Cultural Heritage Resource Impact Assessment
15 Mont Street

Lots 12 & 13 in the subdivision of Lots 5, 6, 7, & 8
in the 1st Range of Division A (new survey southwest of Woolwich Road)
in the Township, now in the Town of Guelph
City of Guelph, ON

CHC Limited
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April 24, 2014

Cultural Heritage Resource Impact Assessment
15 Mont Street, Guelph, ON

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Appendix 1 *The City of Guelph Cultural Heritage Resource Impact Assessment Guidelines*, January 2010

Appendix 2 Chain of Title - - PIN 71299-0067 - 15 Mont Street, Guelph, ON

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cover photo: existing house - 15 Mont Street, April 14, 2014
all photographs by Owen R. Scott unless otherwise attributed

1.0 BACKGROUND - CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT (CHRIA)

This CHRIA has been prepared in response to a request from Mr. David McAuley to facilitate the construction of an addition to 360 Woolwich Street, the office of J. David McAuley Architect Inc, requiring the demolition of the residence at 15 Mont Street. 15 Mont Street is not designated under the *Ontario Heritage Act*, nor is it listed in the City's Heritage Register[1]. 360 Woolwich Street not designated under the *Ontario Heritage Act*, but is listed in the City's Heritage Register.

360 Woolwich St

Pt Lot 17, Plan 38
Built c. 1900

Queen Anne Revival, 2 storey + attic, irregular plan, hip roof complete with gables, stone rusticated sills and lintels, panelled and glazed door, transom, 2 storey bay, board ornamental gable, ornamental terracotta, dogtooth spandrels, former entrance porch.

Figure 1 excerpt from *Municipal Register of Cultural Heritage Properties*

2.0 CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT

2.1 Proponent contact information

J. David McAuley Architect Inc.
360 Woolwich Street
Guelph, ON, N1H 3W6
Attention: Mr. David McAuley
(519) 823-2441 office@jdm-arch.com

Acting upon instructions, we attended 15 Mont Street on April 14, 2014 to view the site, take a photographic record of existing conditions, and prepare this report.

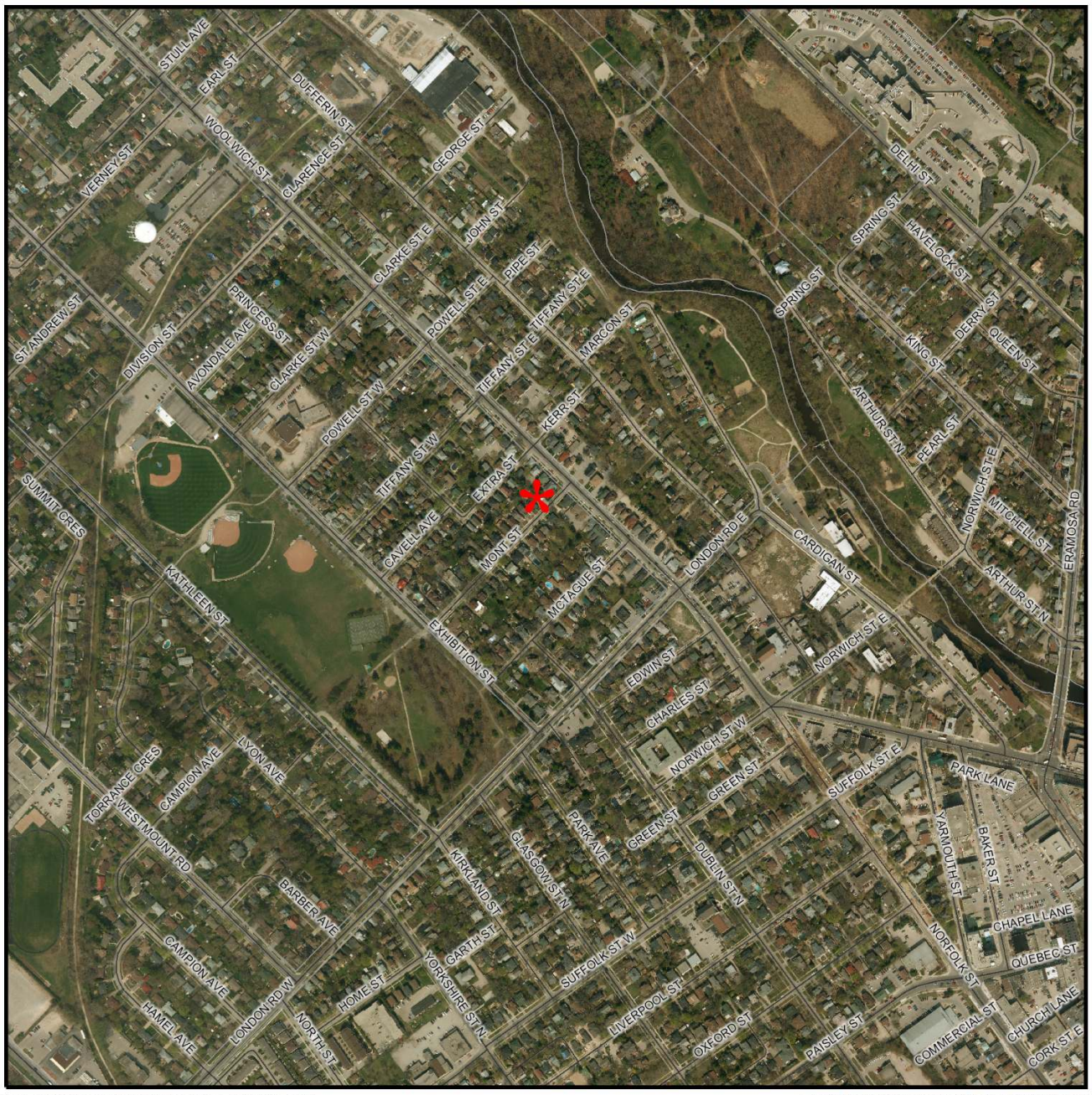
This report provides the information requested by Stephen Robinson, Senior Heritage Planner, regarding the potential impact to a number of Part IV designated properties proximate to 15 Mont Street and 360 Woolwich Street and to ascertain the potential significance to the City of previous owners/occupants of 15 Mont Street.

2.2 Site History

The subject site is located north of the downtown of the City, just west of Woolwich Street on the north side of Mont Street. (Figure 2) It is comprised of two lots formerly in the Township of Guelph, Lots 12 & 13 in the

[1] City of Guelph Municipal Register of Cultural Heritage Properties - non-designated properties, http://guelph.ca/uploads/PBS_Dept/planning/heritageguelph/Registry/Heritage_Directory_properties_interest.pdf, accessed April 20, 2014

subdivision of Lots 5, 6, 7, & 8 in the 1st Range of Division A (new survey southwest of Woolwich Road) in the Township, now in the Town of Guelph[2] (Figure 3).



Copyright © Grand River Conservation Authority, 2013 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Figure 2 location map - *GRCA*

Mont Street is a subdivision created in 1858 from four lots of the 1st Range of Division A of the original McTague survey (Figures 6 and 7). Lots 12 and 13 of that subdivision, measuring 111' x 186' comprise present day 15 Mont Street (shaded red in Figures 3 and 4).

[2] *Plan of Subdivision of Lots 5, 6, 7, & 8 on Woolwich Street in the Town of Guelph*, Francis Kerr P.L.S., February 8, 1858

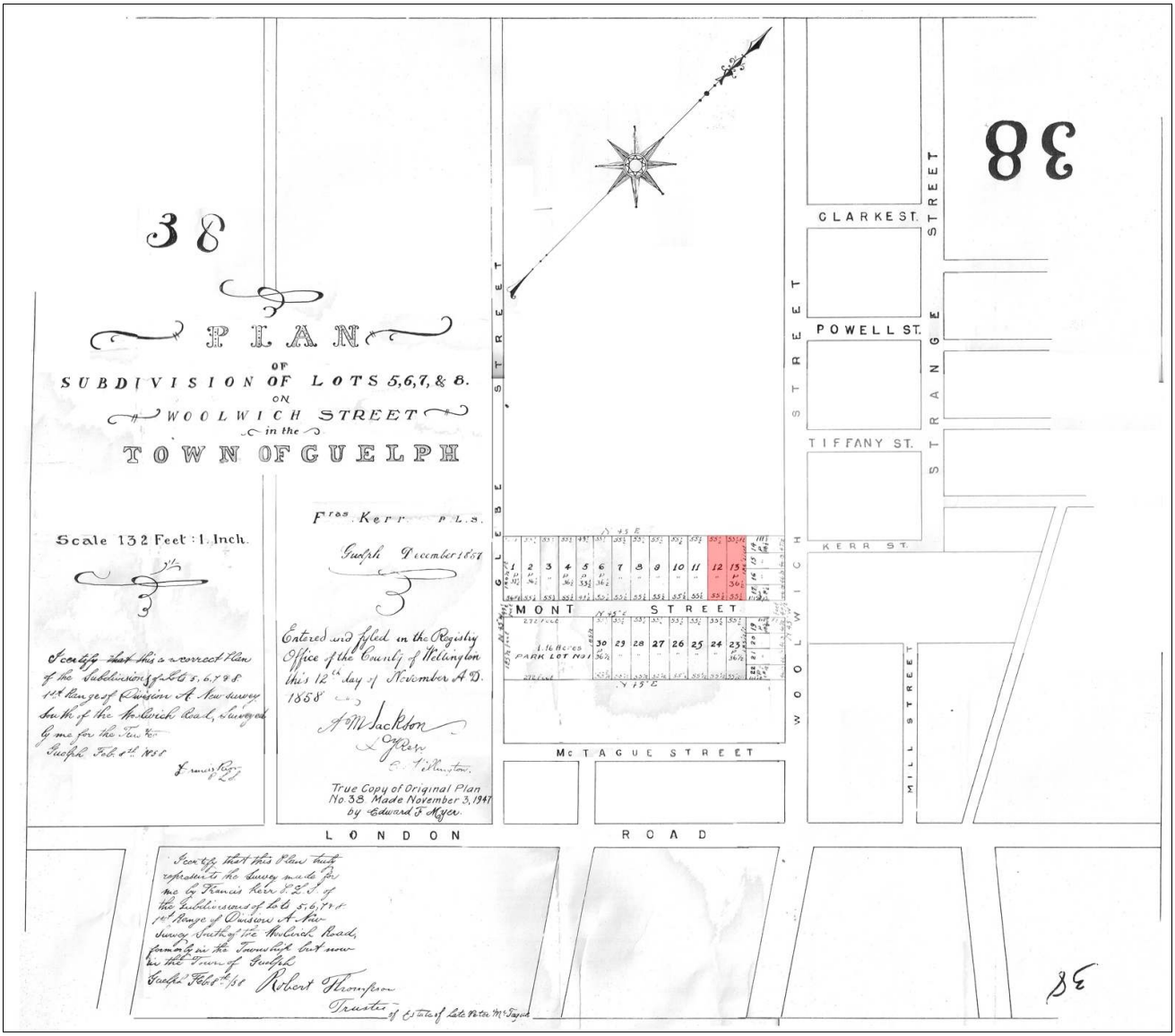


Figure 3 *True Copy of Original Plan No. 38*, by Edward F. Myer. November 3, 1947
Plan of Subdivision of Lots 5, 6, 7, & 8 on Woolwich Street in the Town of Guelph, February 8, 1858, Francis Kerr, P.L.S.

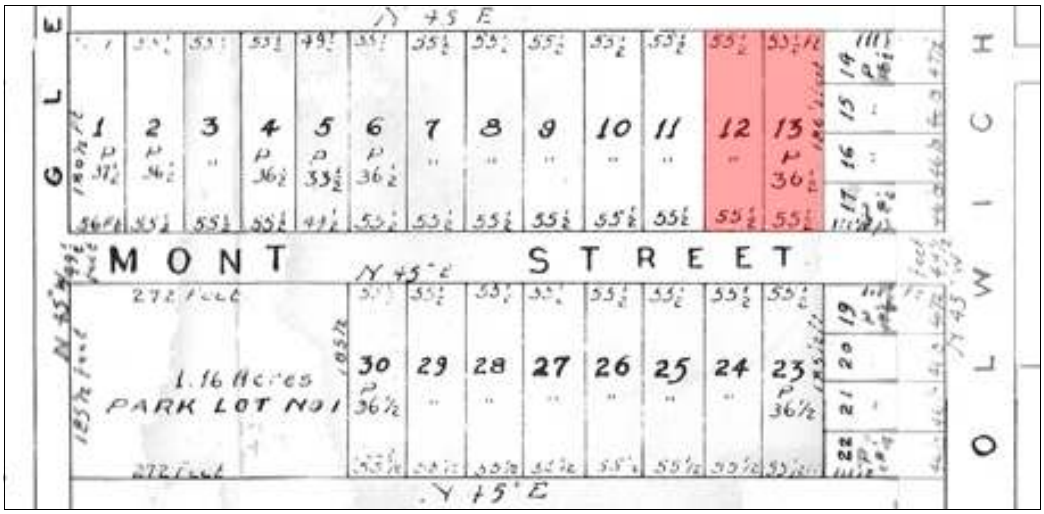


Figure 4 detail from Figure 3

The property (see yellow asterisk on Figure 5) was originally in Guelph Township and was annexed by the City of Guelph in 1854.

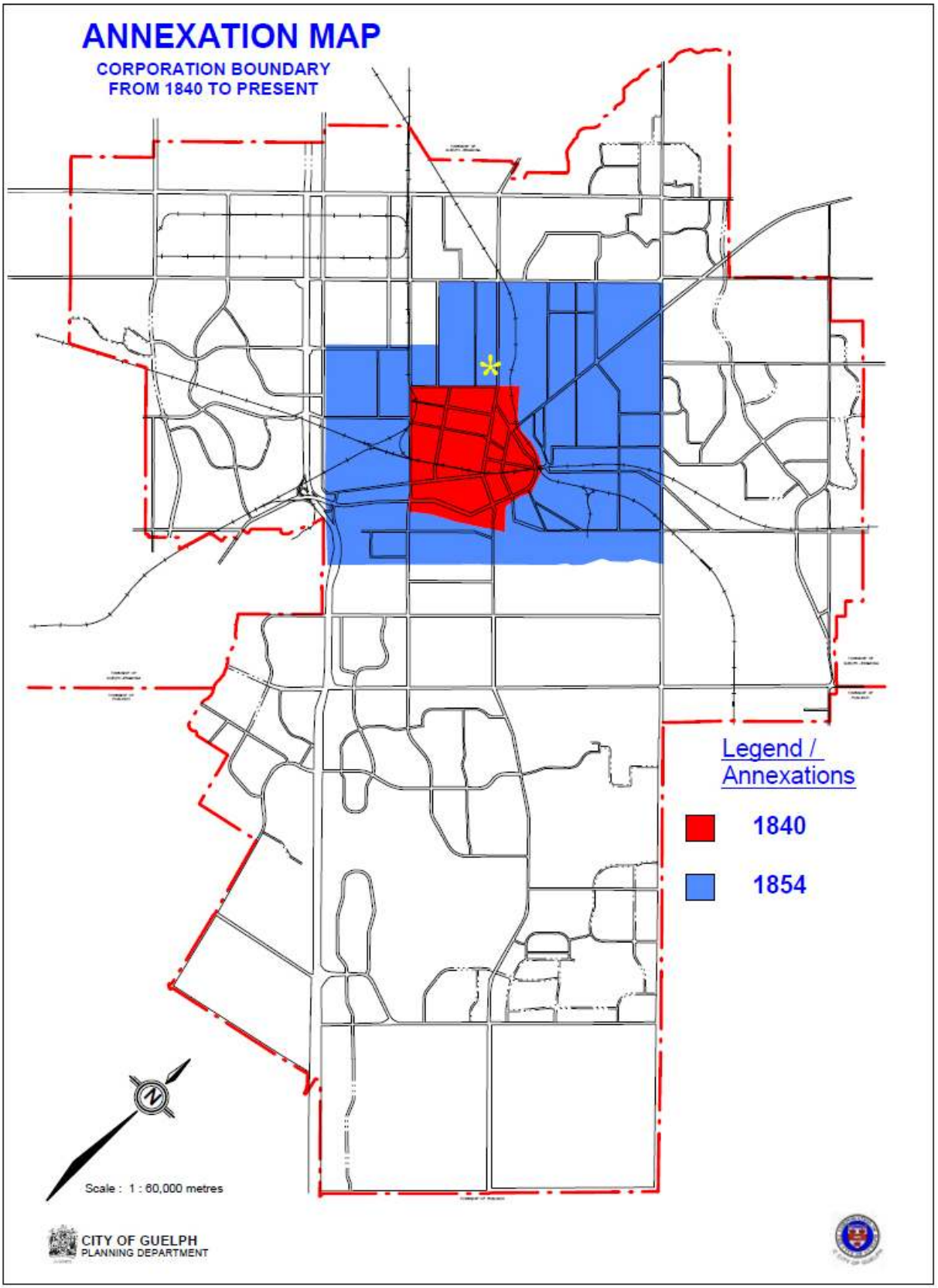


Figure 5 1840 & 1854 annexations, *City of Guelph Planning Department*

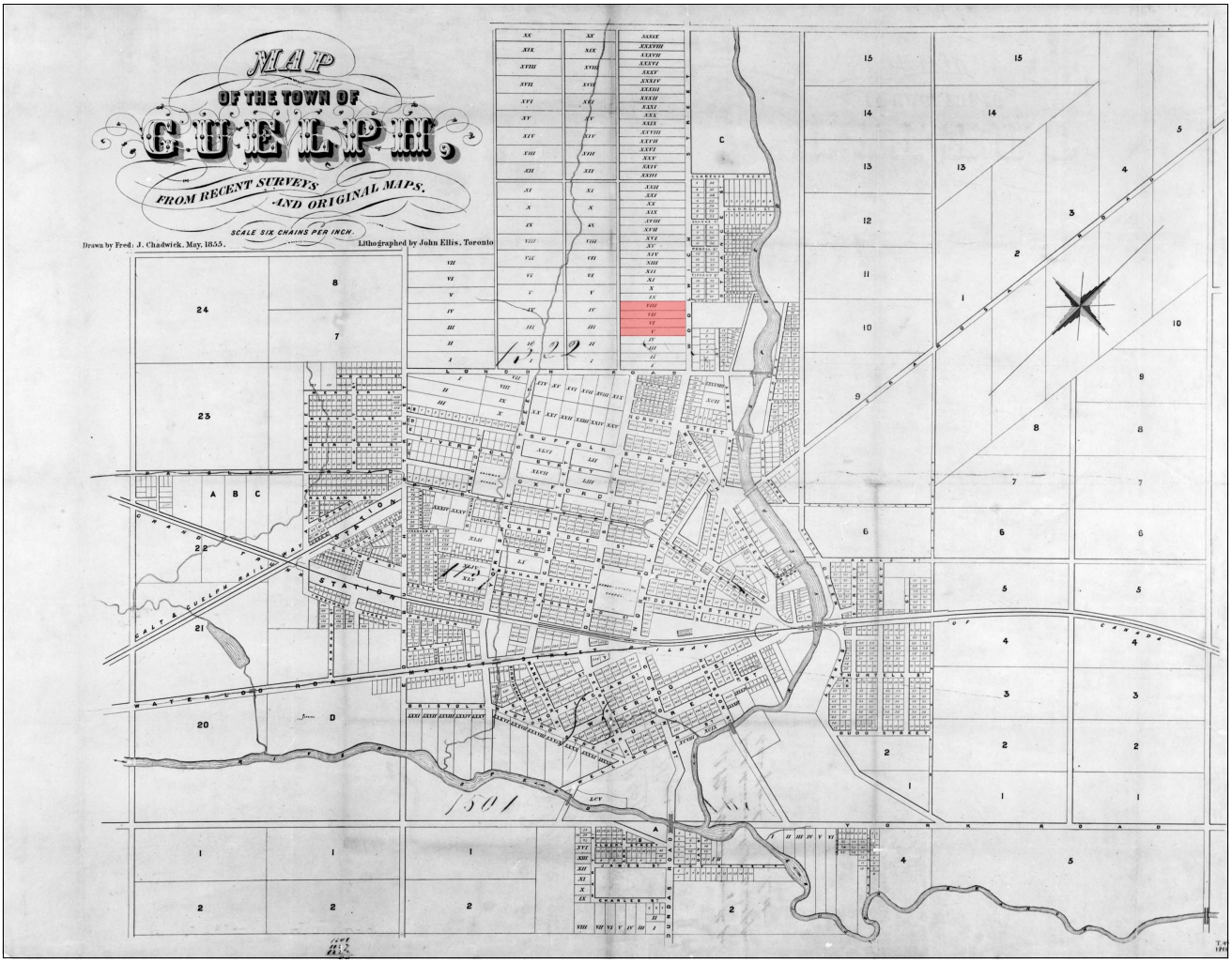


Figure 6 *Map of the Town of Guelph from recent surveys and original maps.*
Published by J. Smith, Guelph, drawn by Fred J. Chadwick, May 1855 - *Guelph Museums*

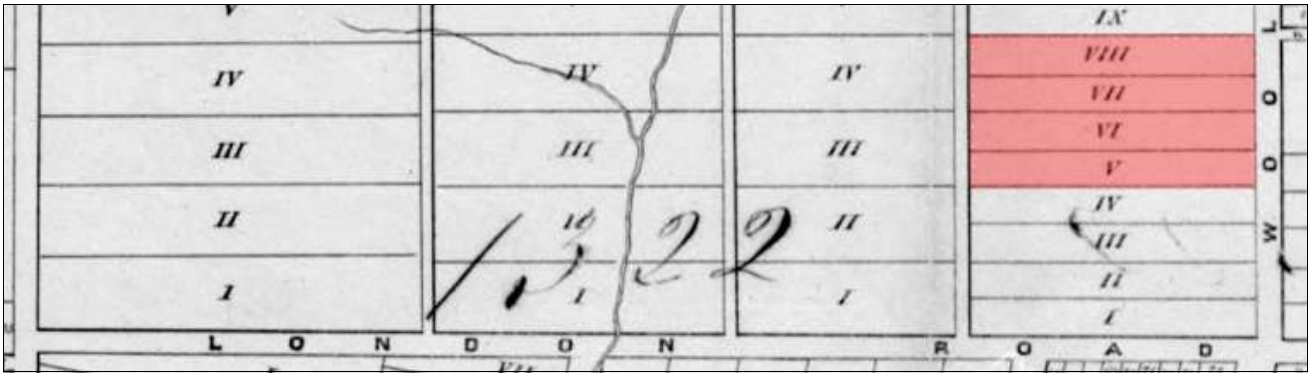


Figure 7 detail from Figure 6

When lands north of London Road were annexed in 1854, lots were created which were soon subdivided further, creating the area now known as the "Exhibition Park" neighbourhood. Woolwich Street is on the right in Figure 7; Exhibition Street (then called Glebe Street) is to the west of Lots V - VIII which comprise the 1858 Mont Street subdivision.

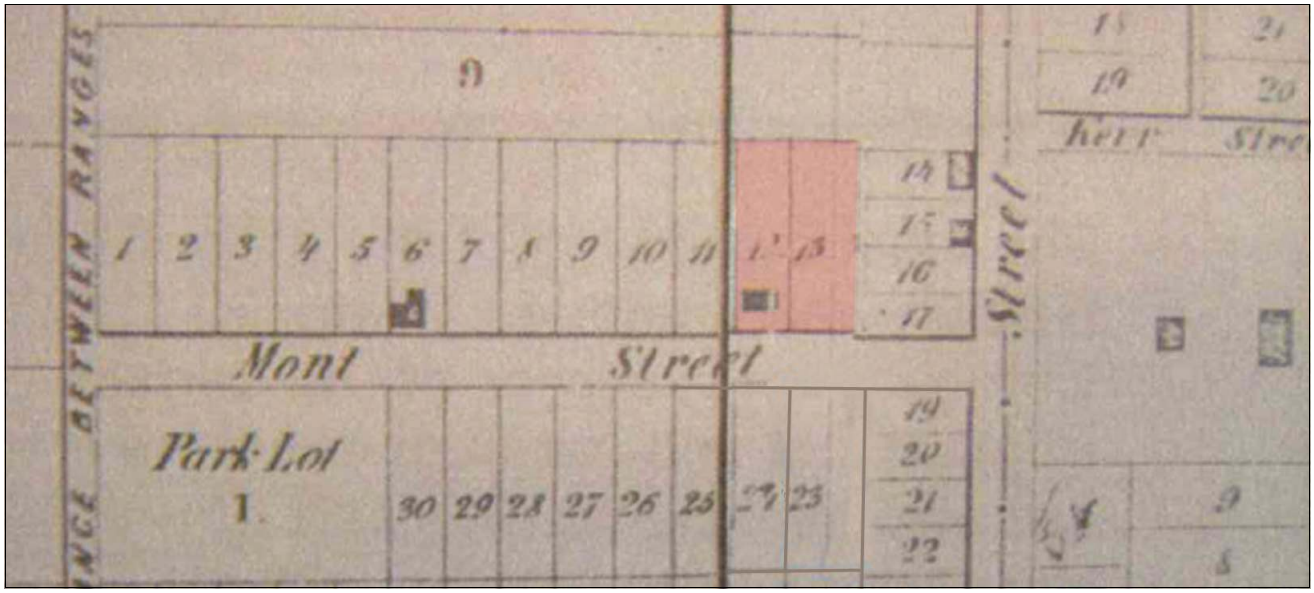


Figure 8 City Plan of the City of Guelph 1862 - *Guelph Civic Museum*

Figure 8 is an excerpt from an 1862 plan of Guelph. Lot 12 clearly shows a building, although the outline is not that of the current building, nor does it resemble the illustration on Figure 10, an 1872 birdseye perspective of the City. The latter is more representative of a part of the current building. Whether the building shown on the 1862 plan is a prior structure to the current building, or is a part of the current building is speculation. Because a number of the lots were in the same ownership at that time (1862) it might be surmised that building had not begun until individual lots were sold. Lots 12 and 13 were sold as a unit and remain so today.

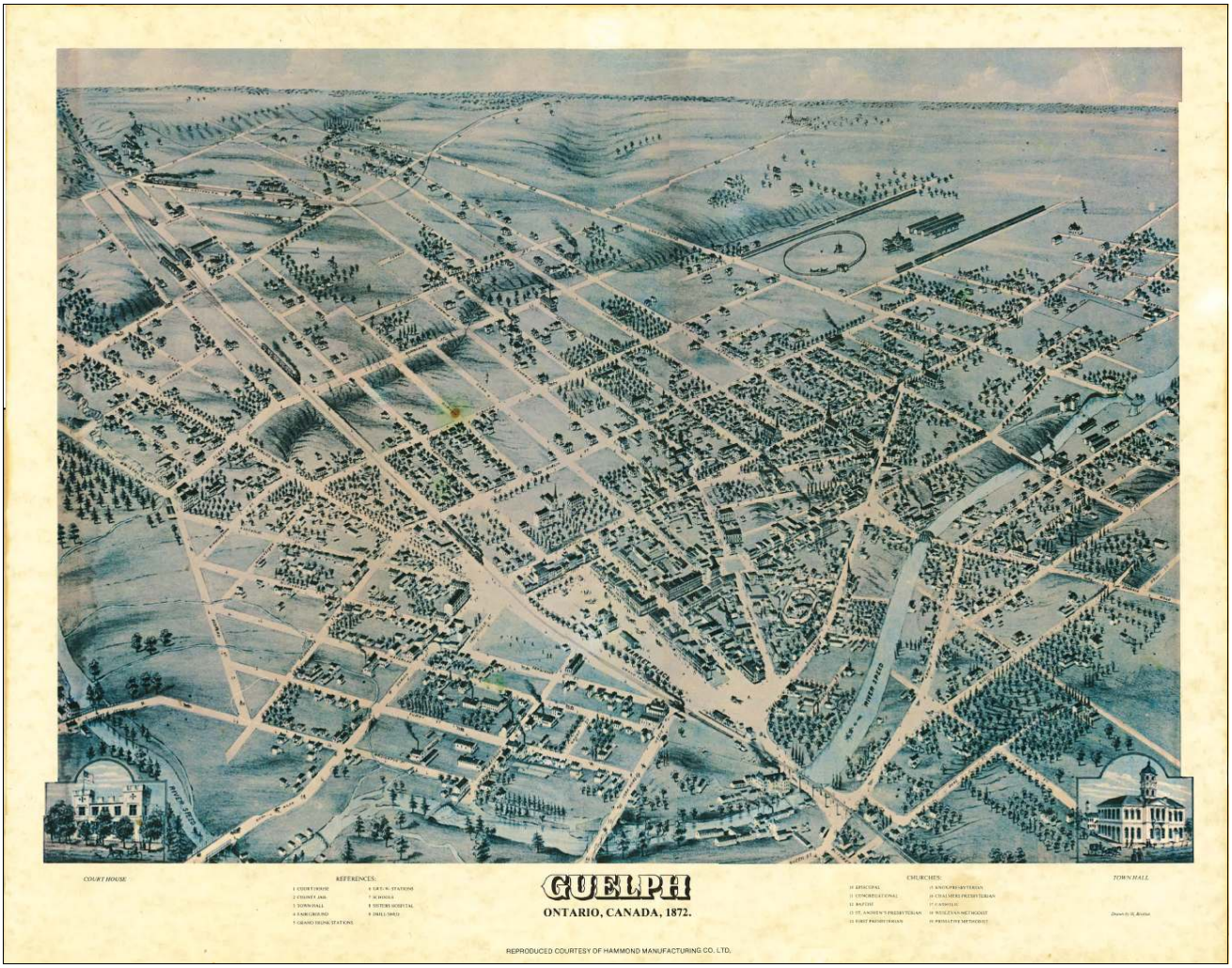


Figure 9 birdseye perspective of Guelph, 1872 - *reproduced courtesy Hammond Manufacturing Co.*

Figure10 detail from Figure 9 showing 15 Mont Street

The 1872 birdseye perspective of Guelph (Figures 9 and 10) shows a building at 15 Mont Street that is likely the westerly portion of the existing building. Three other houses on the north side of the street are shown as well as two on the south side. The Central Exhibition grounds, purchased by the City in 1871 (now Exhibition Park), are to the west in Figure 9.

With the exception of 15 Mont and its westerly neighbouring semi-detached homes (now demolished and replaced with two new brick houses), all houses on the north side, and all but two on the south side of Mont Street were/are of brick construction. The 1922 (updated 1929) fire insurance plan indicates that 15 Mont was a wood frame building, finished in roughcast (Figures 11 and 12).

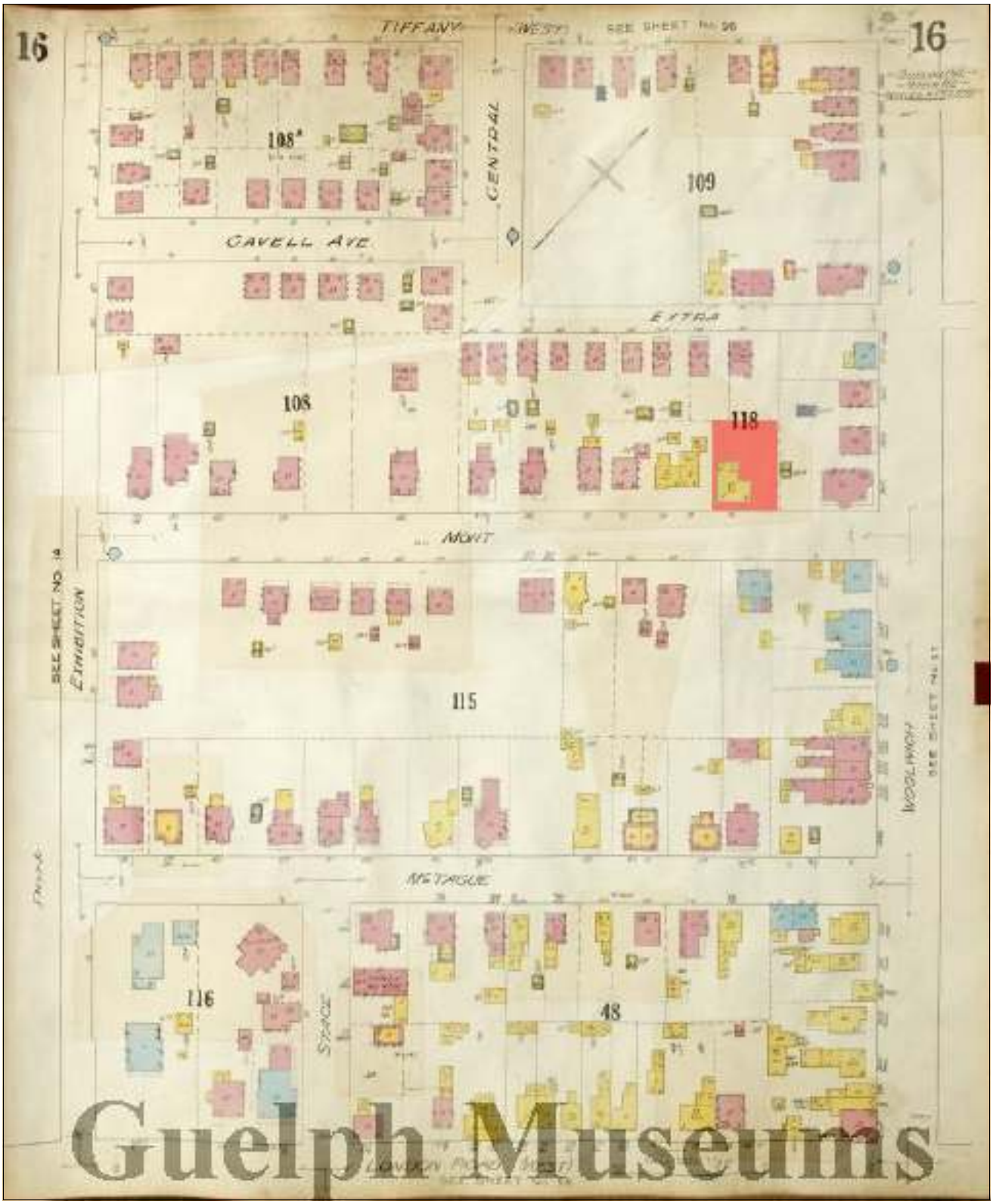


Figure 11 Fire Insurance Plan 1922, updated 1929 - *Guelph Museums*

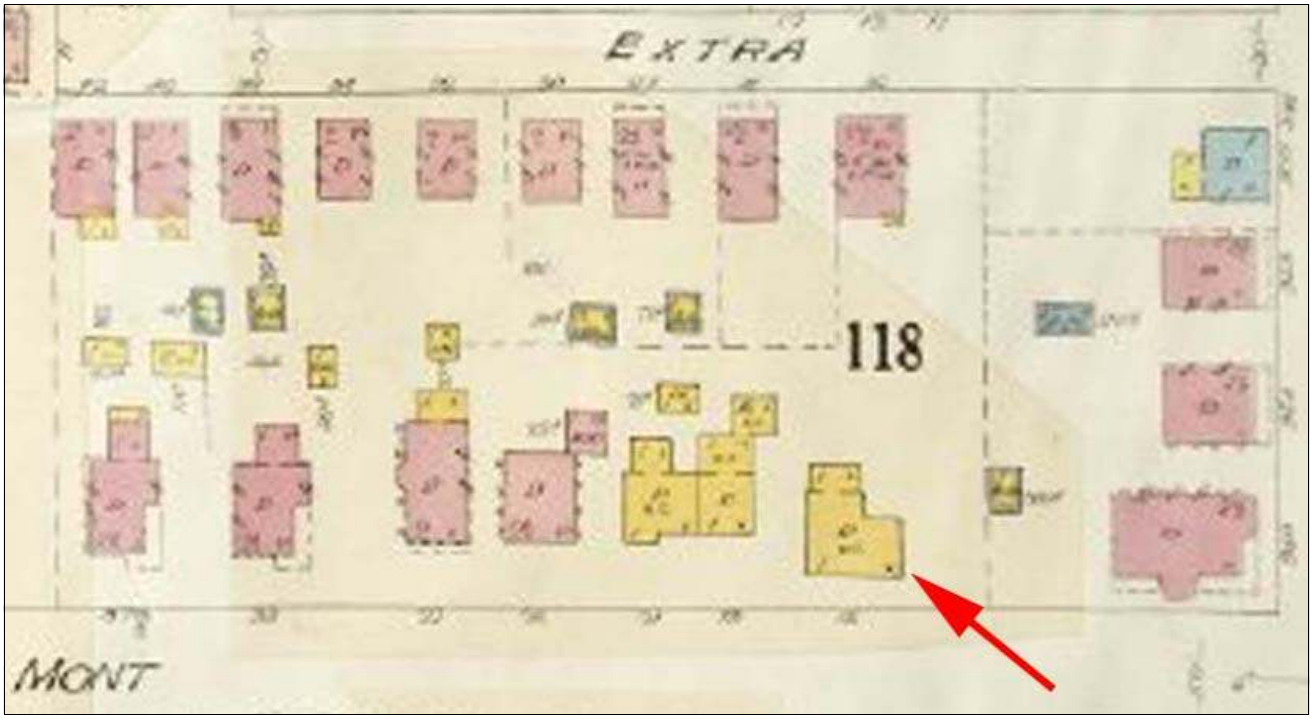


Figure 12 detail from Figure 11

No photographs of the roughcast exterior of 15 Mont have been unearthed by the author; however, Gordon Couling's 1974 photograph (Figure 14) shows the cladding to be an imitation white brick at that time and his Inventory notes the building material as "recently refaced with imitation brick veneer".[3] Gordon also noted that the building "Retains interesting bargeboard", still in place. The ground floor windows had also been replaced between 1974 and 1989. In 1989, the current owner took the photos in Figures 15, 16 and 17 prior to re-cladding the building once again, this time with board and batten siding (Figures 25 - 26). Figure 17 shows the thin imitation brick veneer.

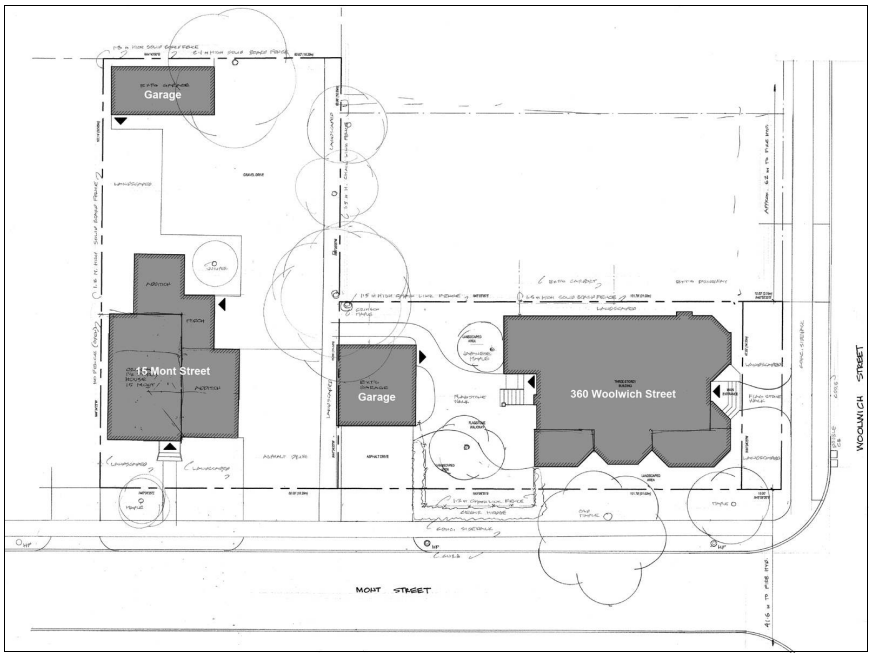


Figure 13
Existing Conditions
360 Woolwich Street
and 15 Mont Street -
J. David McAuley

[3] *Couling Architectural Inventory*, 15 Mont Street, 27-11-74, Guelph Public Library

ARCHITECTURAL INVENTORY BLOCK No. PAGE
ITEM.

LOCATION 15 MONT

ARCHITECT

CONTRACTOR

ORIGINAL OWNER

ORIGINAL USE single family dwelling

DATE OF CONSTRUCTION 1880's

BUILDING MATERIAL recently refaced with imitation brick vener.

SIGNIFICANCE Priority #4. Character, Retains interesting bargeboard.

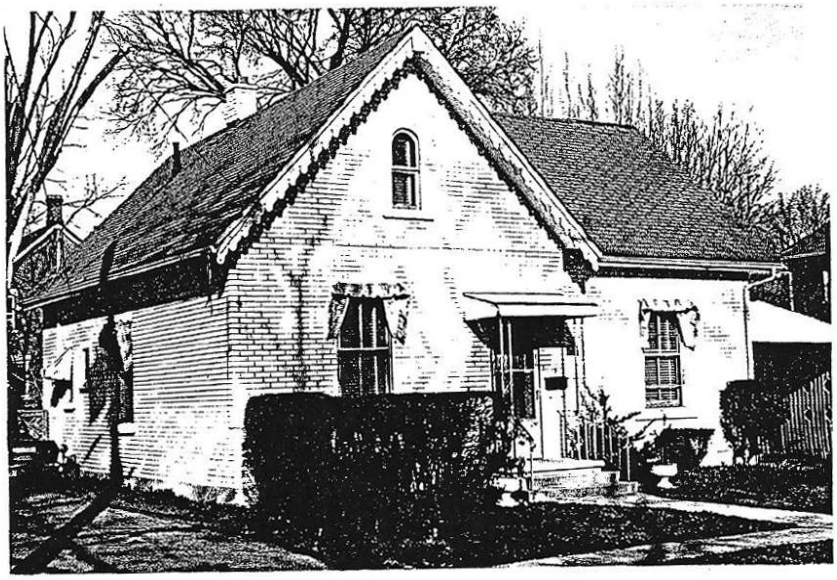


PHOTO DATE: 27-11-74

Figure 14 from *Couling Architectural Inventory*, 15 Mont Street, 27-11-74 - *Guelph Public Library*

Figure 15 front elevation, November 27, 1989 - *J. David McAuley*

Figure 16 rear elevation, November 27, 1989 - *J. David McAuley*

The house was probably built *circa* 1870. A title search (Appendix 2) indicates that the house may have been built as early as 1869. Figure 10 suggests that the westerly portion of the house was built prior to 1872. In 1974, Gordon Couling estimated a date in the 1880s.[4]

Figure 17 east elevation, Nov. 27, 1989 - *J. David McAuley*

2.3 The environs

One of the objectives of this CHRIA is to determine the potential impact to a number of Part IV designated properties proximate to 15 Mont Street and 360 Woolwich Street (Figure 18).

These properties are:
12 Mont Street (Figure 19),
340 Woolwich Street (Figure 20),
344 Woolwich Street (Figure 20),
and
348 Woolwich Street (Figure 20).

Figure 18 location of proximate designated properties

Three of these four Part IV designated stone cottages face Woolwich Street south of the subject property and the fourth is on the south side of Mont directly opposite the subject property. Adjacent and across the streets from the cottages are brick two - and two and a half-storey houses of various vintages and architectural styles (Figures 21 - 24). Mont Street is fairly homogenous with a preponderance of red brick, front gable and cottage roofed, 2 and 2½ storey homes.

[4] *Ibid*

Figure 19 12 Mont Street

Figure 20 340 - 348 Woolwich Street

Figure21 360 Woolwich Street

Figure 22 north side of Mont Street

Figure 23 south side of Mont Street

Figure 24 rear yard of 360 Woolwich, Mont Street side

2.4 Documentation of the potential heritage resource(s) - description of existing structures

15 Mont Street contains a 1½ storey, gable-roofed, frame house *c.* 1870, that was originally roughcast finished, then veneered with imitation brick, and finally with vertical board and batten siding. The house was built in at least four stages, the westerly half being the original building (Figures 25 - 29). During extensive renovations in 1990, the roof of the westerly part was found to go through the east side, confirming that from the jog in the front wall, the easterly portion was an addition (Figure 29). Inspection of the crawl space and part cellar confirm this (David McAuley, April 24, 2014).

Figure 25 front elevation

Figure 26 east side elevation

Figure 27 street view of property

Lots 11, 12 and 13 (17 and 15 Mont Street) were purchased by Robert Thompson, Esquire (trustee of the Estate of Peter McTague and land broker) from Caleb Chase, Blacksmith and carriage and sleigh maker[5], in 1869. Chase would later become Mayor of Guelph (1883-1884)[6]. A mortgage in the amount of $250 had been granted to Chase by Peter Idington (financier) two years earlier. Chase had purchased Lots 11, 12 and 13, probably as an investment. In 1870, Chase granted a mortgage to Thompson. It is possible that the westerly part of the current house was constructed about this time. The properties were subsequently sold by Thompson that same year to the Tawse family who retained it until 1905, whereupon it was sold to the Metcalfs who owned it until 1956. The property then went through a number of hands until purchased by William Steele in 1969 before being sold to the current owner in 1983 (see Chain of Title, Appendix 2).

Figure 28 west side

[5] *The Automotive Manufacturer, The Hub*, Volume XXIV, 1883, HUB Publishing Company of New York, p.426

[6] http://guelph.ca/city-hall/mayor-and-council/mayors-office/guelph-mayors/caleb-chase/ accessed April 23, 2014

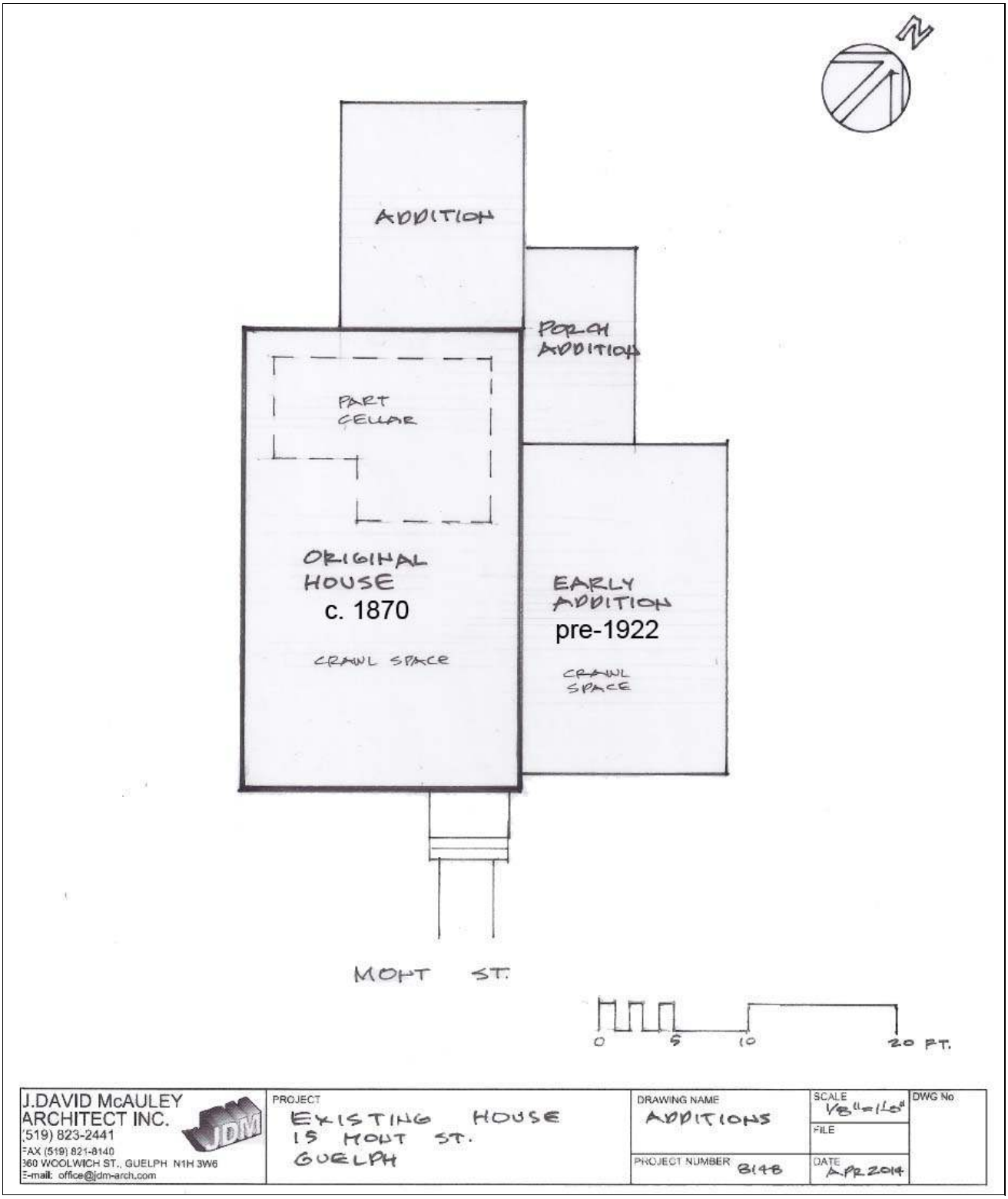


Figure 29 15 Mont Street showing original house & additions - *J. David McAuley Architect Inc.*, April 2014

3.0 SIGNIFICANCE

Section 2 of the *Planning Act* indicates that City Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (*PPS*). Policy 2.6.1 of the *PPS* requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved.[7]

The *PPS* defines "built heritage resource" as one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local provincial or federal jurisdictions. The term "significant" means resources **valued for the important contribution they make to our understanding of the history of a place, an event, or a people**.

"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 City's *Cultural Heritage Resource Impact Assessment Guidelines* (Appendix 1) state for a property to be considered of cultural heritage value or interest, it must meet one or more of the following criteria:

1. have **design value or physical value** because it,
   - is a rare, unique, representative or early example of a style, type, expression, material or construction method,
   - displays a high degree of craftsmanship or artistic merit, or
   - demonstrates a high degree of technical or scientific achievement.
2. have **historical value or associative value** because it,
   - has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
   - yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
   - demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. have **contextual value** because it,
   - is important in defining, maintaining or supporting the character of an area,
   - is physically, functionally, visually or historically linked to its surroundings, or
   - is a landmark.

The potentially significant heritage resource on this property is the **house**.

---

[7] *Provincial Policy Statement* (*PPS, 2014*) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006

The house is not listed on the *City of Guelph Municipal Register of Cultural Heritage Properties*. It has been in many ownerships since it was built and has been much modified and added to over its nearly 150 years. The house does not have *design value or physical value* because it, is not a rare unique, representative or early example of a style, type, expression, material or construction method; it does not display a high degree of craftsmanship or artistic merit; and it does not demonstrate a high degree of technical or scientific achievement. Although a number of prominent Guelph people, including a mayor, a councillor, land developers and financiers have been associated with the planning and development of Mont Street, 15 Mont does not have *historical value or associative value* because the structure does not have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community. It might be argued that it has contextual value being physically and visually linked to its surroundings; however, its appearance has been radically altered and many of its neighbours have been replaced with new buildings.

4.0 DEVELOPMENT PROPOSAL and IDENTIFICATION of POTENTIAL IMPACTS

4.1 The development proposal

A concept plan has been prepared by architect J. David McAuley for an addition to 360 Woolwich Street, occupying the frontage of Lots 12 and 13, 15 Mont Street (Figures 30 and 31).

The following Site Plan, elevation and sections illustrate the proposal. The house at 15 Mont Street and its garage are to be demolished along with the garage at 360 Woolwich Street. A 3-storey addition is proposed along the Mont Street frontage. The addition is a contemporary piece that follows the roofline of 360 Woolwich with a gable roof; employs an entranceway that forms the transition between the old and new; has a slightly larger front yard setback than the existing house at 15 Mont Street; and uses cladding materials that are consistent with 360 Woolwich Street and the majority of homes on the street. The roofline of the addition matches both 360 Woolwich and 15 Mont Street's westerly neighbours. Parking is limited to the rear. One driveway serves the new complex, removing both of the existing double driveways and providing a generous landscaped area with consideration of the designated property across the street and the listed building at 360 Woolwich Street. At 360 Woolwich, the addition is set back further than the existing house and progressively steps back from the exterior sideyard setback to Mont Street at 360 Woolwich Street. Views of the addition will be substantially filtered by an enhanced landscape when it is established along Mont Street.

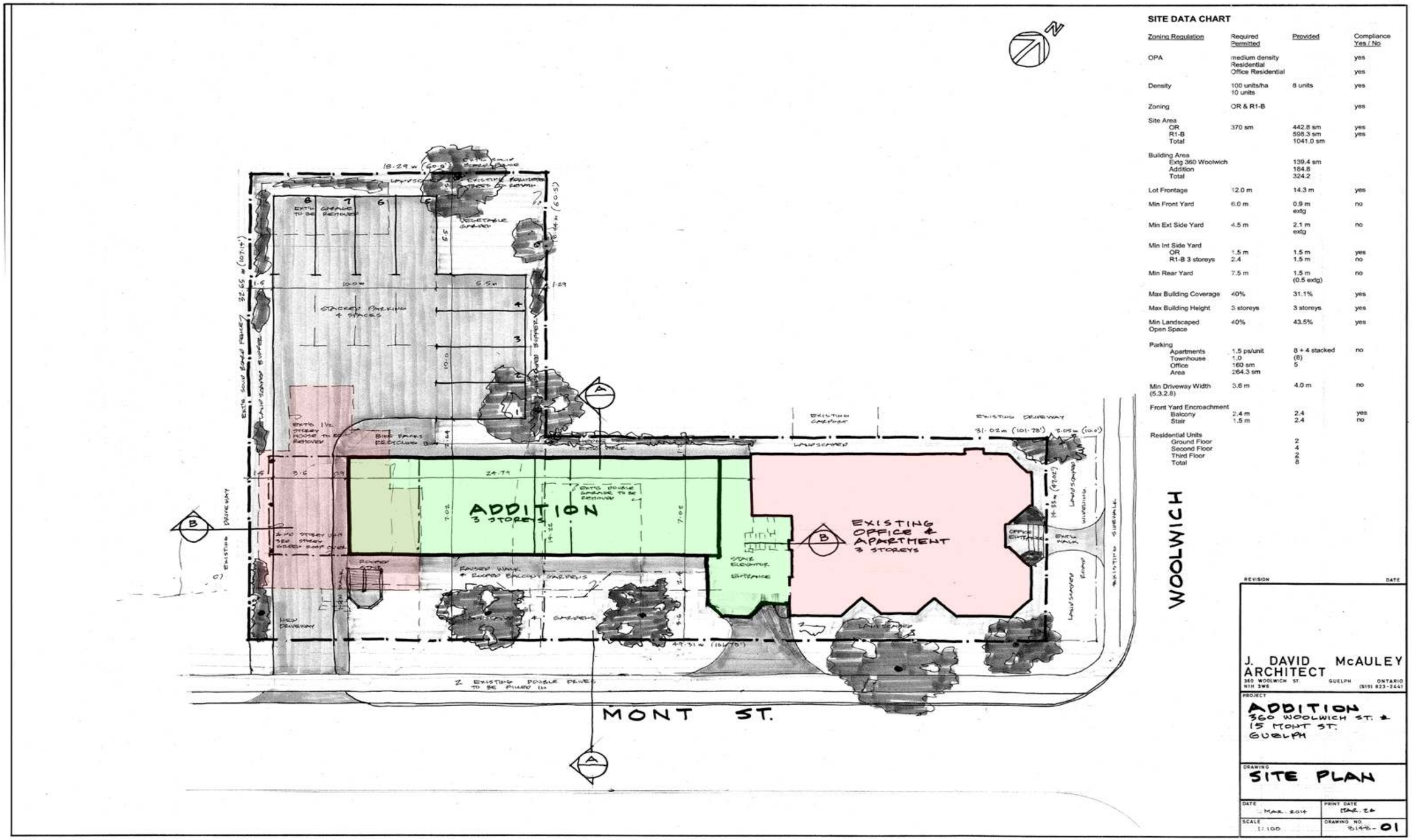


Figure 30 Site Plan - *J. David McAuley Architect Inc.*, March 26, 2014

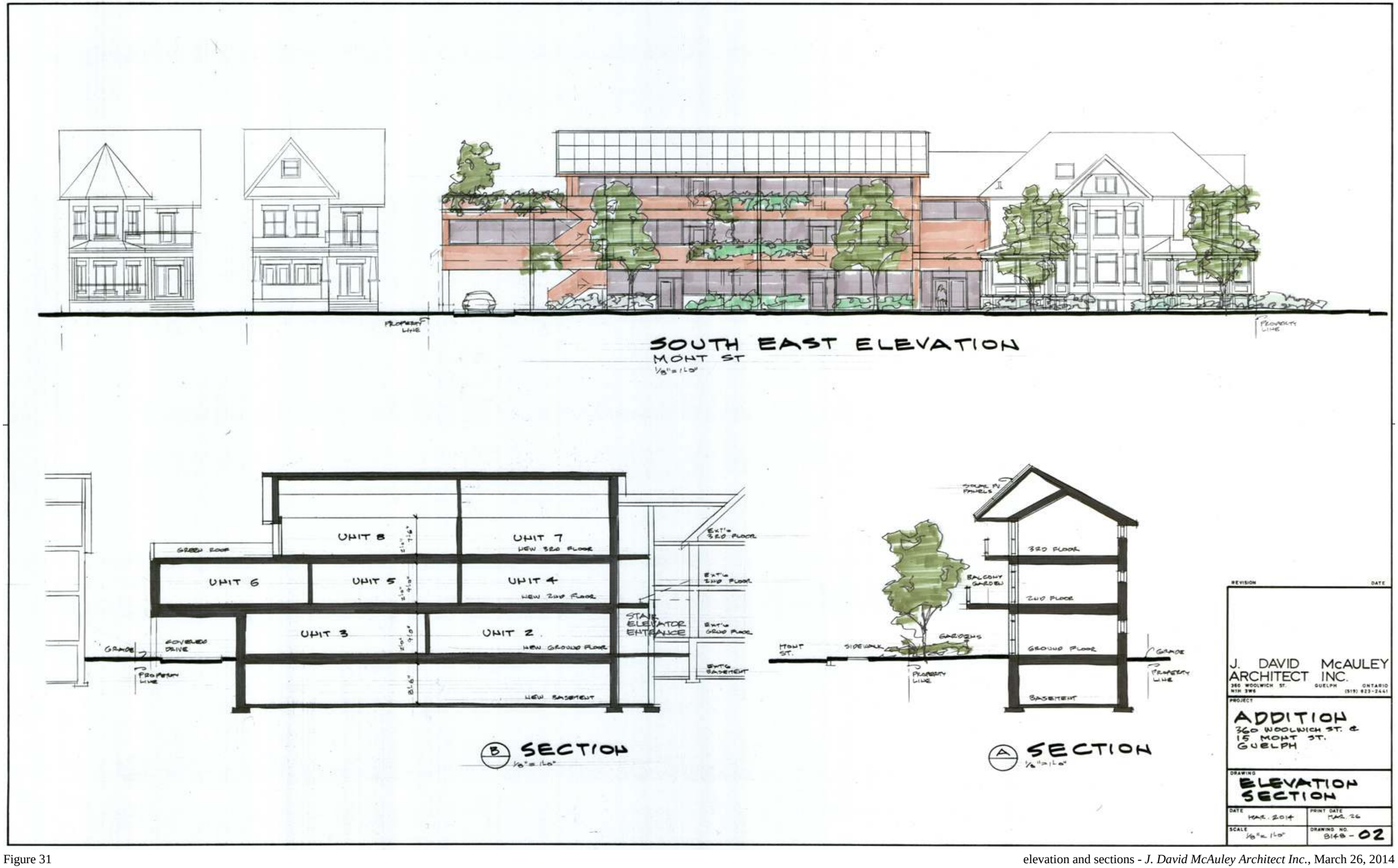


Figure 31 elevation and sections - *J. David McAuley Architect Inc.*, March 26, 2014

4.2 Identification of potential impacts on the cultural heritage resource(s)

There are no significant cultural heritage resources on the subject property; thus, there are no negative impacts to the property.

One of the objectives of this CHRIA is to determine the potential impact to the four Part IV designated stone cottages proximate to 15 Mont Street and 360 Woolwich Street. The description of the proposal in the previous section indicates that no negative impact to any of the proximate designated structures or the Mont Street streetscape is anticipated. The City's *Cultural Heritage Resource Impact Assessment Guidelines* (Appendix 1) require "identification of conservation options" ..... "based on the determination of the significance of the cultural heritage resource(s) in the area, its/their importance to the community ...". The significant cultural heritage resources are the proximate Part IV designated stone cottages. Conservation of those resources is not affected by the proposal and conservation of the environs within which the designated properties are situated, is assured through the sensitive design, scale, massing and materials to be employed in the addition to 360 Woolwich Street.

5.0 RECOMMENDATION

This conclusion of this CHRIA is that no negative impacts to the cultural heritage resources on the properties and in the area are anticipated by the proposal; therefore, should a request for a demolition permit for 15 Mont Street be submitted, it is our recommendation that there should be no objection voiced on heritage conservation grounds.

This cultural heritage resource impact assessment is respectfully submitted by:

CHC Limited

Owen R. Scott, OALA, FCSLA, CAHP

REFERENCES

City of Guelph, *Municipal Register of Cultural Heritage Properties - non-designated properties*

City of Guelph, *Municipal Register of Cultural Heritage Properties - designated properties*

City of Guelph, *Cultural Heritage Resource Impact Assessment Guidelines*, Planning & Development Services, January 2010.

Community by Design: Making Choices for Guelph Future, Opening Remarks – Mayor Karen Farbridge, City of Guelph, February 24, 2007.

Couling, Gordon, *Architectural Inventory*, 1974 Guelph Public Library

Hallett, Doug, *The Guelph Tribune*, Cottages finally land heritage designation, July, 28, 2011

Kerr, Francis, P.L.S. *Plan of Subdivision of Lots 5, 6, 7, & 8 on Woolwich Street in the Town of Guelph*,, February 8, 1858

Provincial Policy Statement (*PPS, 2014*) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006

The Automotive Manufacturer, The Hub, Volume XXIV, 1883, HUB Publishing Company of New York.

Appendix 1

The City of Guelph
Cultural Heritage Resource Impact Assessment Guidelines

Introduction

A *Cultural Heritage Resource Impact Assessment* is a process involving the investigation of possible impacts to known and potential cultural heritage resources caused by specific proposed development or site alteration. This assessment includes an inventory and evaluation of cultural heritage resources within a study area established by a Planning Application or a significant Building Permit Application. The term "cultural heritage resource" is defined in the City of Guelph *Official Plan* and includes buildings, structures, landscapes, monuments, or visible remains of same which meet the designation criteria adopted by Heritage Guelph, the City's Municipal Heritage Committee – specifically *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest.*

A *Cultural Heritage Resource Impact Assessment* report outlines the significance of the identified resources and makes recommendations regarding mitigating measures that would minimize adverse or negative impacts to the cultural heritage resource. A *Cultural Heritage Resource Impact Assessment* is intended to establish an overall approach to the conservation of a heritage property and identify practical options in sufficient detail to inform decisions and directions for the development of a *Conservation Plan*. A *Conservation Plan* may be supplemental to a *Cultural Heritage Resource Impact Assessment* but it is typically a separate document.

All buildings, structures, landscapes, monuments or visible remains constructed prior to 1930 are considered to be built heritage resources until considered otherwise by Heritage Guelph. In compliance with the City of Guelph's *Official Plan,* development or site alteration proposals which may affect a cultural heritage resource, listed or not listed on the City's Municipal Register of Cultural Heritage Properties, are subject to the provision of Cultural *Heritage Resource Impact Assessment*.

• For archaeological assessments, fieldwork must be undertaken by licensed professional archaeologists in accordance with the Ontario Heritage Act and its regulations.

For further information or assistance in the preparation of a Cultural Heritage Resource Impact Assessment, please contact the Senior Heritage Planner, Community Design and Development Services, City Hall, 1 Carden Street, Guelph, Ontario, N1H 3A1, Telephone:
(519) 837-5616, extension 2496, Fax: (519) 837-5640.

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Requirements

The authority to request a *Cultural Heritage Resource Impact Assessment* arises from the Ontario Heritage Act, Section 2(d) of the Planning Act, and Sections 3.5.12-3.5.14 of the City of Guelph Official Plan.

The requirement of a *Cultural Heritage Resource Impact Assessment* shall be triggered by a development or site alteration proposal which requires any of the following applications:

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision
- Site Plan Control
- Consent and/or Minor Variance Application

The requirement of a *Cultural Heritage Resource Impact Assessment* may also be triggered by a significant Building Permit Application including, but not limited to, a Demolition Permit.

The requirement of a *Cultural Heritage Resource Impact Assessment* may be triggered by the proposed development or site alteration of lands adjacent to a *protected heritage property*. According to the Provincial Policy Statement 2005, *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.

The proponent shall undertake to ascertain, from the City of Guelph's *Municipal Register of Cultural Heritage Properties*, the presence of cultural heritage resources on the subject property. Notwithstanding any lack of evidence contained in the *Municipal Register of Cultural Heritage Properties*, cultural heritage resources may exist on a given property. In such instances, the property owner and/or his representative will be notified by the City as early as possible in the development review or site alteration review process.

In the instance of a Plan of Subdivision or Site Plan Application, notice of the requirement for a *Cultural Heritage Resource Impact Assessment* shall typically be made at a pre-consultation meeting, to be followed by formal written notification.

Generally, written notification will identify the cultural heritage resource(s) of interest and the extent of lands

on which the *Cultural Heritage Resource Impact Assessment* should be focused. In addition, a description of the requirements of the *Cultural Heritage Resource Impact Assessment*, specific to the subject property and applications, shall also be provided in the written notification.

Where the proponent can indicate to the satisfaction of the City that the proposed development or site alteration should not require a full heritage assessment, a *Scoped Cultural Heritage Resource Impact Assessment* may be provided. A *Scoped Cultural Heritage Resource Impact Assessment* is a reduced scope of study conducted prior to development or site alteration to investigate the potential impact of development or site alteration on cultural heritage resources and it shall address items and requirements as agreed upon between the proponent and the City after prior consultation with Heritage Guelph.

Content

InfoSheet #5 of "Heritage Resources in the Land Use Planning Process" contained in the Ontario Ministry of Culture's *Ontario Heritage Toolkit* describes the typical content of a *Heritage Impact Assessment* and a *Conservation Plan.* The minimum required components of a *Cultural Heritage Resource Impact Assessment* in the City of Guelph are as follows:

- Identification and evaluation* (with elaboration on the City's Heritage Register where necessary) of the significance of all cultural heritage resources within the established study boundary including the completion of a detailed occupational and/or site biography.

- Documentation of the cultural heritage resources by way of photographs and/or measured drawings, and by mapping the context and setting of the cultural heritage resources identified.

- An outline of the context of the development or site alteration proposal as submitted, including identification of the potential impact the proposal would have on the cultural heritage resources identified.

- Identification of several conservation options (for conservation options refer to Attachment 2). Conservation options should be based on the determination of the significance of the cultural heritage resource(s) in the area, its/their importance to the community, and should take into consideration existing Federal, Provincial and Municipal policies and standards as appropriate. The 'pros' and 'cons' of each conservation option in favour of preserving the integrity and value of the resource and integrating the cultural heritage resource into the proposed development shall be clearly identified and a preferred option recommended. Examples of conservation options are discussed below.

A *Cultural Heritage Resource Impact Assessment* or *Conservation Plan* should include appropriate conservation

principles presented in the following:

- Ontario Ministry of Culture's *Eight Guiding Principles in the Conservation of Historic Properties* (1997)
- Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (October 2004)

Cultural Heritage Resource Impact Assessments and *Scoped Cultural Heritage Resource Impact Assessments* shall be completed by individuals who are qualified to comment on the various issues to be addressed in the assessment. Some of the information to be included in the assessment may be available from the City's Community Design and Development Services, the Senior Heritage Planner and Heritage Guelph. Aspects of the assessment may require the services of a member of the Canadian Association of Heritage Professionals (CAHP).

Review Process

Five copies of the *Cultural Heritage Resource Impact Assessment* or *Scoped Cultural Heritage Resource Impact Assessment* shall be submitted to the Senior Heritage Planner at Community Design and Development Services. The report will be reviewed by City Staff and Heritage Guelph to determine whether the requirements of the assessment have been met and to evaluate the identified preferred conservation options. Recommendations shall be made by Heritage Guelph to City Council and should the owner/applicant disagree with the Heritage Guelph recommendation(s), the proponent may address City Council on the issue.

The recommendations of the approved *Cultural Heritage Resource Impact Assessment* or *Scoped Cultural Heritage Resource Impact Assessment* will serve to guide the further processing of the application respecting the cultural heritage resource. Where an assessment recommends the retention of all or part of the cultural heritage resource, consideration may also be given to formal designation the cultural heritage resource under the provisions of the *Ontario Heritage Act.*

For further information or assistance in the preparation of a Cultural Heritage Resource Impact Assessment, please contact the Senior Heritage Planner, Community Design and Development Services, City Hall, 1 Carden Street, Guelph, Ontario, N1H 3A1, Telephone:
(519) 837-5616, extension 2496, Fax: (519) 837-5640.

Primary Evaluation Criteria

(Based on the Ontario Regulation 9/06 - *Criteria for Determining Cultural Heritage Value or Interest* made under the Ontario Heritage Act)

A property is considered to be of cultural heritage value or interest if it meets one or more of the following criteria:

1. The property has design value or physical value because it,
    i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
    ii. displays a high degree of craftsmanship or artistic merit, or
    iii. demonstrates a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it,
    i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
    ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
    iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
    i. is important in defining, maintaining or supporting the character of an area,
    ii. is physically, functionally, visually or historically linked to its surroundings, or
    iii. is a landmark.

Conservation Options

Avoidance Mitigation

The avoidance mitigation process may allow development or site alteration to proceed while retaining cultural heritage resources and serving to preserve the resources intact. Avoidance strategies for cultural heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource, to ensure it does not become structurally unsound or otherwise compromised, and ensure that it is integrated with the proposed development or site alteration. Avoidance mitigation strategies for cultural heritage resources listed in order of preference include:

- preservation / conservation - referring to the maintenance of the cultural heritage resource without altering it or its setting with whatever degree of restoration and / or rehabilitation work as may be required to properly preserve the resource;

- adaptive re-use - used when a cultural heritage resource can be rehabilitated, often for a new function with possible restoration and with consideration being given to whether the new use of the cultural heritage resource renders its significance invalid;

- alteration - an adaptive re-use strategy that typically requires significant alteration such as an addition that may be incorporated into the cultural heritage resource to provide more living space or accommodate a new function; or the built heritage resource may itself be incorporated into a much larger building, leaving all or part of the original exterior and interior.

Where any of the above strategies are considered, development or site alteration occurring around the cultural heritage resource should be done in a fashion that creates a sympathetic context for the cultural heritage resource.

Salvage Mitigation

Where it is not possible to retain the cultural heritage resource intact, other less preferable options may be considered such as salvage mitigation, recognizing however, that such options should be regarded as “last resorts”, acceptable only after all other options have been considered and demonstrated not to be viable. These include:

- relocation - includes relocating a built heritage resource within or away from the development or site alteration to another setting with consideration being given to whether the new location of the resource renders its significance invalid;
- “ruinification” - allows the exterior of a built heritage resource to stand as a monument;
- symbolic conservation - includes recovering unique or important components of a cultural heritage resource and incorporating those components into the construction of new buildings, or copying distinctive elements of the lost resource into the subsequent development.

For cultural heritage resources where impacts cannot be avoided or otherwise mitigated, demolition may be considered. A detailed explanation why the application of conservation options is not possible must be provided.

Supporting Documentation

- Photographs – archival and current.
- Architectural drawings – archival and current, and may include floor plans, elevations, details, etc.
- Key Plan – current.
- Maps / Aerial Photos – archival, where available.
- Deeds and Title Searches – land registry, municipal records, building department records.
- Other - newspaper articles, institutional records, mortgage papers, bills of sale, credible anecdotal information.

	Small Report (10 to 15 pages)	Intermediate Report (15 to 25 pages)	Comprehensive Report (25 to 40 pages)
Design or Physical Value			
Aesthetic Design	√	√	√
Functional Design			√
Craftsmanship and Material		√	√
Designer	√	√	√
Historical or Associative Value			
Thematic		√	√
Person/Event			√
Local Development	√	√	√
Contextual Value			
Site	√	√	√
Setting		√	√
Landmark			√
Supporting Documentation			
Photographs	√	√	√
Architectural Drawings		√	√
Key Plan	√	√	√
Maps / Aerial Photos			√
Deeds / Title Searches	√	√	√
Other			√

Prepared by Guelph LACAC, June 1999.
Updated: September 2004
Updated November 2004 LH
Updated: January 2010
P:\Planning&DevelopmentServices\Planning\HERITAGE\GENERAL FILES\Heritage Resource\Cultural Heritage Resource Impact Assessment\CHRIA Guidelines - updated Jan 2010.docx

Appendix 2

Chain of Title - PIN 71299-0067 - 15 Mont Street, Guelph, ON

no.	instrument	date	from	to
	Plan 38	12 Nov. 1858		
941	Bargain & Sale	9 July 1869	Caleb Chase	Robert Thompson
1325	Bargain & Sale	10 Sept. 1870	Robert Thompson	Isabella Tawse
7045	Deed	6 June 1898	Isabella Tawse	Hannah Maria Tawse
3305	Bargain & Sale	8 May 1905	Isabella, Hannah Maria & Edwin Tawse	George B. Metcalf
25952	Grant	27 March 1925	Estate of George B. Metcalf	Mary Ellen Metcalf
67423	Grant	26 June 1956	Estate of Mary Ellen Metcalf	Ashford W. Howse
43234	Grant	6 Nov. 1964	Estate of Ashford W. Howse	Mary Grieco
45162	Grant	10 Feb. 1965	Mary Grieco	William Shaw & Evelyn Shaw
85673	Grant	27 June 1969	William Shaw & Evelyn Shaw	William Steele & Margaret Steele
272726	Deed	31 August 1983	Estate of William Steele	J. David McAuley
567858	Grant	9 Feb. 1988	J. David McAuley	Joanne Elizabeth McAuley
WC267566	Transfer	18 Jan. 2010	Joanne Elizabeth McAuley	John David McAuley

Appendix 3 **Qualifications of the Author**

OWEN R. SCOTT, *OALA, FCSLA, CAHP*

Education:

Master of Landscape Architecture (M.L.A.) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (B.S.A.) University of Guelph, 1965

Professional Experience:

1965 - present President, CHC Limited, Guelph, Ontario

1977 - present President, The Landplan Collaborative Ltd., Guelph, Ontario

1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC

1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, Ontario

1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph

1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, Ontario

1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, Ontario

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Historical Research, Heritage Landscape Planning and Restoration Experience and Expertise

Current Professional and Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation (AHLP)

Member: Canadian Association of Heritage Professionals (CAHP)

Member: Ontario Association of Landscape Architects (OALA)

Fellow: Canadian Society of Landscape Architects (FCSLA)

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003

Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Personal and Professional Honours and Awards (Heritage):

Mike Wagner Award	2013	Heritage Award - Breithaupt Block, Kitchener, ON
People's Choice Award	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
Award of Excellence	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
National Award	2009	Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON
Award of Merit	2009	Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON
Award	2007	Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON
Award	2001	Ontario Heritage Foundation Certificate of Achievement
Award	1998	Province of Ontario, Volunteer Award (10 year award)
Award	1994	Province of Ontario, Volunteer Award (5 year award)
Regional Merit	1990	Canadian Society of Landscape Architects (CSLA), Britannia School Farm Master Plan
National Honour	1990	CSLA Awards, Confederation Boulevard, Ottawa
Citation	1989	City of Mississauga Urban Design Awards, Britannia School Farm Master Plan
Honour Award	1987	*Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ON
Citation	1986	*Progressive Architecture*, The Ceremonial Routes (Confederation Boulevard), Ottawa,
National Citation	1985	CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK

Appendix 3 **Qualifications of the Author**

National Merit	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications:

Scott, Owen R., The Southern Ontario "Grid", *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.

Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.

Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries.* (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.

Scott, Owen R. Cemeteries: A Historical Perspective, *Newsletter, The Memorial Society of Guelph*, September 1993.

Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.

Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)

Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.

Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.

Scott, Owen R. Landscape preservation - What is it? *Newsletter*, American Society of Landscape Architects - Ontario Chapter, vol. 4 no.3, 1987.

Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.

Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.

Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.

Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.

Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.

Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-187l. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).

Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the many heritage consultations undertaken by Owen R. Scott** in his capacity as a landscape architect with Project Planning Associates Ltd., as principal of Owen R. Scott & Associates Limited, as principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

- Alton Mill Landscape, Caledon, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK
- Cruickston Park Farm - Cultural Heritage Resources Study, Cambridge, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON

Appendix 3 **Qualifications of the Author**

- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- Feasibility Study for a Heritage Resource Centre, Regional Municipality of Waterloo, ON
- George Brown House Landscape Restoration, Toronto, ON
- Government of Ontario Light Rail Transit Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- St. George's Square, City of Guelph, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- University of Toronto Heritage Conservation District Study, City of Toronto, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice

<u>Heritage Impact Assessments (HIA), Heritage Impact Statements (HIS), Cultural Heritage Resource Impact Assessments (CHRIA), Cultural Heritage Evaluation Reports (CHER), and Heritage Conservation Plans</u>:

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Bridge #20 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON

Appendix 3 **Qualifications of the Author**

- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment, Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 3 - 7 Gordon Street Heritage Impact Assessment, Guelph, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Hancock Woodlands Cultural Heritage Assessment and Heritage Impact Statement, City of Mississauga, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- Hart Farm Heritage Impact Assessment, Guelph, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ONN
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON
- University of Guelph, Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South Heritage Impact Assessment, Guelph, ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON

Expert Witness Experience:

Owen R. Scott has been called as an expert witness at a number of hearings and trials. These include **Ontario Municipal Board Hearings**, **Conservation Review Board Hearings**, **Environmental Assessment Board** and **Environmental Protection Act Board Hearings**, and civil and criminal trials.