural** / Institutional / Recreational / Planning

CHARACTER-DEFINING FEATURES

- Domestic area (exterior walls, window / door openings, trees, stove, doorbell, sunroom, small barn, well);
- Orchard / garden node (market garden, orchard south of bank barn);
- Barn node (window / door openings, carved beam in barn, original massing and volume of barn, south-facing overhang, driveshed / storage shed / barn group);
- Natural features (trees, fence at front, driveway, dash wheel beside wetland);
- Rear landscape viewshed (grassy meadow, pond, farm lane and wooded area along southeast

HISTORICAL THEME

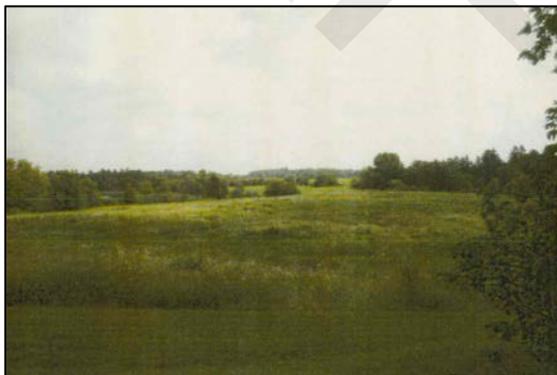
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Source: City of Guelph

Appendix 3

Glossary

DRAFT

Built heritage resource means one or more significant buildings, structures, landscapes, monuments, installations or visible remains associated with architectural, cultural, social, political, economic or military history and has been identified as being important to a community. These resources may be identified through designation or heritage conservation easements under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions. (Source: City of Guelph Official Plan)

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, or heritage impact assessment. Mitigative measures or alternative development approaches can be included in these plans and assessments. (Source: Provincial Policy Statement 2014)

Cultural Heritage Conservation Easement Agreement means: A voluntary legal agreement between the heritage property owner, the municipality and/or the Ontario Heritage Trust, establishing mutually accepted conditions that will ensure the conservation of a heritage property in perpetuity. (Source: City of Guelph Official Plan)

Cultural Heritage Conservation Plan means: A plan developed to demonstrate how heritage attributes will be conserved, protected or enhanced such that the integrity of the heritage attributes is retained. Such plans will include descriptions of repairs, stabilization and preservation techniques as well as short and long term conservation and maintenance measures and including how the heritage attributes will be integrated or commemorated. (Source: City of Guelph Official Plan)

Cultural heritage landscape (CHL) means a defined geographical area of heritage significance which has been modified by human activities and is valued by the community. It may involve a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to; heritage conservation districts designated under the Ontario Heritage Act, parks, gardens, neighbourhoods, townscapes, farmscapes, battlefields, main streets, cemeteries, trail ways and industrial complexes of cultural heritage value or interest. (Sources: City of Guelph Official Plan; Provincial Policy Statement 2014; Ontario Heritage Toolkit)

Cultural heritage resource means an archaeological resource, built heritage resource or cultural heritage landscape resource. (Source: City of Guelph Official Plan)

Cultural Heritage Resource Impact Assessment means: a study conducted prior to development/redevelopment to investigate the potential impact of development on cultural heritage resources. This type of study will determine how a particular development should proceed and what actions or measures are required to minimize negative impacts on cultural heritage resources. (Source: City of Guelph Official Plan)

Cultural Heritage Review means: An assessment conducted to accompany a request to modify a description of nondesignated properties listed in the Heritage Register or to list or remove non-designated properties from the Heritage Register. (Source: City of Guelph Official Plan)

Cultural Heritage Value or Interest means: A property is of cultural heritage value or interest if, where criteria for whether the property is of cultural heritage value or interest has been prescribed by regulation, the property meets the criteria. (Source: City of Guelph Official Plan)

Designated property means property designated under Part IV or Part V of the *Ontario Heritage Act*.

Heritage attributes mean, in relation to real property, and to the buildings and structures on the real property, the attributes that contribute to their cultural heritage value or interest. (Source: *Ontario Heritage Act*)

Listed property means property listed as non-designated on the Municipal Register of Cultural Heritage Properties.

Municipal Register of Cultural Heritage Properties or Heritage Register means: A register established pursuant to Section 27 of the Ontario Heritage Act and filed with the Clerk which identifies properties of cultural heritage value or interest within the city. Designated properties are listed in the Municipal Register of Cultural Heritage Properties. Non-designated properties may also be listed in the Municipal Register of Cultural Heritage Properties. (Source: City of Guelph Official Plan)

Mitigation or Avoidance means: In regard to cultural heritage resources, methods of minimizing or avoiding a negative impact on a cultural heritage resource. These methods include, but are not limited to:

- i) alternative development approaches;
- ii) isolating development and site alteration from significant built and natural features and vistas;
- iii) design guidelines that harmonize mass, setback, setting, and materials;
- iv) limiting height and density;
- v) allowing only compatible infill and additions;
- vi) reversible alterations; and
- vii) buffer zones, site plan control, and other planning mechanisms

(Source: City of Guelph Official Plan0)

Negative Impacts means: In regard to cultural heritage resources, negative impacts include, but are not limited to:

- a) Destruction of any, or part of any, significant heritage attributes or features;

- b) Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- c) Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- d) Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- e) Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- f) A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- g) Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

(Source: City of Guelph Official Plan)

Preservation is the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

Protected heritage property means real property designated under Parts IV, V, or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss. (Source: City of Guelph Official Plan)

Scoped Cultural Heritage Resource Impact Assessment means: a reduced scope of study conducted prior to development/redevelopment to investigate the potential impact of development on cultural heritage resources, including development proposals on lands adjacent to designated property or other protected heritage property. (Source: City of Guelph Official Plan)

Significant means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. (Source: Provincial Policy Statement 2014)

Appendix 4

Provincial guidance regarding CHL identification

DRAFT



InfoSheet #2

Winter 2006

Cultural Heritage Landscapes

WHAT IS THE PROVINCIAL POLICY STATEMENT 2005 DIRECTION FOR THE CONSERVATION OF SIGNIFICANT CULTURAL HERITAGE LANDSCAPES?

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

A policy for the conservation of significant cultural heritage landscapes

The Provincial Policy Statement (PPS, 2005) policy 2.6.1 for the conservation of *significant cultural heritage landscapes* is not new, but it is strengthened by the direction under Section 3 of the Planning Act that land use planning decisions by municipalities and approval authorities “shall be consistent with” the PPS, 2005.

Municipalities and approval authorities can incorporate more detailed *cultural heritage landscape* conservation objectives and policies reflecting local heritage places, landscapes and districts into Official Plans, land use planning documents, and related *development* approval procedures or decisions.

The PPS, 2005 expands the definition of *cultural heritage landscape* as “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a *significant* type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, railways and industrial complexes of cultural heritage value.”

Types of cultural heritage landscapes

There are generally three main types of *cultural heritage landscapes*. The following are taken from the Operational Guidelines adopted by the United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Committee in 1992, and are widely accepted as the three primary landscape types:

- **Designed landscapes:** those which have been intentionally designed e.g. a planned garden or in a more urban setting, a downtown square.

A natural feature with cultural association, such as specimen trees or plantings being part of a larger *cultural heritage landscape*.



(Ministry of Culture)

- **Evolved landscapes:** those which have evolved through the use by people and whose activities have directly shaped the landscape or area. This can include a ‘continuing’ landscape where human activities and uses are still on-going or evolving e.g. residential neighbourhood or mainstreet; or in a ‘relict’ landscape, where even though an evolutionary process may have come to an end, the landscape remains historically *significant* e.g. an abandoned mine site or settlement area.
- **Associative landscapes:** those with powerful religious, artistic or cultural associations of the natural element, as well as with material cultural evidence e.g. a sacred site within a natural environment or a historic battlefield.

Identifying cultural heritage landscapes

Cultural heritage landscapes are identified through:

- **Historical Research**
Consulting maps, land records, photographs, publications, primary and other sources
- **Site Survey and Analysis**
Windshield surveys, intensive surveys, site surveys and analysis of the various features and characteristics which make up the *cultural heritage landscape* as well as delineation of landscape boundaries
- **Evaluation**
Applying criteria for evaluating design, history, and context of the entire subject area

An inventory or map of properties or geographic areas that contain *significant cultural heritage landscapes* can be compiled by local, provincial or federal jurisdiction(s). Some of these properties and geographic areas may become a *protected heritage property* under the Ontario Heritage Act.

A municipal heritage committee can be appointed under the Ontario Heritage Act by a municipal Council to identify heritage resources, including both heritage conservation districts and *cultural heritage landscapes* within their community. For more information on identifying *cultural heritage landscapes*, see the “Heritage Property Evaluation: A Guide to Identifying, Researching and Evaluating Cultural Heritage Property in Ontario Communities” (Ministry of Culture).

Defining significance

The PPS defines “*cultural heritage landscapes*” and it defines “*significant*”. For *cultural heritage landscapes* to be *significant*, they must be “valued for the important contribution they make to our understanding of the history of a place, an event, or a people.”

Typically, the significance of a *cultural heritage landscape* is identified by evaluation criteria that define the characteristics that have cultural heritage value or interest to local, provincial or federal jurisdictions. Criteria to define local cultural heritage significance is prescribed in a regulation made pursuant to section 29(1) (a) of the Ontario Heritage Act.

For a *protected heritage property* under the Ontario Heritage Act, the designation bylaw and/or heritage conservation easement agreement should state the significance of the *cultural heritage landscape*, and identify its *heritage attributes*. These are known as statements of cultural heritage value or interest.

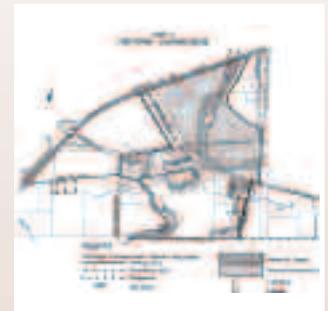
The PPS, 2005 defines *heritage attributes* as “the principal features, characteristics, context, and appearance that contribute to the cultural heritage significance of a *protected heritage property*.” *Significant cultural heritage landscapes* are often protected as, or are part of, a heritage conservation district that is described in a heritage conservation district plan under the Ontario Heritage Act.

Cultural heritage landscapes

The identification, listing, evaluation and protection of *cultural heritage landscapes* is an ongoing process. The PPS, 2005 policies and land use planning processes are applicable to *cultural heritage landscapes* that have significance to the jurisdiction. *Cultural heritage landscapes* include:

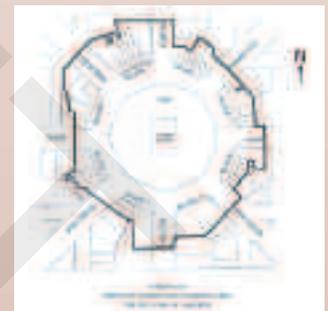
- a property with a *significant cultural heritage landscape* listed by local, provincial or federal jurisdictions using evaluation criteria;
- a *protected heritage property*, which means:
 - real property designated under Part IV (individual property), Part V (heritage conservation districts), or Part VI (archaeology) of the Ontario Heritage Act
 - a heritage conservation easement property under Parts II or IV of the Ontario Heritage Act
 - property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss
(Municipal jurisdiction(s) or the Ontario Heritage Trust can also confirm if a property is a *protected heritage property*)
- a *significant cultural heritage landscape* that is newly identified, as part of a proposal for *development* or *site alteration*

An example where boundaries were delineated and landscape elements were identified is the Blair heritage conservation district in the City of Cambridge.



(City of Cambridge)

An example of a more traditional Part V OHA designated heritage conservation district containing landscape attributes is the Town “Square” in Goderich.



(Town of Goderich)

EXAMPLES OF CULTURAL HERITAGE LANDSCAPES:

A former industrial site where main and secondary buildings, technological artifacts, infrastructure, transport networks and open spaces are in an arrangement that depicts the working of the site.

A unique grouping of a building and formal garden within a larger heritage conservation district.

A riverscape with bridges and trails.



(Ministry of Culture)

A farmscape.



(City of Waterloo)

Other geographic areas or special places of cultural heritage value or interest such as main streets.



(Su Murdoch)

Defining cultural heritage landscape boundaries

Within a *cultural heritage landscape*, there are often heritage buildings, structures, ruins, trees, plantings, *archaeological resources* and other features or attributes that collectively illustrate a historical theme or activity. There is usually evidence of change over time, through site evolution and/or natural regeneration. There are also historic and/or visual qualities that can include viewsheds or site lines from within the landscape area, as well as specific observation points from outside its boundaries. Defining the *cultural heritage landscape* boundaries can involve a range of considerations, including but not limited to the use of: roadways; rights-of-way; river corridors; fences; edges of tree lines and hedge rows; property lines; landforms; and lakeshores. It is therefore important for boundaries of a *cultural heritage landscape* to be clearly defined for conservation purposes within a land use planning context.

What is meant by “conserved”?

In the PPS, 2005 *conserved* “means the identification, protection, use and/or management of cultural heritage and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.”

The conservation of a *significant cultural heritage landscape* considers not only the preservation of specific features which make up the landscape, but also the relationships of such features inside and outside its boundaries. Consideration should also be given to the surrounding context within which a *cultural heritage landscape* is located and the need for conservation strategies such as buffer zones.

The Ontario Heritage Act enables municipalities to identify, list and protect properties with cultural heritage value or interest. It also gives municipalities and the Ontario Heritage Trust the ability to hold heritage conservation easements on real property. The Ontario Heritage Trust, an agency of the Ministry of Culture, is dedicated to identifying, preserving, protecting and promoting Ontario’s rich and varied heritage resources.

Conserving cultural heritage landscapes in land use planning

The Planning Act allows municipalities and approval authorities to adopt Official Plan objectives and cultural heritage policies and approval procedures. For the conservation of *significant cultural heritage landscapes*, planning tools include, but are not limited to:

- Heritage conservation district policies, guidelines, & studies
- Area design guidelines
- Height and setback restrictions / site plan control
- Landscape impact assessments
- Secondary plan policies for special areas
- Special zoning by-laws with heritage criteria overlay
- Subdivision development agreements
- Community improvement plans
- Stewardship
- Financial incentives
- Landscape conservation plans
- Park area / corridor area management plans

In light of the above planning tools, municipalities and/or planning approval authorities, through their Official Plan and other planning policy documents, can further identify, protect and manage *significant cultural heritage landscapes* within their jurisdiction.

To conserve a *significant cultural heritage landscape*, a municipality or approval authority may require a heritage impact assessment (or equivalent study) to evaluate proposed *development* or *site alteration* to demonstrate that a *significant cultural heritage landscape* will be *conserved*. Mitigative (avoidance) measures or alternative *development* or *site alteration* approaches may be required.

A conservation plan (or equivalent study) may be required as a long term strategy for conserving the *significant cultural heritage landscape*. (See InfoSheet #5 on heritage impact assessments and conservation plans.)

A *cultural heritage landscape* may be scenic and contain notable natural features, but is primarily important for its *significant* historical associations.



(Ministry of Culture)



(Ministry of Culture)

For more information on *cultural heritage landscapes* contact:

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<http://www.culture.gov.on.ca>

Additional information on the Provincial Policy Statement, 2005 is available on the Ministry of Municipal Affairs and Housing web page:

<http://www.mah.gov.on.ca>

*Note: This InfoSheet was developed to assist participants in the land use planning process and to understand the PPS, 2005 policies related to the conservation planning of cultural heritage and *archaeological resources*. The information in the InfoSheet should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter.