

Addendum



City of Guelph

Heritage Guelph Committee (HG)

February 12, 2018

City Hall, Meeting Room C

From 12:00 noon to 2:00 p.m.

Please note that Item 4 has been withdrawn from the Agenda.

Additional material for agenda items

Item 5

54 Forbes Avenue (Designated property within HCD)
Heritage permit HP18-0003 – proposed second floor addition.

Item 7

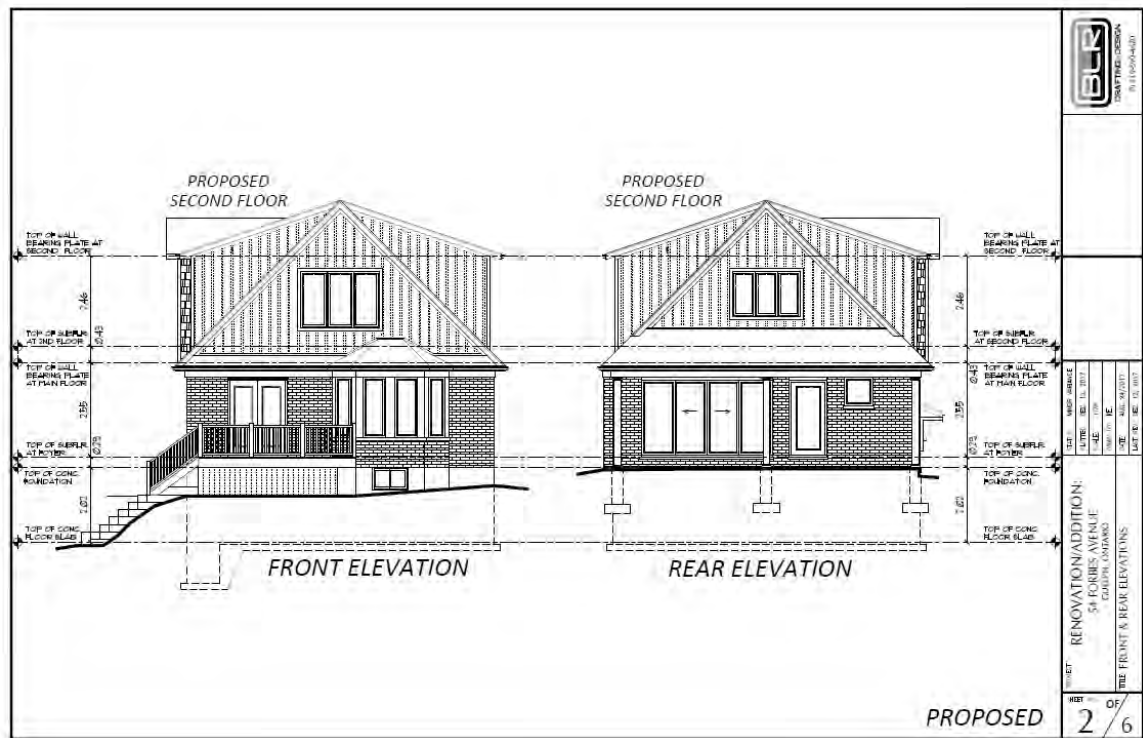
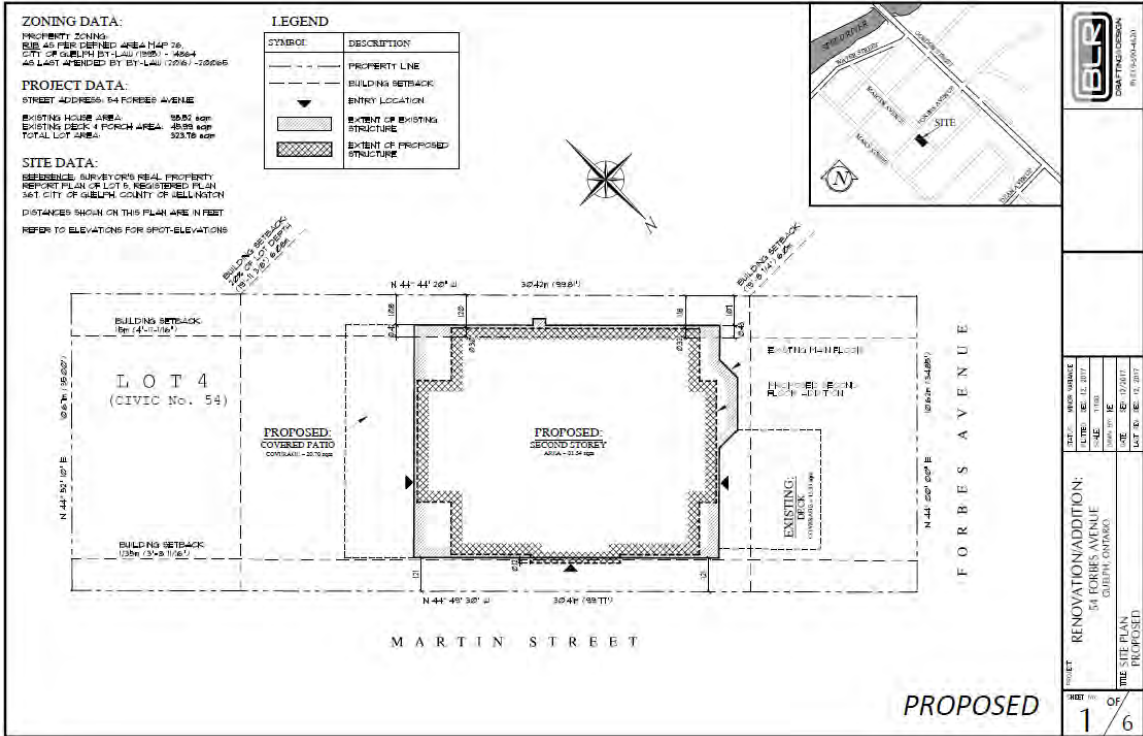
146-160 and 147-155 Delhi Street (Listed property)
Cultural Heritage Resource Impact Assessment (CHRIA) prepared by ERA Architects (dated January 19 2018) submitted in support of Site Plan Application SP13C039 and Cultural Heritage Resource Impact Assessment (CHRIA) prepared by ERA Architects (dated January 25 2018) submitted in support of Consent Application B-19/14. Both CHRIA documents are to be read with the final Cultural Heritage Resource Evaluation Report (CHRRER) prepared by ERA Architects dated February 2018.

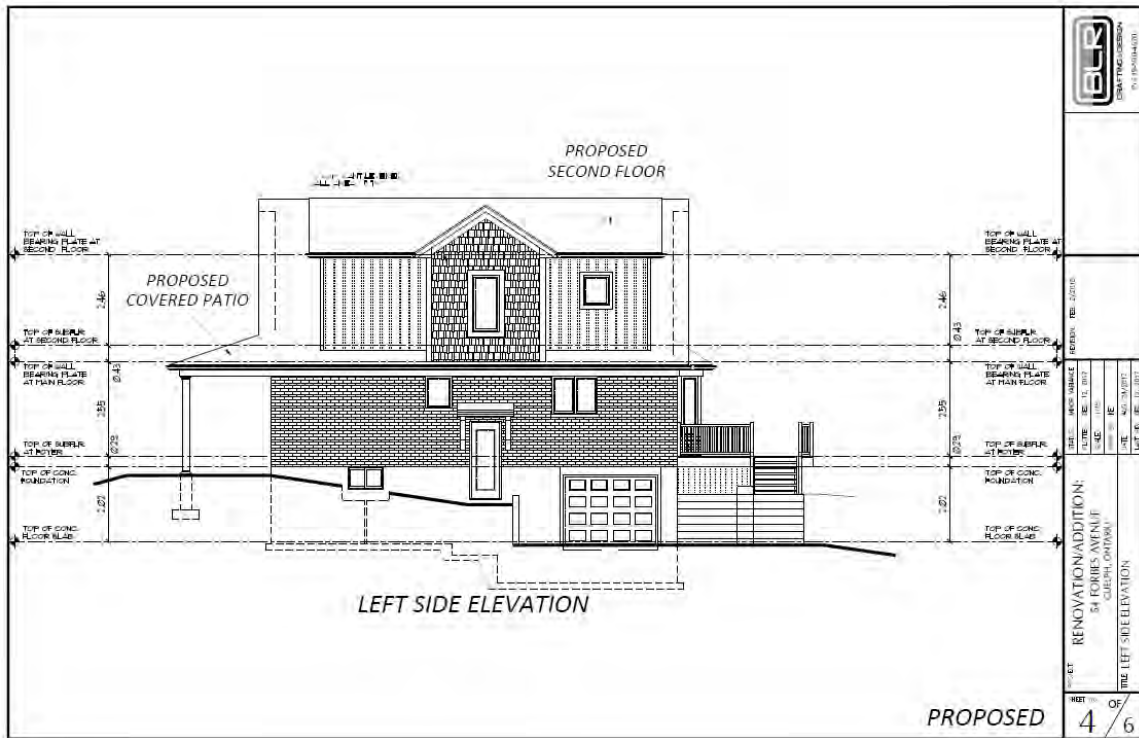
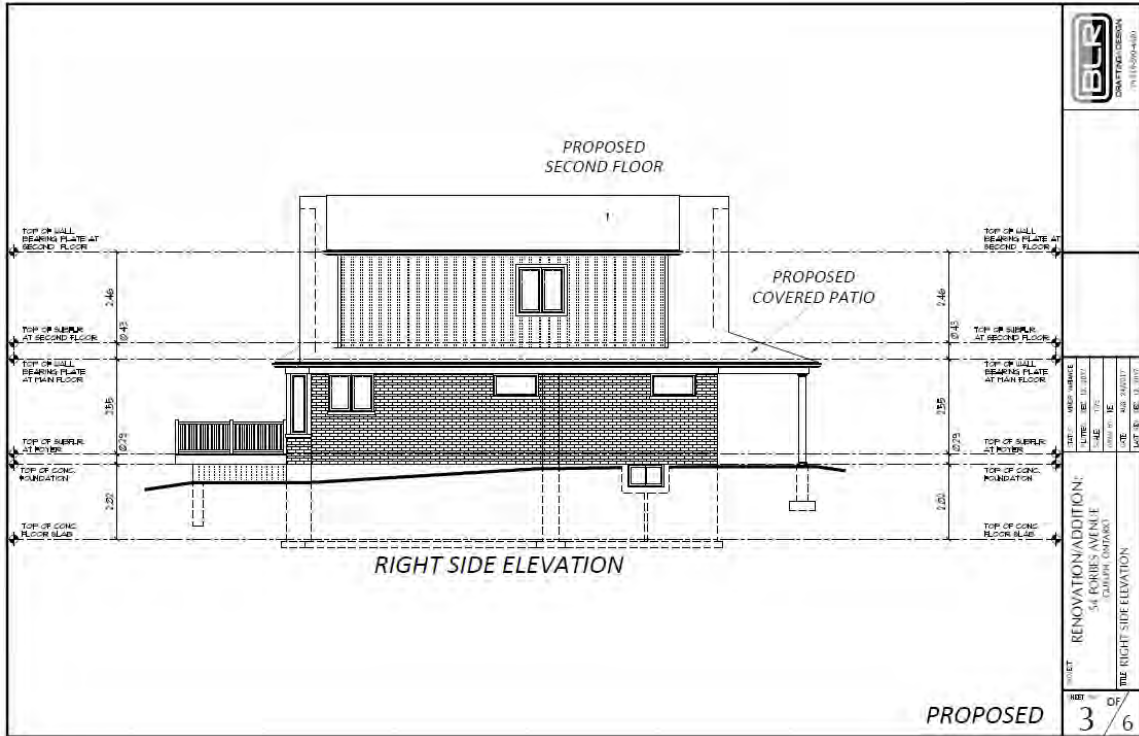
Item 8

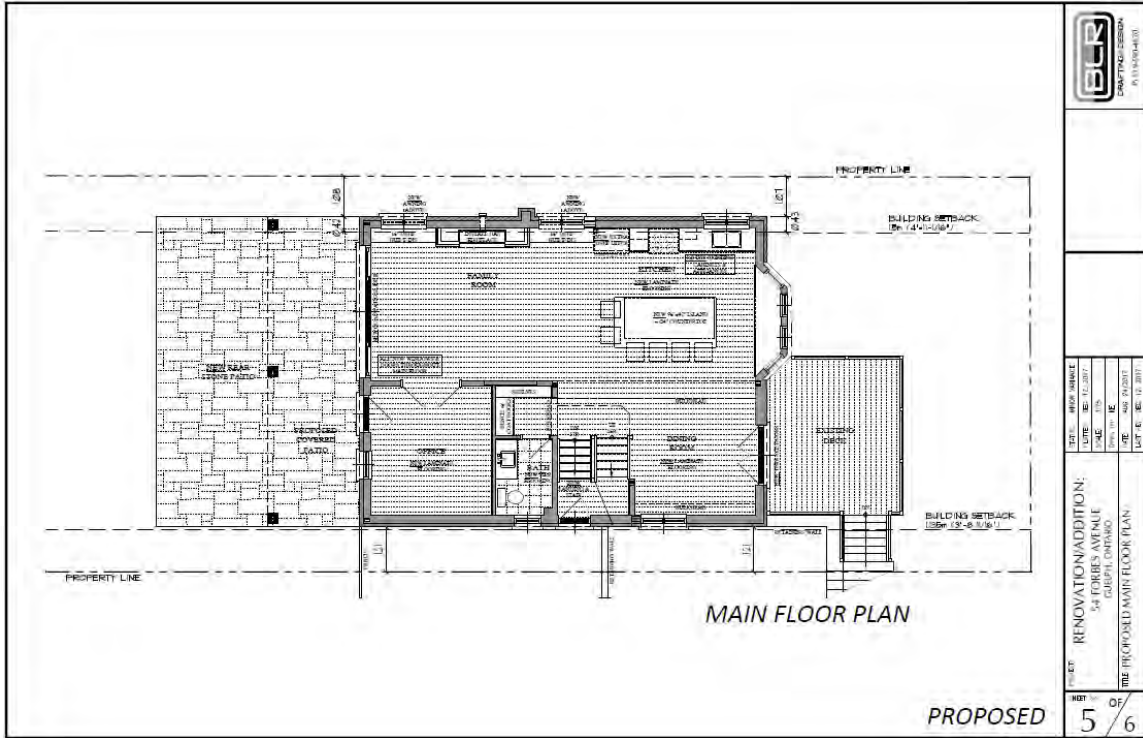
Niska Road Cultural Heritage Landscape Assessment (Pioneer Trail to City Limit)
Consultant: Christopher Andreae (Historica Research)

54 Forbes Avenue









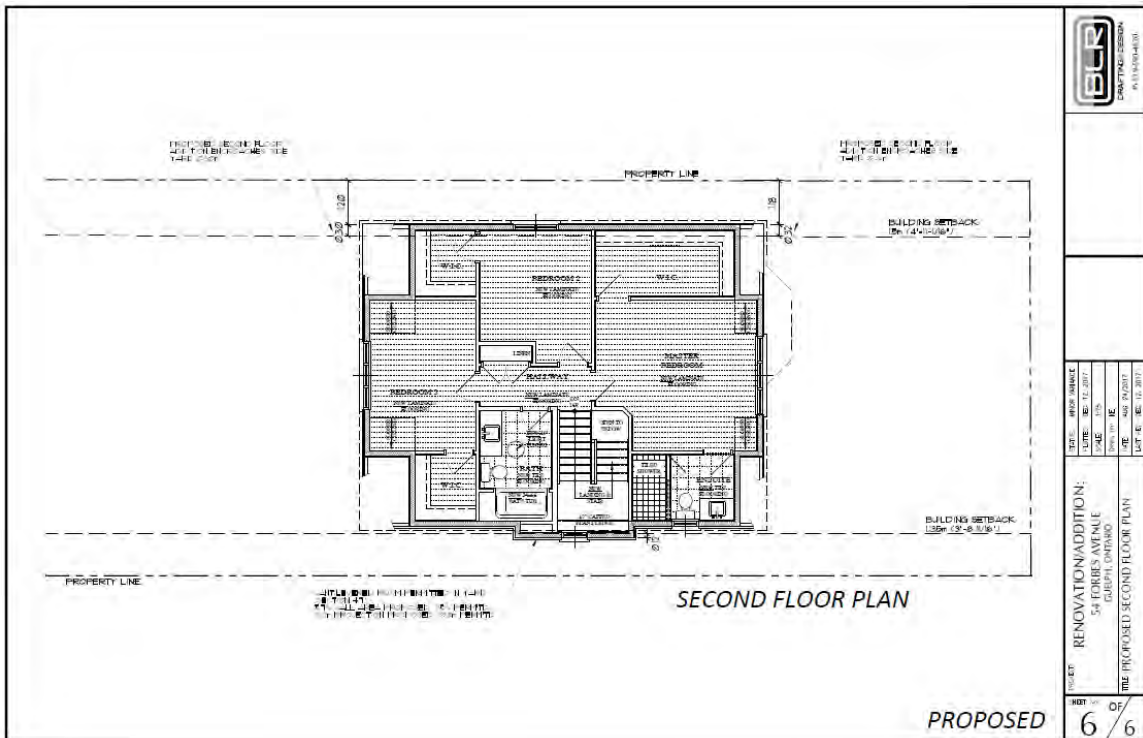
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 DATE: 08/12/2017
 DATE: 08/12/2017

PROJECT: RENOVATION/ADDITION:
 54 FORBES AVENUE
 GUELPH, ONTARIO

FILE: PROPOSED MAIN FLOOR PLAN

SHEET NO: 5 OF 6



BLK
 ARCHITECTURAL DESIGN
 PROFESSIONAL

DATE: 08/12/2017
 TIME: 12:00
 SCALE: 1/8" = 1'-0"
 SHEET NO: 02
 DATE: 08/12/2017
 DATE: 08/12/2017

PROJECT: RENOVATION/ADDITION:
 54 FORBES AVENUE
 GUELPH, ONTARIO

FILE: PROPOSED SECOND FLOOR PLAN

SHEET NO: 6 OF 6

CULTURAL HERITAGE RESOURCES IMPACT ASSESSMENT

Homewood Health Centre, 146-160 & 147-155 Delhi Street, Guelph
City's Site Plan File Number - SP13C039



Project #

09-069-02

Prepared by

MM / BS / JS / EM

ERA

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Revised: 2018-01-19

Cover image: West elevation of the Manor Building (Source: ERA).

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EXECUTIVE SUMMARY

This Cultural Heritage Resource Impact Assessment (CHRIA), prepared by ERA Architects revises the CHRIA submitted on June 1, 2015 in order to assess the proposed revitalization of the Homewood Health Centre campus (the “Homewood campus”). This CHRIA is submitted in support of a site plan application (City’s Site Plan File Number - SP13C039).

The Homewood campus includes a number of buildings listed on the City of Guelph’s Municipal Register of Cultural Heritage Properties. Further, the revised Cultural Heritage Resource Evaluation Report (CHREER), issued by ERA in November 2017, describes the Homewood campus as comprised of three distinct, yet connected cultural heritage landscapes (CHLs), which contain identified heritage attributes and built form: the Homewood Therapeutic Landscape, Riverslea Estate Landscape, and Homewood Ancillary Landscape.

The development proposal addressed in this CHRIA will be evaluated against the Statements of Significance for each CHL presented in the revised CHREER. In summary, the major changes proposed for each CHL are as follows:

Homewood Therapeutic Landscape (CHL1)

1. New Manor: Relocating the Cameron Gates to a new parking and arrivals area on the east side of Delhi Street; removal of a grove of trees; and construction of a new wing (the “New Manor”) to the south of the Manor building.

2. Rehabilitation of the Manor Building: Rehabilitation of the historic Manor Building including: construction of a new infill atrium addition on the west side of the building; demolition of a contemporary loading dock; changes to later infill additions; and a new entrance facing Delhi Street. Front elevations and porches facing the river will be conserved.

3. Additions to the Activity Therapy Building: While the Site Plan Application involves additions to the Activity Therapy Building (1966), this building is not considered to be a heritage attribute of the Homewood Therapeutic Landscape.

4. Landscaping Enhancements: Improvements to the river valley terraced landscaping on the west side of the Manor, Vista and Colonial buildings; and improvements to the Delhi streetscape.

Riverslea Estate Landscape (CHL2)

No changes are proposed for the Riverslea Estate Landscape.

Homewood Ancillary Landscape (CHL3)

5. Rehabilitation of the Nurses' Residence: The Nurses' Residence will be retained *in situ* and will be rehabilitated for training and regional outpatient services. The building's identified heritage attributes will be conserved, and a new elevator will be added to its eastern (rear) elevation.

6. Arrival and Parking Enhancements: Three auxiliary buildings on the east side of Delhi Street will be removed, and replaced with a new arrival and parking area on Delhi Street with streetscape improvements.

The proposed work facilitates the ongoing evolution of the Homewood campus by introducing modern care facilities in a way that conserves significant heritage attributes and responds to the established landscape, built form and land-use patterns as outlined in the CHRER.

Particularly, it was found that the project:

- Draws on historic patterns of land use, building form and site planning identified in the CHRER;
- Allows Homewood to expand its services in a central location on the campus so as to minimize impacts on other open areas of the campus;
- Allows for improvements to the Delhi streetscape and arrival area, including parking facilities, in a way that acknowledges the Manor as the main entrance to the campus;
- Re-establishes visual and functional relationships between buildings and surrounding grounds through the design and siting of a new wing, the rehabilitation of the Manor and Nurses' Residence, and landscape enhancements;
- Conserves the Manor's historic function as the central building at Homewood by adding an infill addition, rehabilitating its Delhi Street elevation, and conserving its key heritage features;
- Conserves and adaptively reuses the Nurses' Residence, while demolishing auxiliary buildings on the east side of Delhi Street in order to provide an improved arrival and parking area; This will create a safe, welcoming and dignified experience for people arriving at Homewood, improve the Delhi streetscape, and will be consistent with the site's ongoing evolution.

1 INTRODUCTION

1.1 Scope of the Report

Schlegel Healthcare Inc., owner of the Homewood Health Centre [Homewood], has retained ERA Architects Inc. (ERA) as the heritage consultant for the revitalization of the Homewood campus at 148-160 and 147-155 Delhi Street, Guelph.

This Cultural Heritage Resource Impact Assessment (CHRIA) has been prepared in accordance with the City of Guelph Cultural Heritage Resource Impact Assessment Guidelines (Appendix A). It is to be read alongside the revised Homewood Health Centre Cultural Heritage Resource Evaluation Report (CHRES), dated November 2017, prepared by ERA Architects. It follows the heritage review process outlined in the CHRES and included as Figure 2 on the following page. This report was prepared with reference to key documents including:

- The City of Guelph Cultural Heritage Resource Impact Assessment Guidelines, updated January 2010 (Appendix A);
- 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, 2nd Ed. (2010);
- Ontario Ministry of Culture's Ontario Heritage Toolkit (2006);
- The Province of Ontario's 2014 Provincial Policy Statement for the regulation of development and use of land;
- The Ontario Heritage Act; and,
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest.
- City of Guelph Official Plan - Section 3.5 (consolidated September 2014)

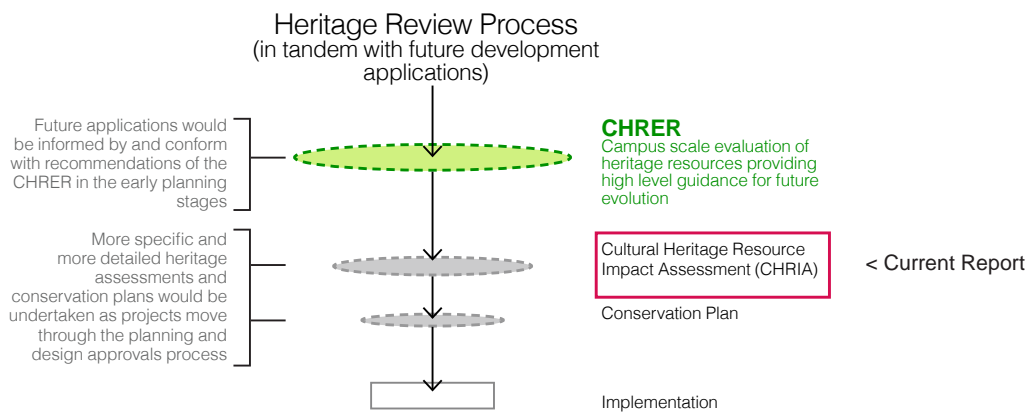
1.2 Application History

Several changes have been made to the development proposal and the Homewood CHRES since the last version of this report was issued in 2015.

In summary, these include:

- The CHRES was revised to describe the Homewood campus as three distinct Cultural Heritage Landscapes (CHLs): the Homewood Therapeutic Landscape, the Riverslea Estate Landscape and the Homewood Ancillary Landscape;

- The CHRER was also revised to include Statements of Significance for each CHL, which are ultimately intended to inform designation by-laws for each CHL;
- The development proposal was modified in the following ways:
 - The Nurses' Residence on the east side of Delhi Street is now being retained and rehabilitated for training and regional outpatient uses;
 - The footprint of the new wing to the south of the Trillium Wing has been reduced in size, and now sits flush with the manor Building's eastern Delhi Street elevation;
 - The location of the proposed atrium on the west side of the Manor Building has changed; it is now proposed between the building's central block and north wing;
 - A corridor addition to the Manor Building's eastern elevation is being removed to restore its Delhi Street frontage;
 - Additions are proposed for the Activity Therapy Building.



This diagram describes how this document is proposed to fit within the heritage planning and approval process.

1. Heritage Review Process as outlined in the revised Homewood Health Centre Cultural Heritage Resource Evaluation Report, ERA 2017.

1.3 Report Organization

Consistent with the revised CHRER, which identifies and describes three distinct Cultural Heritage Landscapes (CHLs) within the Homewood campus, this CHRIA will assess potential impacts on each of these CHLs as a result of the proposed development. As such, this report is divided into three sections:

- Section 2: Homewood Therapeutic Landscape
- Section 3: Riverslea Estate Landscape
- Section 4: Homewood Ancillary Landscape

Each of these sections will outline the proposed changes within the CHL, and will assess impacts on cultural heritage resources using the CHL's Statement of Significance (SoS) as an evaluative framework.

1.4 Present Owner Contact

Schlegel Health Care Inc.
c/o Brad Schlegel
325 Max Becker Drive, Suite 201
Kitchener, ON, N2E 4H5

1.5 Site Location and Description

Homewood Health Centre is located about 1.5 kilometers north east of Guelph's city centre at 148-160 Delhi Street. It sits on a site of approximately 80 acres, herein referred to as the Homewood campus.

Generally, the Homewood campus is bounded by Emma Street to the north, Delhi Street to the east, the Speed River to the west, and the rear of lots facing Spring Street to the south (see Figure 2).

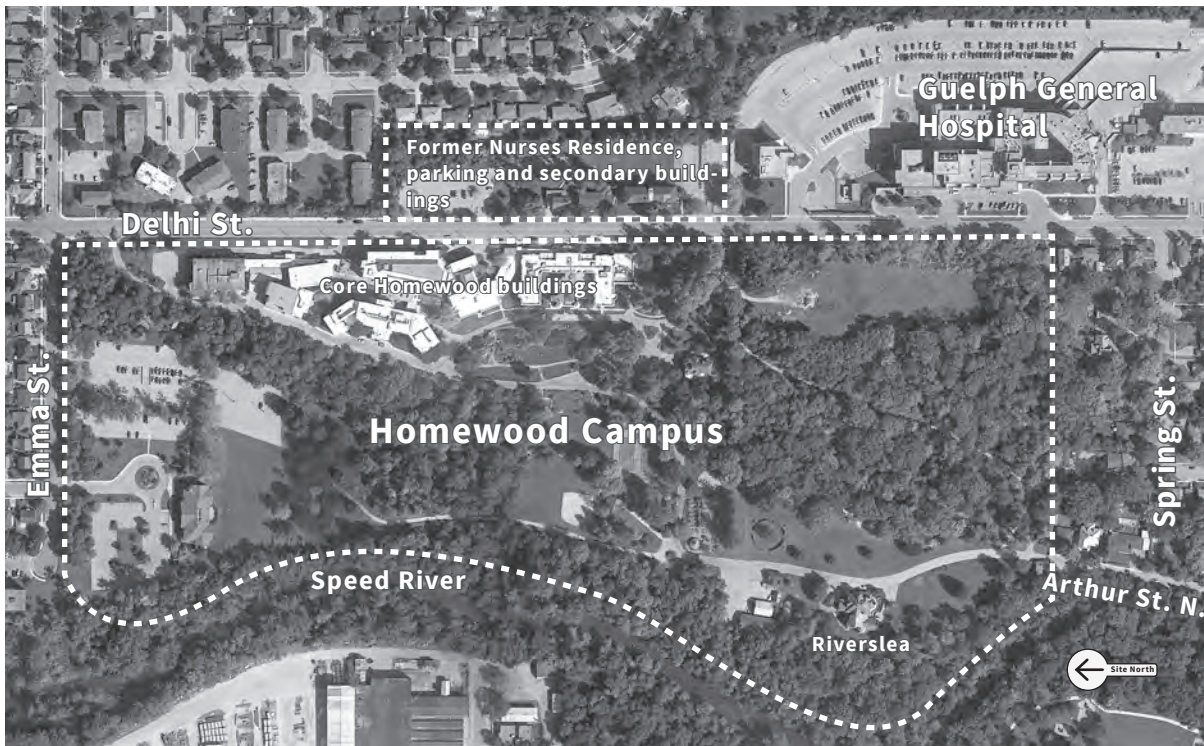
Homewood operates mainly from a core cluster of interconnected buildings on the west side of Delhi Street (see Figure 2). However, the campus also includes the Riverslea estate, outbuildings, and gatehouse at the southwestern corner of the property, and a cluster of ancillary service buildings, including the Nurses' Residence, on the east side of Delhi Street. Riverslea is now used as a conference and research centre, while the Nurses' Residence is currently vacant. The Homewood campus buildings are located within a picturesque landscape on the banks of the Speed River. This landscape contains features such as paths, terraces, a gazebo, tennis courts, gardens and wooded areas, many of which are used for therapeutic purposes.

Homewood's largest parking lot is located off of Emma Street, west of Delhi Street. Additional surface parking is located on the east side of Delhi Street, north and south of the Nurses' Residence (Figure 2).

While the Homewood campus occupies a large area, the proposed developments addressed in this CHRIA are largely concentrated in the core of the campus, on either side of Delhi Street (Figure 3).

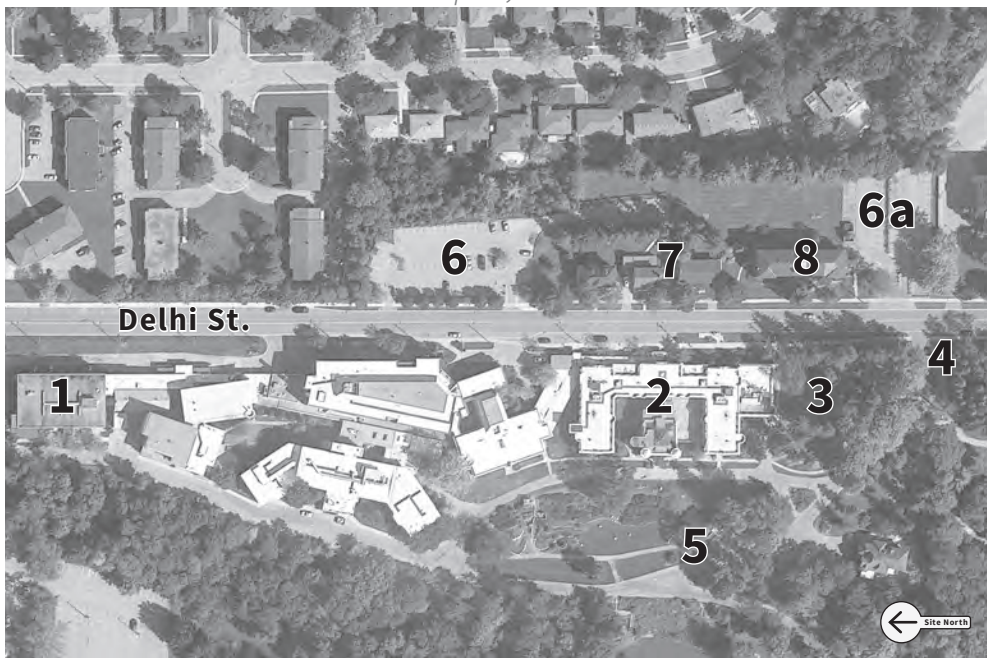
Note regarding directions: The site is not oriented directly on cardinal directions. For the sake of clarity, in this report Delhi Street is regarded as running north-south, with the Speed River to the west.

Homewood Health Centre Campus



2. Location of Homewood Health Centre and surrounding context (Google Maps, annotated by ERA)

Homewood Health Centre Campus, Detail



- 1. Activities Building
- 2. Manor Building
- 3. Site of proposed New Manor
- 4. Cameron Gates
- 5. River valley terrace
- 6 & 6a. Parking
- 7. Former staff houses and service buildings
- 8. Former Nurses' Residence

3. Homewood campus areas subject to the development proposal (Google Maps, annotated by ERA)

1.6 Historic Research and Background

For an in depth overview of Homewood’s history and an analysis of the site’s landscape and built form patterns, please see the revised Homewood CHRER (ERA, November 2017). The text below is adapted from the revised Homewood CHRER, and provides an overview of the evolution of the Homewood campus over time.

The Homewood campus can be read as three distinct yet related cultural heritage landscapes (CHLs) that have been shaped by historical layers and patterns of development over time. These layers, visible in the interrelationship between built form and landscape, are revealing of both the growth of Guelph and evolving approaches to healthcare delivery. Established in 1883, the Homewood campus is located along the eastern banks of the Speed River, and now occupies portions of former park lots 11, 12 and 13. Along with the primary institutional buildings built in the early twentieth century, the Homewood campus also contains the Riverslea Estate, a fragment of Guelph’s early residential development. While most of the early riverside estate houses on Park lots 11, 12 and 13 have long been demolished, Homewood has transformed these original expansive residential lots into both programmed and non-programmed landscapes for therapeutic purposes. In keeping with the prevailing nineteenth century view that naturalized settings had curative qualities, the first purpose-built medical buildings within the Homewood campus, designed by architect George Miller, were oriented toward the valley ridge and the Speed River below, engaging patients with the landscape.

While these original Homewood buildings form the core of the present day campus, a program of incremental expansion has maintained the legibility of these structures and their relationship to the landscape, while offering new facilities for patient care. This gradual expansion process modernized and reoriented Homewood towards Delhi Street. As Homewood expanded, a second Nurses’ Residence and other service buildings were built east of Delhi Street, and the campus was better incorporated into the transportation system of the growing city.

The landscape has evolved in tandem with built form, adapting to suit new programmatic requirements of the hospital, while maintaining components linked to each era of development. Through an approach of adaptation and augmentation, rather than demolition, the Homewood campus has retained a complexity that speaks to each era of its evolution. Together, these different yet complementary layers form the Homewood campus.

1915, Sketch



4. Homewood in 1915 (Homewood, 100 Years of Service, 1889-1983)

1918 Manor Building



5. Manor Building, 1918. (Guelph Public Archives)

1929 Aerial



6. Homewood campus 1929 (Homewood, republished in 100 Years)

Circa 1965 - Aerial



7. Homewood campus, circa 1965 (Homewood, republished in 100 Years)

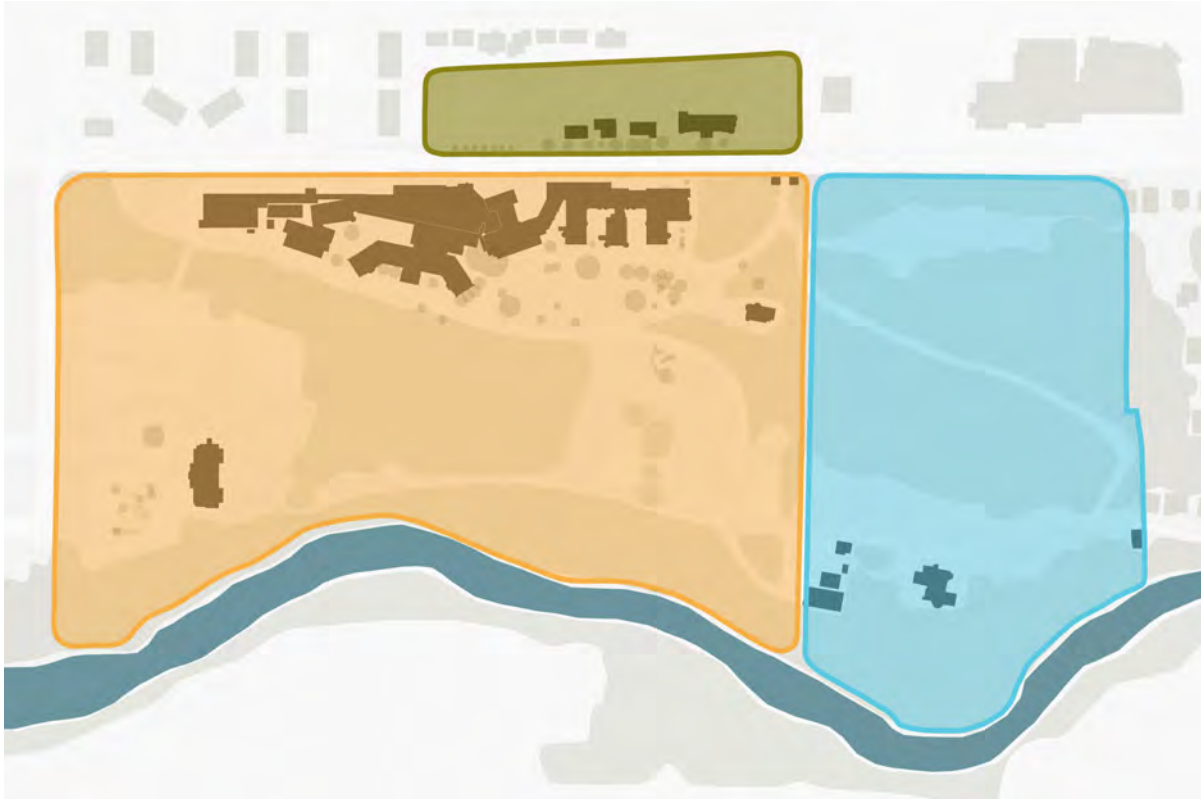
1.7 Homewood Cultural Heritage Landscapes

Research and analysis of the Homewood campus reveals that three distinct yet related component landscapes exist within the broader campus: the Homewood Therapeutic Landscape (CHL1), the Riverslea Estate Landscape (CHL2), and the Homewood Ancillary Landscape (CHL3). While these three areas are historically linked and physically connected by Delhi Street, they reflect specific attributes and planning intentions, and merit recognition as distinct cultural heritage landscapes within the larger campus.

The Homewood Therapeutic Landscape is intrinsically linked to the Homewood Health Centre and in addition to the core buildings described in the following section, contains associated campus lands which provide an organized therapeutic landscape for the treatment of patients that includes terraces, viewsapes, and programming.

To the south, the Riverslea Estate Landscape reflects a distinctly residential character, and incorporates the picturesque arrival sequence from Arthur Street North, and the land around the Riverslea building, including the gatehouse, outbuildings, as well as canopy trees, large shrubs, woodlots, and walking trails.

To the east of Delhi Street lies the Homewood Ancillary Landscape. This landscape was originally developed as a group of buildings that contained a variety of supporting uses, such as the Nurses' Residence, which serviced the Homewood campus. Due to the auxiliary nature of this area, the Nurses' Residence does not feature the same level of architectural detailing as the buildings in the other CHLs, but is nevertheless contextually linked with the wider Homewood campus.



- Homewood Therapeutic Landscape
- Riverslea Estate Landscape
- Homewood Ancillary Landscape

8. Homewood Cultural Heritage Landscapes (Source: ERA).

2 HOMEWOOD THERAPEUTIC LANDSCAPE (CHL1)

2.1 Statement of Significance

The Homewood Therapeutic Landscape Statement of Significance (SoS), as presented in the Homewood CHRER, is reproduced below.

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Therapeutic Landscape, whose heritage themes and attributes are described below.

Design Themes

The Homewood Therapeutic Landscape includes a complex of buildings clustered along Delhi Street that overlook a programmed landscape, which slopes towards the river and is framed by wooded areas. Formerly the site of several private country estates, the Homewood campus was established in 1883 as a mental healthcare facility. This transformation continued throughout the first half of the twentieth century, as the campus was designed according to prevailing ideas about the relationship between environment and mental health. The resulting therapeutic landscape featured thoughtful integration of programmed landscape, scenic and picturesque landscape features, and architecture (including a cluster of main buildings for treatment along the valley ridge and free standing secondary buildings for campus support functions such as the Superintendent's Residence). Beginning in the late 1940s, as the general approach to mental healthcare became more clinically focused, the campus entered a new phase of modernization. This phase included new construction and the reorientation of existing buildings towards Delhi Street, rather than the landscape and river. The evolution of medical healthcare is legible in the campus' patterns of development and in the continued connections between old and new building forms and landscape features.

Historical Themes

Since 1883, this campus has maintained its association with the Homewood Health Centre, a prominent institution within the field of mental health care. The campus' ongoing use and physical development reflect the historic evolution of ideas about mental healthcare facilities. The early 20th century Homewood buildings represent the work of George Miller, a highly accomplished architect in Toronto whose projects include Toronto's Massey Hall and the University of Toronto's Annesley Hall.

Contextual Themes

The organization of the campus' elements, including the scale and orientation of buildings and the design and programming of the landscape, facilitates interaction between the Homewood Therapeutic Landscape, Delhi Street, the Speed River, and the formerly private land to the south. Forming the eastern edge of the Therapeutic Landscape, Delhi Street is also a contextual feature of CHL1, which connects and frames the public experience of this landscape.

Heritage Attributes for the Homewood Therapeutic Landscape:

- Evolved nature of the Therapeutic Landscape, which reflects distinct eras of healthcare paradigms and Guelph's history;
- Picturesque landscape, featuring composed views and a park-like composition of open lawns and trees, designed to facilitate therapeutic programming;
- Wooded areas of natural heritage significance that help frame and provide a visual backdrop to the picturesque landscape;
- Physical, visual, and programmatic connectivity between built form elements and the landscape, including paths, terracing, the rhythm created by alternating building masses and courtyard voids; and
- Location and orientation of the early 20th century institutional buildings towards the river.

Heritage Attributes of significant buildings and structures include:

Superintendent's Residence*:

- Queen Anne Revival style and detailing including the steeply pitched roof with irregular profile, prominent front bay and picturesque massing;
- Brick and stone construction;
- Original window & door openings and surrounds featuring smooth cut red sandstone lug sills in sill courses;
- Paneled and glazed front doorway with leaded transom.
- Open front/corner porch;
- Hip and gable roofline, with a conical roof over the building's front bay and a dentilated cornice; and
- Sash windows.

Colonial Building*:

- Neoclassical Revival style and detailing, representative of George Miller’s work, including the verandas (now enclosed) supported by Tuscan columns at the end of each wing;
- Symmetrical C-shaped plan;
- Stone construction using locally quarried limestone;
- Dentilated soffits;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Flat roofline, featuring a wide cornice on console brackets; and
- Sash windows.

Vista Building*:

- Neoclassical Revival style and detailing including the enclosed veranda with Tuscan columns;
- Stone construction using locally quarried limestone;
- Original window & door openings and surrounds with rusticated stone sills and lintels, including the corner bay windows;
- Flat roofline, featuring a wide cornice on console brackets and dentilated soffits; and
- Sash windows.

Manor Building*:

- Eclectic style and detailing incorporating elements representative of George Miller’s work including components of Georgian, Edwardian and Neoclassical architecture;
- Symmetrical E-shaped plan, linked to its historical and continuing use as a health-care facility;
- Cross-plan pilastered columns and domed towers framing a portico on the building’s west (primary) elevation and the decorative metal work framing the second storey balcony;
- Double-height porticos along the building’s west elevation supported by Ionic columns and capped by pediments with tympanums containing decorative relief sculptures;
- Triangular and rounded pediments with tympanums containing decorative relief sculptures along the building’s east elevation;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Varied profile of the roof, featuring a wide cornice with dentilated soffits and open balustrades; and
- Sash windows.

Mackinnon Building*:

- Georgian Revival style and detailing representative of George Miller's work including the symmetrical plan, classical detailing such as the triangular pediment with tympanum and the pilastered entranceway on the building's west (primary) elevation;
- Brick and stone construction;
- Original window and door openings and surrounds, including rusticated stone sills and segmental arches as well as the semi-elliptical fanlight, sidelights and double-leaf paneled and glazed doors along the building's west elevation;
- Triangular oriel windows on brackets;
- Flat roofline, featuring wide eaves with console brackets, and a deep frieze with moulded band; and
- Sash windows.

Cameron Gates**:

- Profile of the stone piers with separate vehicular and pedestrian entrances;
- Stone and concrete construction of the piers;
- Original light fixtures on top of the piers; and
- Ironwork of the gates.

The following buildings are *not* considered character-defining elements of the Homewood Therapeutic Landscape. As such, no heritage attributes have been described:

- Activity Therapy Building (1966)
- Hamilton Building (1991)
- Riverwood Building (1990), surrounding surface parking lots and stone gates at the Emma Street entrance
- Gazebo (1995) (although listed on City of Guelph's Municipal Register of Cultural Heritage Properties, the Gazebo is a modern-day structure that does not have significant design, historic, or contextual value)
- Manor Building's Trillium Wing (1996), basement level addition (1940), and infill additions along Delhi Street

*Please note that interior spaces of these structures have been highly altered over time, and do *not* contain heritage attributes that require retention.

**Please also note that the Therapeutic Landscape's SoS will need to be amended if the relocation of the Cameron Gates is approved through the Site Plan Review process.

2.2 Cultural Heritage Resource Documentation



9. Cameron Gates, looking west from Delhi Street (Source: ERA).



10. View of the Manor building's east elevation, looking north along Delhi Street (Source: ERA).



11. Partial view of the Superintendent's Residence's north elevation (Source: ERA).



12. View towards the Manor building's west elevation, from the river valley terrace (Source: ERA).



13. Partial view of the Manor building's west elevation (Source: ERA).



14. Partial view of the Manor building's west elevation, showing the raised basement addition between the south and central wings (Source: ERA).



15. Partial view of the Manor building's west elevation, showing the central wing (Source: ERA).



16. Partial view of the Manor building's west elevation, showing the courtyard between the building's north and central wings (Source: ERA).



17. View of the MacKinnon's west elevation (Source: ERA).



18. View of Homewood's river terrace landscape (Source: ERA).



19. View of the Colonial's south wing, looking north from the river valley terrace (Source: ERA).



20. View of the west elevation of the Colonial's south wing, looking east from the river valley terrace (Source: ERA).



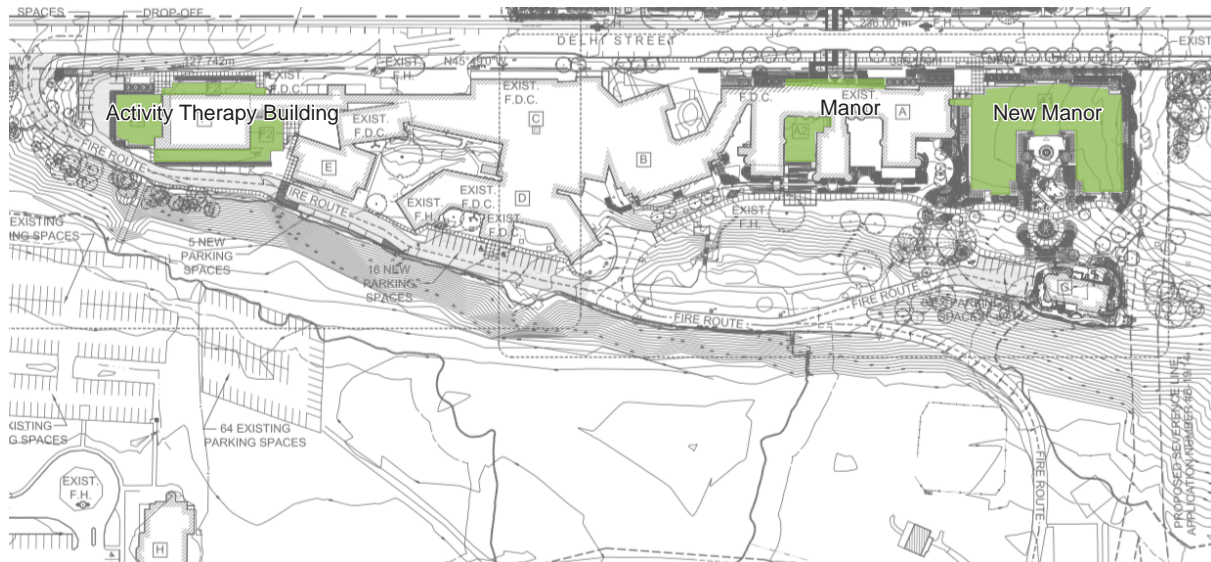
21. View of the west elevation of the Colonial's north wing, looking east from the river valley terrace (Source: ERA).



22. View of the Vista's north and south elevations, looking south (Source: ERA).



23. View of the Vista's east elevation, looking west from Delhi Street (Source: ERA).



24. Site Plan of the proposed development, showing major additions/alterations to built form in CHL1 in green (Source: Cornerstone Architecture, annotated by ERA).

2.3 Proposed Development

New Manor

The proposed New Manor will be located south of the Manor Building's Trillium wing, and will be connected to the Trillium Wing via a narrow glazed corridor. The New Manor is proposed to be C-shaped, with its landscaped courtyard facing west towards the river. The building is contemplated with a rectilinear massing, and with all elevations featuring alternating sections of red brick masonry and transparent curtain wall glazing. The proposed building will also feature a stone base, and an architectural concrete block cornice.

Due to site grading, the new wing will be three storeys tall fronting Delhi Street and four storeys tall towards the interior (west) of the site. The new wing will house all the inpatient beds from the Manor Building, allowing the historic building to be rehabilitated in order to provide recreational and common space, outpatient services, and administrative space.

Since the last CHRIA was submitted in June 2015, designs for the new wing have been modified so that the building's eastern elevation does not stand proud of the adjacent Manor Building along Delhi



25. Rendering showing the proposed New Manor, looking northeast (Source: Cornerstone Architecture).

Street. The design has also been modified so the New Manor does not extend as far to the west, helping to conserve views to the western elevations of Homewood’s core buildings (i.e. the MacKinnon and Colonial Building), and provides greater separation distances between the new wing and the Superintendent’s House to the west.

Construction of the new wing will require the Cameron Gates to be relocated. It is proposed that the gates be moved to the east side of Delhi Street to mark the central pedestrian path from the new parking facility to the Manor Building. Further, construction will require the removal of a grove of trees currently to the south of the Trillium Wing.

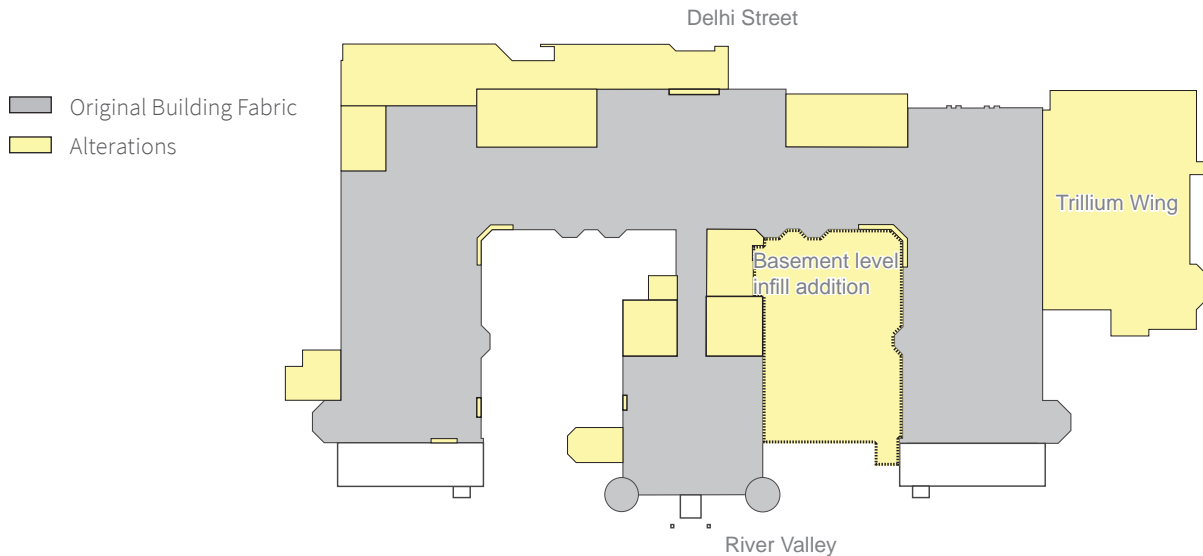
Rehabilitation of the Manor Building

Proposed rehabilitation work to the Manor will involve three components: interior revitalization, creating a new infill atrium along the building’s western elevation, and alterations to the building’s eastern elevation along Delhi Street.

a) Interior Revitalization

As the Manor is being rehabilitated to provide recreational and common space, outpatient services, and administrative areas, interior and building systems will be upgraded or renewed to allow the building

Past alterations to the Manor



26. Diagram showing the current condition of the Manor, indicating original and altered building components (Source: ERA).

to continue to serve as a modern medical facility accommodating these functions. None of these interior alterations will affect the building's described heritage attributes.

b) Infill Atrium Addition

A new atrium is proposed along the Manor's western elevation, to be created by enclosing the courtyard between the building's central block and north wing. The proposed atrium is rectangular in shape, will be clad in transparent curtain wall, and has been designed to be structurally independent from the Manor. The new atrium will also feature a ramp along its western elevation, which will provide access between the atrium and the Homewood grounds to the west.

The proposed atrium involves the removal of one of the Manor's original exterior walls, to create a double-height interior space that extends the depth of the building, from east to west. This will also establish new views from Delhi Street and the proposed reception area on the east side of the building to the river valley west of the Manor.

An non-original stairwell addition to the north side of the Manor's central block will also be removed as part of this proposal.

The Manor's historic western front elevations and entry porches facing the river will be conserved.

Proposed alterations to the Manor

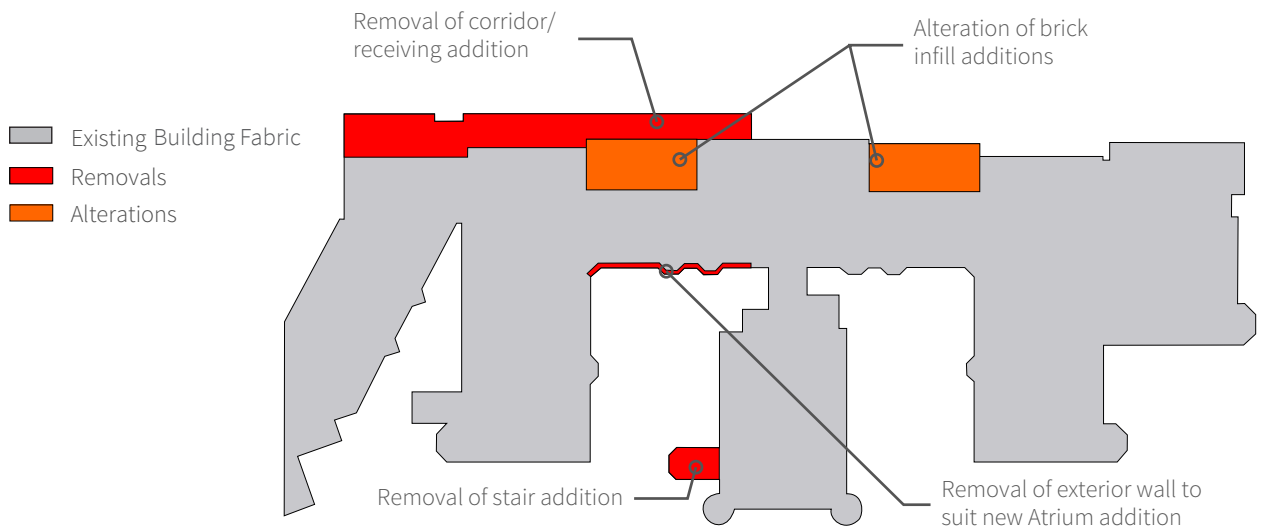
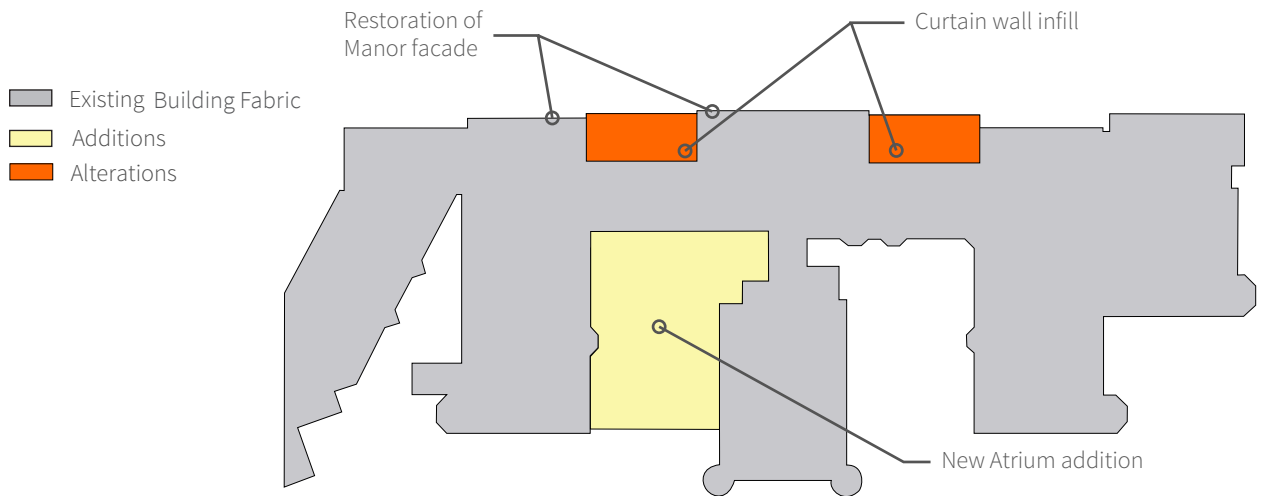


Diagram indicating the scope of removals to suit new main entrance and atrium addition to the Manor Building



27. Diagram indicating the scope of new additions and alterations to the Manor Building (Source: Cornerstone Architecture).



28. Rendering showing the proposed atrium addition to the Manor, looking east (Source: Cornerstone Architecture).



29. Rendering showing the proposed atrium addition to the Manor, looking northeast (Source: Cornerstone Architecture).



30. Rendering showing the proposed alterations to the Manor's Delhi Street elevation, including new curtain-wall additions, removal of the existing corridor addition, and new entry sequence. Looking southwest (Source: Cornerstone Architecture).

c) Alterations to Delhi Street Elevation

The Manor's Delhi Street elevation will be rehabilitated by removing and replacing two later masonry infill additions on either side of the main entrance block, with additions clad in transparent curtain wall. The northern addition is proposed to serve as a double-height lobby and reception area, while the southern addition will contain recreational space at grade, and office space above. As part of these additions, heritage fabric that once formed part of the Manor's eastern elevation and were obscured by earlier additions, will be removed. However, these original walls have likely been heavily modified over time in order to improve circulation within the building.

A 1-storey corridor addition running along the north portion of the Manor's east elevation will also be removed as part of the proposed development. This corridor, however, does not constitute original heritage fabric. The existing doorway, ramp and canopy that currently define Homewood's entrance along the Manor's eastern elevation are not original heritage fabric, and will be replaced by a new entrance sequence, featuring a contemporary steel and glass canopy, upgraded doors, steps, and a planter wall with signage.



31. Rendering showing the proposed alterations to the Manor's Delhi Street elevation, including new curtain-wall additions, removal of the existing corridor addition, and new entry sequence. Looking southwest (Source: Cornerstone Architecture).

Activity Therapy Building Additions

The current development proposal also involves making a series of additions to the Activity Therapy Building (1966). Additions will be made to all four of the building's elevations, in order to convert the building into the new Trillium Unit, which will provide crisis and acute care.

Landscaping Enhancements

The proposed development includes a number of landscaping improvements to the river valley landscape west of the core Homewood buildings, as well as to the Delhi streetscape to the east of the Manor.

a) River Valley Landscaping

As part of the New Manor development, a new courtyard will be established within the river valley landscape. This new courtyard will feature a number of picturesque elements, including decorative paving, a sculptural element, a koi pond and bridge, a gazebo, and extensive plantings. Additional plantings are also proposed around the new Manor's south and north elevations.

West of the Manor, vehicular access and an existing pedestrian path will also be rehabilitated. Further, the switchback ramp leading from the proposed atrium is heavily landscaped, to create the experience of walking through a terraced garden. Proposed landscape improvements will provide improved walking and viewing areas along the top of the terraced landscape, and will be in keeping with the historic landscape patterns of the Homewood campus.

b) Delhi Street

Landscaping improvements along the west side of Delhi Street will be designed in tandem with the new parking and arrivals area on the east side of Delhi Street to create a contemporary arrival sequence for the Homewood campus.

Landscaping along the west side of Delhi Street will echo the Manor's sense of balance and rhythm, compliment the contemporary additions proposed for the building, and create a safe and appropriately-scaled pedestrian zone. Landscaping along the east side of Delhi Street will visually buffer the surface parking lot from the historic built-form on the west side of the street while improving the pedestrian experience of Delhi.

For further details, refer to drawings prepared by Ron Koudys Landscape Architects submitted for Site Plan approval, November 22, 2017.

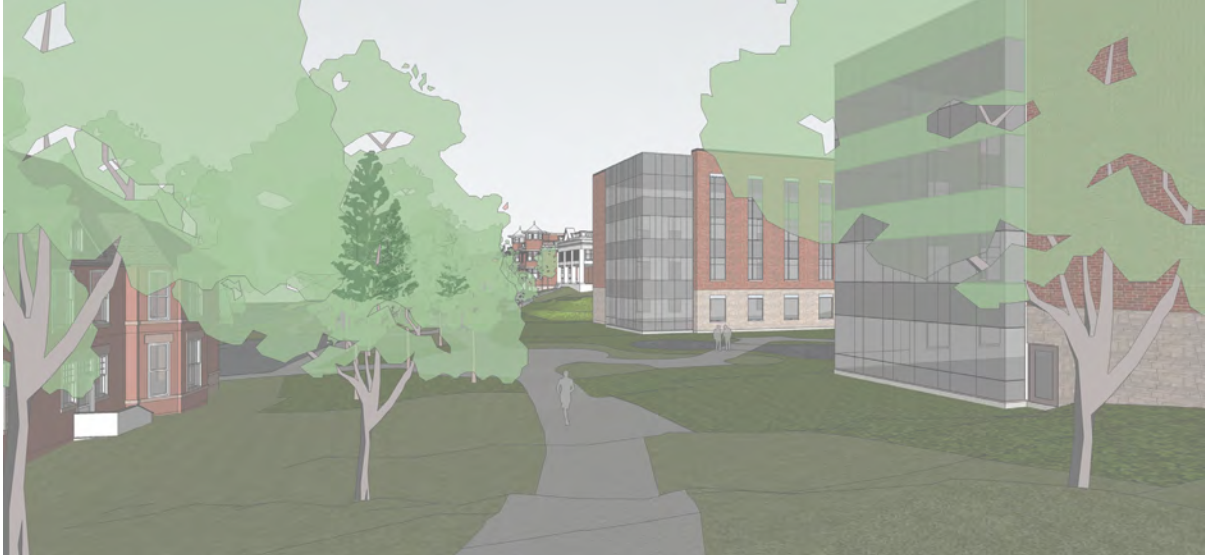
2.4 Impacts on Cultural Heritage Value & Mitigation Strategies

New Manor

The New Manor Building, located directly to the south of the Trillium Wing, has been designed to respond to the massing and material character of the existing Manor Building. The height of the proposed building is in keeping with the low-rise character of built-form within the Homewood campus while the contemplated use of brick and stone masonry as well as transparent glazing responds to the material vernacular of the campus as a whole. The C-shaped configuration of the new building provides a semi-enclosed courtyard at its centre that references those created by the E-shaped plan of the existing Manor Building. This C-shaped courtyard maximizes the number of patient rooms with views of the river valley to the west while offering opportunity for a landscape treatment at-grade that connects



32. Rendering of the proposed landscape improvements looking north along Delhi Street (above) and south along Delhi Street (below) (Source: Cornerstone Architecture).



33. Rendering showing the view to the Manor from the river valley terrace (Source: Cornerstone Architecture).

the proposed space, both visually and programmatically, into the surrounding landscape. Although a grove of trees will be removed to allow for construction of the proposed building, their root systems were previously damaged by construction activity on the Homewood campus. The Cameron Gates, also within the footprint of the proposed building, are proposed to be removed, restored, and relocated to the arrival landscape to the north of the rehabilitated Nurse's Residence.

To tie the new building into the internal circulation network of the campus, a glazed walkway is proposed to connect the New Manor building with the Manor's existing Trillium Wing to the north (see Figure 26). As the bridge is proposed to be clad in transparent glazing, it will not obscure views westwards from Delhi Street into the river valley. Further, the modifications required to the south elevation of the Trillium Wing to accommodate the proposed walkway will have no impact on heritage fabric as the Trillium Wing is a relatively contemporary addition to the Homewood campus.

Manor Rehabilitation

The proposed rehabilitation of the Manor Building will impact heritage fabric by inserting an atrium along the building's west elevation. Although the design of the atrium contemplates removal of a portion of the existing west elevation of the Manor Building (the existing north and south exterior walls within the courtyard will remain), its removal will magnify the volume of the proposed space and open views to the river valley from Delhi Street. The introduction of the atrium will also provide additional social space for patient use, improving the function of the Manor Building as a centre for holistic patient care. Following removal of the external staircase, the portions of the courtyard's south elevation that were modified for construction of the staircase will be restored using sympathetic materials.

Proposed modifications along the Manor Building's east elevation includes removal and replacement of brick additions on either side of the building's main entrance along Delhi Street. A corridor, added in a previous alterations, is also proposed to be removed. The portions of the east elevation proposed for removal were previously infilled, obscuring the original exterior wall. Although this former external wall may exist beneath the additions, it was likely modified to accommodate the addition of door openings. For this reason, and for programmatic considerations linked to the proposed reception and recreation spaces, retention of the former exterior wall was not explored.

Following the removal of the brick additions, the portions of the Manor's original eastern elevation that were covered by the corridor addition will be restored using sympathetic materials. These proposed alterations will restore the original symmetry of the Manor Building's eastern elevation, while also allowing for a more animated street frontage.

In order to provide for abundant day lighting, and to create a visually permeable condition between Delhi Street and the river valley, the atrium and the new additions flanking the main entrance are proposed to be clad in transparent glazing. The main entry sequence is proposed to be constructed with stainless steel and transparent glazing. These material choices ensure that the proposed interventions are visually compatible with, subordinate to and distinguishable from existing heritage material, namely the brick and stone masonry that typify the historic buildings within the Homewood campus.

As no interior attributes are identified in the Homewood Therapeutic Landscape's SoS, interior rehabilitation will not impact heritage attributes or cultural heritage value.

Considered Alternatives

New Manor Building

For discussion of alternative development options for the New Manor Building, see the table on page 31.

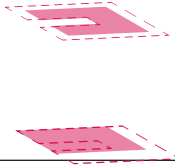
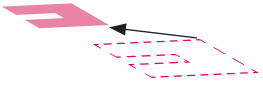

Manor Rehabilitation

Before the current owners acquired Homewood, other options were explored for renewing the Manor Building. These included retaining parts of the wings while reconstructing the rest of the building. These options would have resulted in less of the heritage building being retained. Options for retaining the Manor with no additions were assessed and found to impede the future usability of the building, especially as a central entrance space for the wider Homewood building complex, and were found to limit opportunities to sensitively modernize the facility.

A previous iteration of the development proposal placed the new atrium between the south and the central wing, over the raised basement addition. The current proposed location of the atrium was selected as the preferred option as it maintained the legibility of the E-shaped plan of the Manor Building while offering improved views to the river valley landscape, as well as better access to the remainder of the Homewood campus to the north. Further, the currently proposed location allows for the introduction of a landscaped ramp integrated with the main social space of the atrium.

Activity Therapy Building

As stated in the Homewood Therapeutic Landscape's SoS, the Activity Therapy Building is not considered a heritage attribute of CHL1. Further, the proposed additions to the Activity Therapy Building will not physically impact the adjacent Vista building, located immediately to the south. As such, the proposed alterations to the Activity Therapy Building will not significantly impact the cultural heritage value or heritage attributes of the Homewood Therapeutic Landscape.

Option	Assessment
 <p>Reducing the footprint</p>	<p>Reducing the footprint of the building would result in increased height and would effect how medical services are delivered.</p>
 <p>Consolidating the 'U' shaped plan as a single block</p>	<p>Consolidating the 'U' shaped plan as a more typical rectangular footprint would result in reduced outdoor views from residential rooms. The proposed 'U' plan also breaks up the south west elevation in to a smaller section compared to a single elevation that would result from a more conventional rectangular building floor plan.</p>
 <p>Siting the building elsewhere</p>	<p>Siting the building elsewhere would isolate it from the rest of the Homewood building cluster. As well, building separately from the existing cluster would be inconsistent with established patterns at Homewood, where new buildings have been added to an interconnected cluster next to Delhi Street.</p> <p>This would also greatly inconvenience patients who need to access the existing facilities for programs and services.</p>

Landscaping Enhancements

Contemplated landscape enhancements reference the characteristics historically associated with the river valley while providing definition and a sense of arrival to the property's Delhi Street frontage.

The proposed landscape treatment within the courtyard of the New Manor Building offers an immersive experience, one created by meandering pathways and an abundance of new plantings. Designed to be a place of contemplation and exploration, the space finds commonalities with the characteristics of the adjacent river valley, integrating this neighbouring landscape with the therapeutic landscape tradition both visually and programmatically. These improvements also create more opportunities to view and experience the river valley setting.

The contemplated landscape improvements along Delhi Street reference the rhythm and symmetry of existing heritage fabric while offering definition to what is currently an unremarkable and utilitarian streetscape. The linear tree planting pattern proposed for Delhi Street references the historic condition of the street while the introduction of a consistent tree canopy improves the pedestrian experience of the street and helps frame the arrival experience. Improvements to the Manor Building's entry sequence also incorporate landscape enhancements. The new planters and planting pattern are proposed to be contemporary in nature in order to remain distinguishable from existing heritage material.

2.5 Conservation Strategy

Definition

The primary treatment selected as a conservation approach is *rehabilitation*.

The Standards and Guidelines for the Conservation of Historic Places in Canada (second edition) defines rehabilitation as:

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

The conservation objective of the proposed development is to improve the functionality of the Manor Building as a best in class health care facility.

Conservation Recommendations

The new atrium infill addition has been designed to ensure the original 'E' shaped plan of the Manor Building will remain legible. This will be accomplished by maintaining two brick walls within the new atrium and opening up the building's east and west elevations to allow through views from Delhi Street to the river valley landscape. Further, the roof of the atrium is proposed to be slightly elevated above the retained exterior walls, helping to further distinguish it from heritage fabric.

Repairs to the east elevation of the Manor Building where the infill additions are currently located will be undertaken following their removal. Repairs to the portion of south elevation of the courtyard that was modified to accommodate the existing external stairwell will also be undertaken upon its removal.

3 RIVERSLEA ESTATE LANDSCAPE (CHL2)

The development proposal does not involve any changes to the Riverslea Estate Landscape. As such, there will be no impacts on the cultural heritage value or heritage attributes of CHL2 as a result of Homewood's current revitalization plans.

4 HOMEWOOD ANCILLARY LANDSCAPE (CHL3)

4.1 Statement of Significance

The Homewood Ancillary Landscape SoS, as presented in the Homewood CHRER, is reproduced below.

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Ancillary Landscape, whose heritage themes and attributes are described below.

Contextual Themes

The Homewood Ancillary Landscape is functionally, visually, and historically connected with the Homewood Health Centre's Therapeutic Landscape, as it originally provided supportive functions for Homewood's primary care facilities located on the west side of Delhi Street. Originally located at the back of the Homewood campus, these support buildings include the Nurses' Residence, which provides insight into the historical operations of Homewood beyond primary patient care.

Forming the western edge of the Homewood Ancillary Landscape, Delhi Street is also a contextual feature of CHL3, which connects to the Therapeutic Landscape and frames the public experience of this landscape.

Heritage Attributes of the Nurses' Residence include:

- Symmetrical plan composed of a central block flanked by two small wings;
- Brick construction featuring decorative brick banding below the third storey;
- Original window and door openings and surrounds including semi-circular bays;
- Gable roof with central shed roof dormer featuring eaves with exposed projecting rafters;
- 9 over 1 multi-paned windows;
- Coloured glass windows in the northern and southern stairwells, where extant;
- Interior metal staircases and railings in the northern and southern stairwells; and
- Three interior fireplaces.

The following properties are *not* considered significant character-defining elements of the Homewood Ancillary Landscape. As such, no heritage attributes have been described:

- 151, 153, 155 & 157 Delhi Street

4.2 Cultural Heritage Resource Documentation



34. View of the auxiliary buildings on the east side of Delhi Street, looking southeast (Source: ERA).



35. View of the Nurses' Residence's west elevation, looking southeast from Delhi Street (Source: ERA).



36. View of the Nurses' Residence's east elevation (Source: ERA).

37. View of the Nurses' Residence's south elevation (Source: ERA).

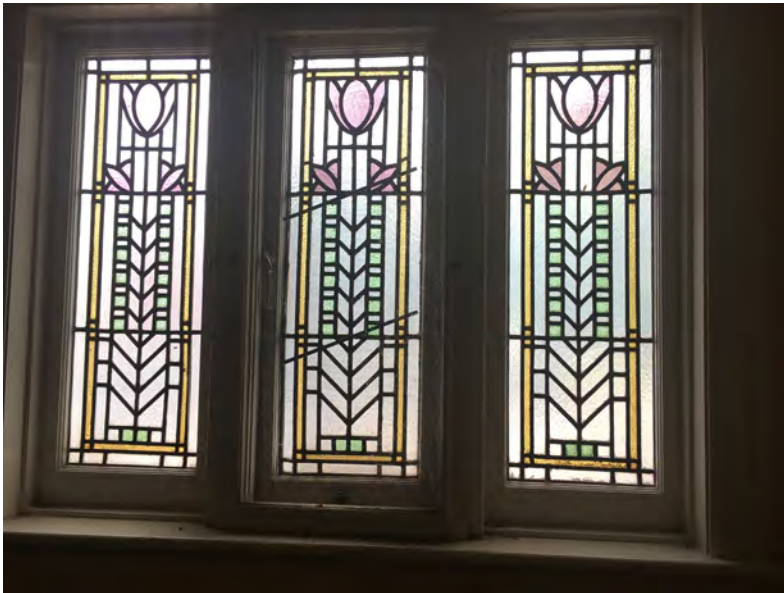


38. View of the Nurses' Residence's north elevation (Source: ERA).





39. View of the metal staircase and coloured glass windows within the Nurses' Residence (Source: ERA).



40. Detailed view of the coloured glass windows in the Nurses' Residence (Source: ERA).



41. View of one of the fireplaces in the Nurses' Residence (Source: ERA).

4.3 Proposed Development

The development proposal for the Homewood Ancillary Landscape includes the rehabilitation of the Nurses' Residence, removal of three auxiliary structures to the north of the Nurses' Residence, addition of surface parking, and landscaping improvements.

Rehabilitation of the Nurses' Residence

The Nurses' Residence, which is currently vacant, will be retained *in situ* and will be rehabilitated for training and regional outpatient services. The building's interior and exterior heritage attributes, as identified in the Homewood Ancillary Landscape's SoS, will be conserved, and a new elevator will be added to its eastern (rear) elevation. See Figures 43-47, and Appendix D for elevations of the proposed work at the Nurses' Residence.

Arrival and Parking Enhancements

Three auxiliary structures on the east side of Delhi Street will be removed, and replaced with a new arrival and parking area on Delhi Street with landscaping and streetscape improvements.



42. Rendering showing the retained Nurses' Residence on the east side of Delhi Street, looking north up Delhi Street (Source: Cornerstone Architecture).

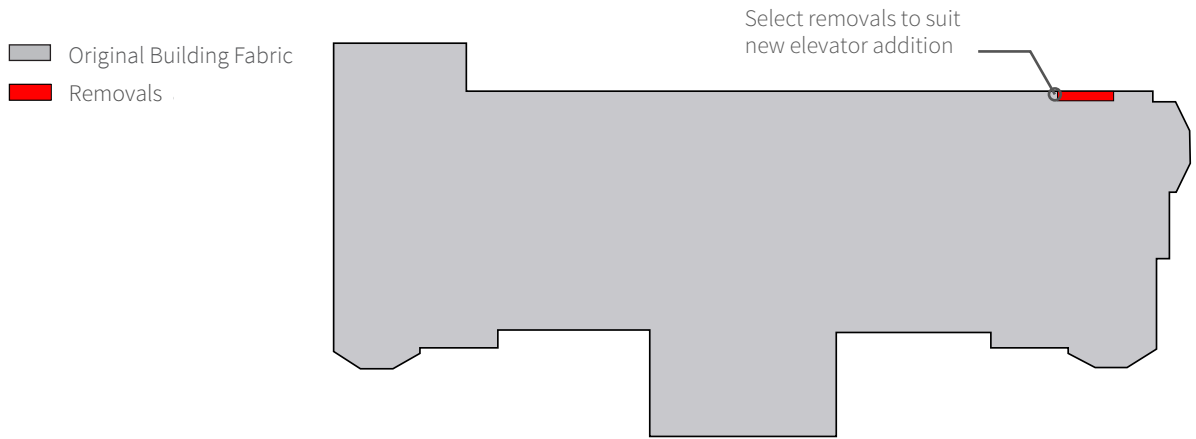


Diagram indicating the scope of removals to suit new elevator

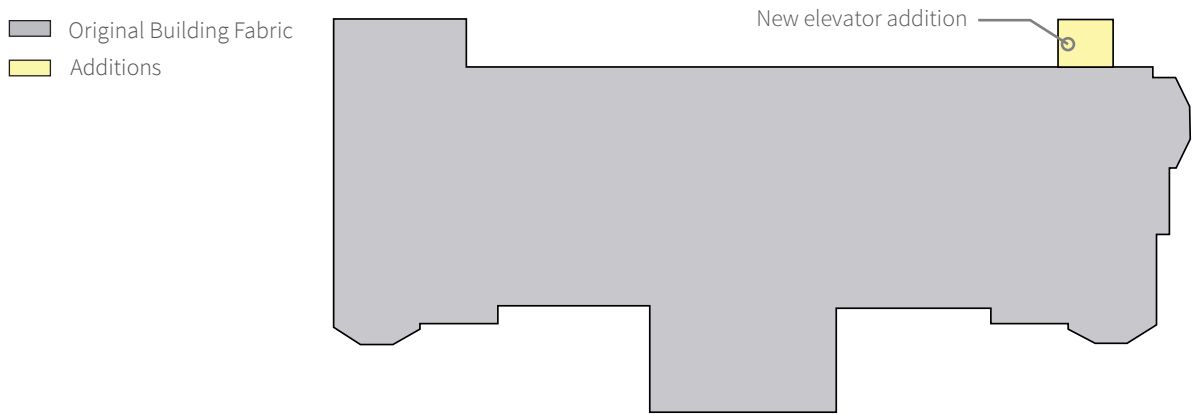
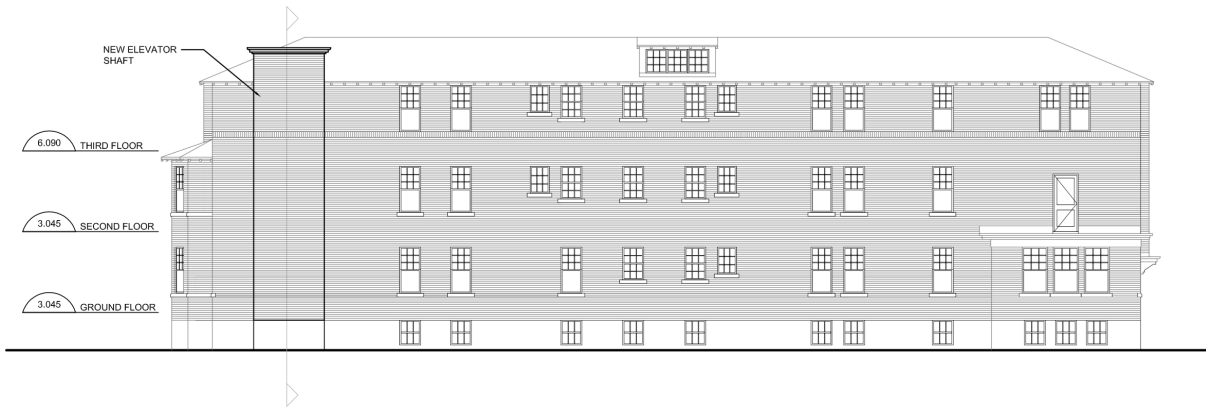


Diagram indicating the scope of new additions

43. Diagram showing scope of removal of exterior walls and the location of the proposed elevator (Source: Cornerstone Architecture).



44. Elevation showing the proposed western elevation of the Nurses' Residence (Source: Cornerstone Architecture).



45. Elevation showing the proposed eastern elevation of the Nurses' Residence (Source: Cornerstone Architecture).



46. Elevation showing the proposed northern elevation of the Nurses' Residence (Source: Cornerstone Architecture).



47. Elevation showing the proposed southern elevation of the Nurses' Residence (Source: Cornerstone Architecture).

The development proposal also involves relocating the Cameron Gates from their current position south of the existing Manor to the new arrival area on Delhi Street. The gates will be positioned adjacent to the new parking area on the east side of Delhi Street, and the original vehicular gates will flank a new pedestrian arrival court. This arrival court will feature a differentiated paving treatment and landscaping, and will be aligned with the Manor's improved entrance area on the west side of Delhi Street. The Cameron Gates' original pedestrian side gate will be relocated north of the vehicular gates and separated via flagstones, but will be surrounded by landscaping, and unaccessible (Figure 49) .

For further details, refer to drawings prepared by Ron Koudys Landscape Architects submitted for Site Plan Approval.

4.4 Impacts on Cultural Heritage Value & Mitigation Strategies

Rehabilitation of the Nurses' Residence

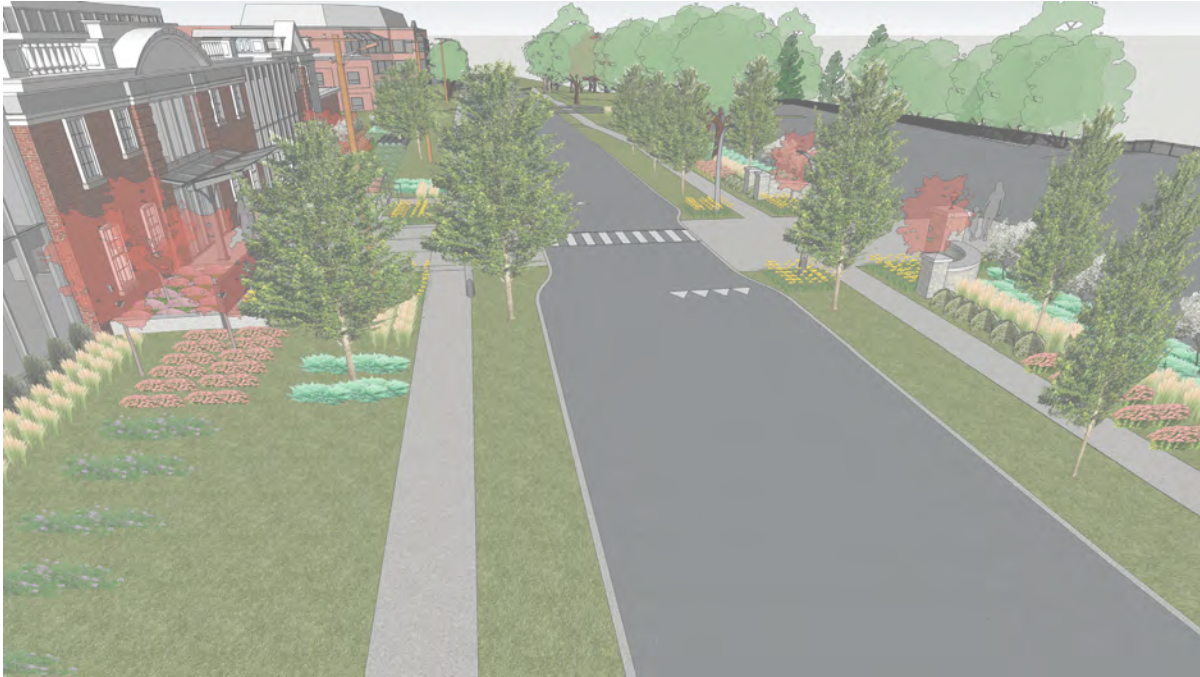
The proposed rehabilitation of the Nurses' Residence includes the addition of a new elevator core on the exterior of the building's east (rear) elevation. In order to minimize impact on heritage fabric, a series of window opening along the building's east elevation will be modified to serve as entry points to the proposed elevator. Further, the location of the elevator on the east (rear) elevation of the building ensures that the new element is not visible from the street. As such, the proposed scope of work has a minimal impact of exterior heritage attributes, Identified interior attributes are not impacted by the proposed rehabilitation of the building's interior.

Considered Alternatives

The development proposal initially contemplated removal of the Nurses' Residence in order to provide for additional surface parking. Retention and rehabilitation of the Nurses' Residence for training and outpatient services was selected as the preferred option as the building has contextual value as part of the Homewood campus.

Arrival and Parking Enhancements

Three auxiliary structures on the east side of Delhi Street will be removed, to accommodate a new surface parking lot and arrivals area north of the Nurses' Residence. While these structures are mentioned in the Couling Inventory, they are identified as non-significant in this



48. Rendering showing the new parking and arrivals area, which spans Delhi Street, looking north up Delhi Street. Note the relocated Cameron Gates flanking this entry area on the east side of Delhi Street (Source: Cornerstone Architecture).



49. Rendering looking west towards the Manor Building from the new parking and arrivals area. The relocated Cameron Gates flank the entrance to the parking area (Source: Cornerstone Architecture).

document, and are not considered significant character-defining elements of the Homewood Ancillary Landscape. Thus, their loss does not constitute a significant impact on cultural heritage value. Further, the removal of these buildings will allow staff parking to be relocated closer to the main Homewood Buildings, which is recognized as important for the functionality of the site as well as the personal safety and convenience of Homewood's personnel, particularly at night.

The proposed landscaping and arrival area at Delhi Street will create a more welcoming arrival experience using urban design and landscape strategies. Together with proposed improvements to the Manor Building's entry sequence, these landscape enhancements help to identify Delhi Street as the 'front' of the Homewood campus. The proposed restoration and relocation of the Cameron Gates on the east side of Delhi Street, directly adjacent to the main entrance of the Manor Building, helps to further frame the arrival area while also providing a focal point to the Delhi Street streetscape. As part of the proposed restoration scope, options to internalize the electrical conduits currently mounted to the side of the Cameron Gates will be explored and the existing light fixtures currently mounted to the Cameron Gates will be conserved.

4.5 Conservation Strategy

Definitions

The primary treatment selected as a conservation approach is *rehabilitation*.

The Standards and Guidelines for the Conservation of Historic Places in Canada (second edition) defines rehabilitation as:

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

The conservation objective of the proposed development is to improve the functionality of the Nurses' Residence as a resource for outpatient care and improve the arrival experience through landscape enhancements. The proposed work is guided by the principle of minimal intervention, with exterior alterations limited to those required to ensure universal accessibility to the building through construction of a new elevator. The proposed interior scope of work will conserve identified interior attributes.

5 SUMMARY STATEMENT

This revised Cultural Heritage Resource Impact Assessment finds that the design, mitigation measures and proposed conservation strategies outlined in this report conserves the cultural heritage value of the Homewood Health Centre campus.

The proposed scope of work will renew a central historic building through the addition of an atrium and a new entrance area, improve patient care by providing a new wing, create an arrival and parking area that will support the functionality of Homewood and enhance the arrival experience, while also making improvements to the river valley terrace that reinforces connections with the surrounding landscape.

Collectively, these steps re-establish and reinforce historic relationships between built form, landscape and programming that are consistent with historic patterns of the Homewood campus.

6 SOURCES

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Project Personnel

Michael McClelland, Principal, OAA, FRAIC, CAHP

Michael McClelland, a founding principal of ERA Architects Inc., is a registered architect specializing in heritage conservation, and in particular in heritage planning and urban design. After graduating from the University of Toronto Michael worked for the municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of City-owned museums and monuments.

Michael is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

Brendan Stewart, Associate, MLA, OALA

Brendan Stewart is a landscape architect and urban designer at ERA. He was educated at the University of Guelph where he received his Bachelor of Landscape Architecture and attended the Edinburgh College of Art through an exchange program. He also received a Masters of Landscape Architecture from the University of California, Berkeley, where he was a graduate student instructor for four semesters, and won several awards including a prestigious travel-research fellowship. Prior to joining ERA, Brendan worked in a full service landscape architectural consulting firm in Toronto, where he was involved in the design and construction management of numerous park, school, campus, plaza, and green-roof projects.

At ERA, Brendan is involved with a number of landscape and urban design projects and initiatives in and around Toronto, as well as projects in Newfoundland, Gothenberg, Sweden, and Edmonton, Alberta. Often working on significant cultural heritage and post-industrial sites, Brendan brings a keen knowledge and understanding of cultural and design history, and cultural landscape theory to his work. His projects range from the creation of new designs for public and private landscapes and the creation of heritage interpretation plans, to the preparation of cultural landscape assessments and

conservation plans. Many of Brendan's projects involve community and stakeholder engagement processes, and collaboration with other landscape architects, architects, urban designers, and planners.

He is an editorial board member of *GROUND: Landscape Architect Quarterly*, the journal of the OALA, a director of the not-for-profit Friends of Allan Gardens, and regular guest lecturer, critic, and instructor at the University of Toronto and Ryerson University.

Julia Smith, M.A., M.Pl.

Julia is an urban planner at ERA, whose interest in cultural heritage first led her to complete an undergraduate degree in Art History from U of T, and an MA in Arts and Heritage Management from Maastricht University, the Netherlands, before gaining a Masters of Planning from Ryerson University. Julia started her career working as a development planner in the private sector, and combines her knowledge of development and municipal processes with a deep appreciation for culture and heritage in her work at ERA.

Evan Manning, M.Pl.

Evan Manning holds a Master's of Planning in Urban Development from Ryerson University. His work with the preservation organization Dominion Modern imparted a respect for our modern built heritage that guided the direction of his graduate studies with particular focus on Toronto's post-industrial landscapes and post-war suburbs.

7 APPENDICES





APPENDIX A:

City of Guelph Cultural Heritage Resources Impact Assessment

APPENDIX B:

147 Delhi Street, Guelph Register of Cultural Heritage Properties, excerpts

Buildings within the Homewood campus included on the City of Guelph's Municipal Register of Cultural Heritage Properties:

<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built 1903</p> <p>Romanesque Revival, irregular shape, 2 storey with 1 storey wings, hip and gable roofs, very elaborate composition with extravagant and varied bold detail in tower forms, roof silhouettes, chimneys, fenestration, stonework, parapets, slate roofs, a most notable landmark enhanced by a splendid landscape setting of lawn and deciduous and coniferous specimens.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1905</p> <p>Storage - neo-Classic Functional, 1 storey, L-shape, gable roofs with boxed-in eaves returns, rusticated stone sills, segmental arches, panelled and glazed doors, 2/2 sash.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1905</p> <p>Storage - neo-Classic Functional, 1 storey, 1 bay (2-bay side with triangular dormer), gable roof with boxed-in returns, slate roof, vertical V-joint boarded door, 6 pane sash, wood sills, segmental arches.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1995</p> <p>Gazebo - Modern frame garden shelter with decagon conical roof; lattice balustrade and frieze accompanying formal planting in raised weeping ash alleys.</p>	

148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built 1904-8, 1911

Georgian Revival, 2 storey + basement (+ attic centre section), irregular shape basically symmetrical E-shape plan, centre entrance block with circular corner towers with dome, finial and band windows, cross plan pilastered columns to entrance porch, balcony above, pilastered entrance, rusticated sills, head courses, console brackets to entablature with open balustrade above, tower brickwork in English bond, windows mainly 6/1, some refenestration, decorative stone-banded and capped South end chimney. North and South end wings: tetrastyle Ionic portico, upper balcony section glazed in as sunroom, lower section with pilastered entrance, sidelights, vertical oval hall window, double window (bricked in on North wing), console brackets to cornice of centre pediment with decorative feature to tympanum, open balustrade above.



148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1920

Georgian Revival, 2 storey + basement, 9 bay, flat roof, wide eaves with console brackets, deep frieze with moulded band, rusticated stone sills, gentle segmental arches, lower windows 8/1, upper 8/8, pilastered centre entrance section with pediment doorcase with semi-elliptical fanlight, sidelights and double leaf panelled and glazed doors, triangular orioles on bracket at ends, tuck-pointed stone base.



148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1910

Late Neo-Classic Vernacular, 2 and 3 storey + basement, irregular shape with symmetrical c-shaped plan with angled end sections, flat roof, wide cornice on console brackets, rusticated sills, in sill course to bays and lintels, multi-storey bays, glazed sunrooms with 2-storey Tuscan columns at ends, refenestration, (modern split concrete block 3-storey centre entrance addition).



148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1910

Late neo-Classic, 3 storey + basement, irregular shape, flat roof, wide cornice on console brackets, later enclosed heavy Tuscan second floor verandah, South addition modern, refenestration.



280 Arthur St N

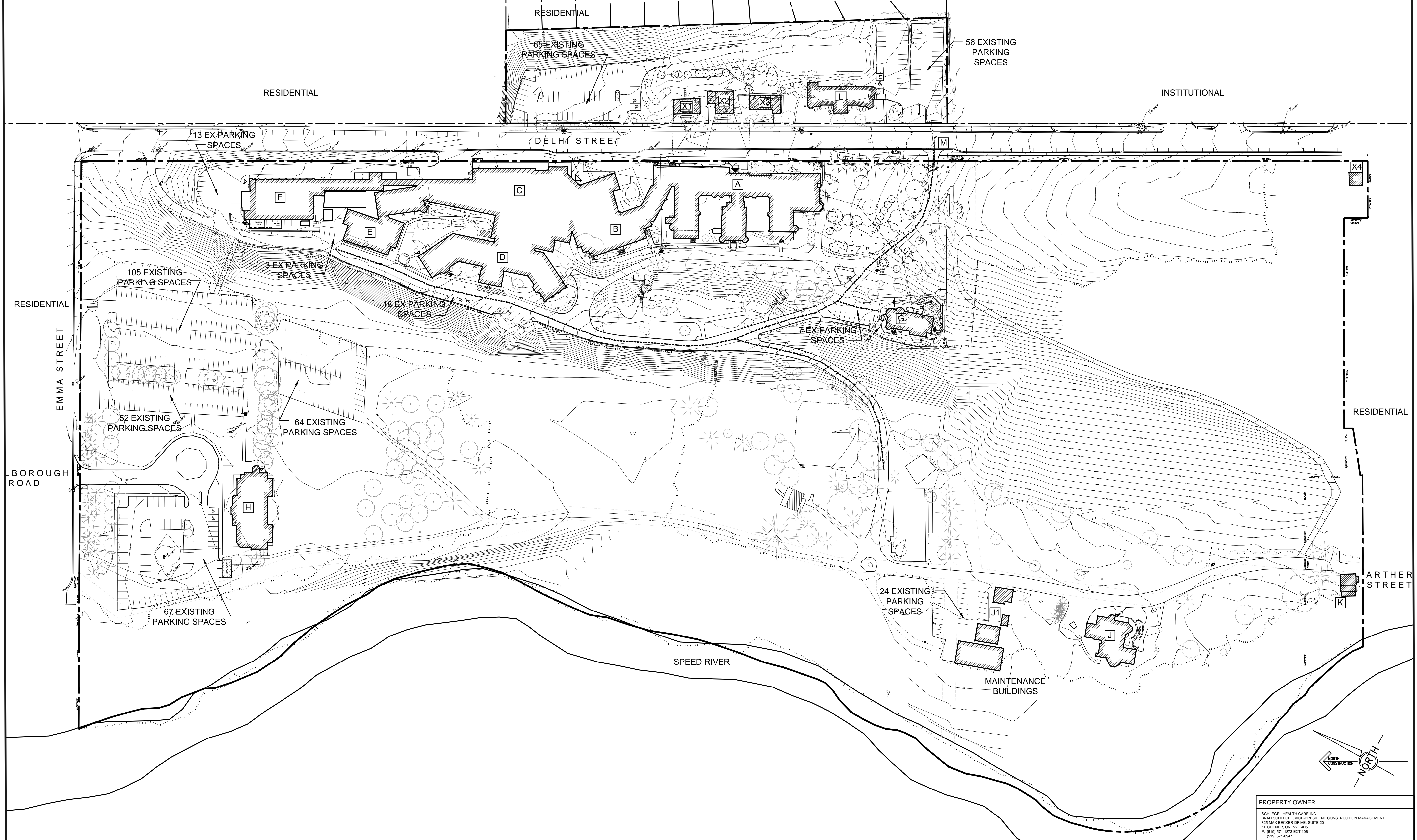
Pt Broken Front Lot 2, Division F, Pt Lots 10-13, Concession 1, Lot 1, Plan 221, Lot 1, Lots 25 and 26, Plan 40
Built c. 1855-1860

Italianate; 1 storey, 1 bay to south, 2 to east gable roof; projecting south front rectangular bay with hip roof, triple round-head windows; internal "white" brick corbel-capped stone chimney; bush-hammered, conc-capped square gate posts and wing walls; replacement iron gates to east side; hip-roofed, 1 storey plus basement west wing; with verandah.



APPENDIX C:

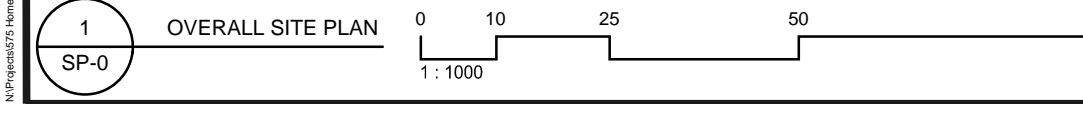
Architectural Drawings (Cornerstone Architecture)



SITE PLAN LEGEND		APPLICABLE TO ALL DRAWINGS	
	PRINCIPAL FIRE FIGHTER BARRIER FREE ENTRANCE		TRAFFIC SIGN - REFER TO SITE SIGNAGE LEGEND
	EXIT		UTILITY POLE ANCHOR
	FIRE HYDRANT		UTILITY POLE/STREET LIGHT
	CATCH BASIN		STANDARD SIDEWALK INCLUDING SANICUTS AT 1500mm O.C.
	PROPOSED BORE HOLE LOCATIONS		CONCRETE SIDEWALK - BARRIER FREE PATH OF TRAVEL BROOMED 90 DEGREES TO DIRECTION OF TRAVEL
	SAN. SANITARY SEWER		PROPERTY LINE
	STM. STORM SEWER		PARKING SETBACK
	LANDSCAPING		W.M. WATER MAIN
	NATURAL HERITAGE SYSTEM BOUNDARY PER MHS		NEW BUILDING/ ADDITION
	SITE TRIANGLE		NEW ASPHALT & PAINTED LINES
	SMAESE CONNECTION		FIRE ROUTE HEAVY DUTY ASPHALT

BUILDING KEY		APPLICABLE TO ALL DRAWINGS	
A.	MANOR BUILDING	H.	RIVERWOOD BUILDING
A1.	NEW MANOR BUILDING	J.	RIVERSLEA BUILDING
A2.	NEW ATRIUM	J1.	RIVERSLEA OUTBUILDINGS
B.	MACKINNON BUILDING	K.	GATE HOUSE
C.	MARLTON BUILDING	L.	NURSES RESIDENCE
D.	COLONIAL BUILDING	M.	CAMERON GATES
E.	VISTA BUILDING	X1.	EXISTING HOUSE
F.	ACTIVITIES BUILDING	X2.	EXISTING HOUSE
F2.	ACTIVITIES BUILDING ADDITION	X3.	EXISTING HOUSE
G.	RIVERVIEW BUILDING	X4.	EXISTING HOUSE

EXISTING PARKING SUMMARY	
EXISTING DELHI STREET PARKING LOT	65 SPACES
COLONIAL BUILDING PARKING LOT	18 SPACES
VISTA BUILDING PARKING LOT	3 SPACES
ACTIVITIES BUILDING PARKING LOT	13 SPACES
RIVERVIEW BUILDING PARKING LOT	7 SPACES
EMMA STREET PARKING LOT	105 SPACES
RIVERSWOOD BUILDING PARKING LOT	67 SPACES
RIVERSLEA BUILDING PARKING LOT	24 SPACES
TOTAL EXISTING PARKING SPACES	474 SPACES



SITE NOTES APPLICABLE TO ALL DRAWINGS

- REFER TO SITE ENGINEERING DOCUMENTS FOR REMOVALS, GRADING, PAVING AND UNDERGROUND SERVICES.
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ABBREVIATIONS		APPLICABLE TO ALL DRAWINGS	
BLDG	BUILDING	M	METRES
DISP	DISTANCE	MAX	MAXIMUM
EXT	EXPOSED BUILDING FACE	MIN	MINIMUM
EXT	EXTERIOR	SEC	SECTION
FRK	FIRE RESISTANCE RATING	STYS	STOREYS
GFA	GROSS FLOOR AREA	UNP	UNPROTECTED OPENING
HT	HEIGHT	W.E.G.	WHICH EVER IS GREATER
HRS	HOURS		
L	LENGTH		
LD	LIMITING DISTANCE		

PROPERTY OWNER
 SCHLEGEL HEALTH CARE INC.
 BRAD SCHLEGEL, VICE-PRESIDENT CONSTRUCTION MANAGEMENT
 305 MAX BECKER DRIVE, SUITE 201
 KITCHENER, ON N2E 4W6
 P: (519) 871-1822 EXT 106
 F: (519) 571-0047



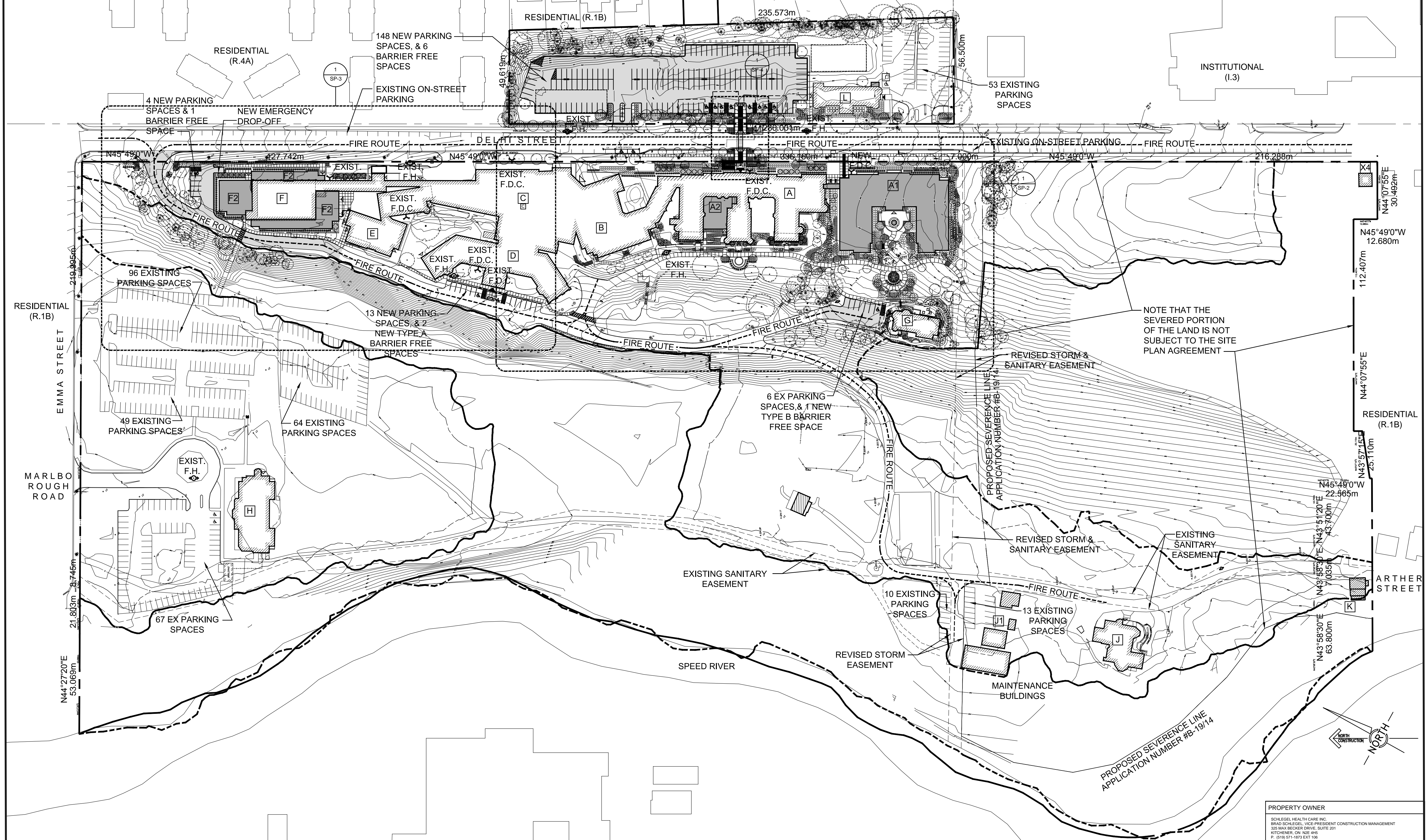
CORNERSTONE ARCHITECTURE
 110-700 Richmond St. London ON Canada N6A 3C7
 P 519 432 6844 F 519 432 6737
 www.cornerstonearchitect.com

25 NOV 2014	ISSUED FOR REVIEW
22 AUG 2017	RE-ISSUED FOR SITE PLAN APPROVAL
18 NOV 2015	RE-ISSUED FOR SITE PLAN APPROVAL
05 MAY 2017	ISSUED FOR COMMITTEE OF ADJUSTMENTS MEETING
22 AUG 2017	RE-ISSUED FOR SITE PLAN APPROVAL



Homewood Health Guelph Campus
 150 DELHI STREET GUELPH, ONTARIO
 PROJECT No.: 575
 Drawn By: SPH
 SITE PLAN FILE NUMBER: SP150039
EXISTING OVERALL SITE PLAN

SP-0



SITE ZONING CHART																												
REGULATIONS ZONE I.3	REQUIRED	PROVIDED	COMPLIES																									
MINIMUM LOT AREA	700m ²	196,334m ²	✓																									
MIN FRONT & EXTERIOR SIDE YARD	6 METERS IN ACCORDANCE WITH SECTION 4.16 AND 4.24	4.70m @ 1/2 5.90m @ A1	MINOR VARIANCE REQD A-5/14																									
MAX FRONT & EXTERIOR SIDE YARD	NOT APPLICABLE TO THIS ZONE		✓																									
MIN SIDE YARD	6 METERS OR ONE-HALF THE BUILDING HEIGHT (15.70m)	25.50m	✓																									
MIN REAR YARD	7.5 METERS OR ONE-HALF THE BUILDING HEIGHT (15.70m)	213.72m	✓																									
MIN LOT FRONTAGE	NOT APPLICABLE TO THIS ZONE		✓																									
OFF STREET PARKING IN ACCORDANCE WITH SECTION 4.13 AND 8.2.1.1.	USE HEALTH CARE CENTRE INPATIENT BEDS	<table border="1"> <thead> <tr> <th>BLDG</th> <th>QTY</th> <th>RATIO</th> <th>REQD</th> <th>WOOD EOD TOTAL</th> </tr> </thead> <tbody> <tr> <td>A-E-L</td> <td>180</td> <td></td> <td>445</td> <td>291 207 496</td> </tr> <tr> <td>F</td> <td>129</td> <td></td> <td>37</td> <td>37</td> </tr> <tr> <td>G</td> <td>10</td> <td>1.25/ BED</td> <td>445</td> <td>22 22</td> </tr> <tr> <td>TOTAL</td> <td>356</td> <td></td> <td>445</td> <td>313 207 520</td> </tr> </tbody> </table>	BLDG	QTY	RATIO	REQD	WOOD EOD TOTAL	A-E-L	180		445	291 207 496	F	129		37	37	G	10	1.25/ BED	445	22 22	TOTAL	356		445	313 207 520	MINOR VARIANCE REQD TO PERMIT 20% SPACES REQD FOR WEST OF DELHI STREET (WOOD ON EAST OF DELHI STREET (EOD) PROPERTY)
BLDG	QTY	RATIO	REQD	WOOD EOD TOTAL																								
A-E-L	180		445	291 207 496																								
F	129		37	37																								
G	10	1.25/ BED	445	22 22																								
TOTAL	356		445	313 207 520																								
BARBER FREE PARKING IN ACCORDANCE WITH THE CITY OF GUELPH FADM STANDARDS	REQUIRED BARBER FREE PARKING =	6 TYPE A - 3.4m WIDE 6 TYPE B - 2.4m WIDE	6 TYPE A + 6 TYPE B	✓																								
OFF STREET LOADING	IN ACCORDANCE WITH SECTION 4.14 AND 8.2.1.1.	EXISTING	✓																									
ACCESSORY BLDGS & STRUCTURES	IN ACCORDANCE WITH SECTION 4.2	EXISTING	✓																									
FENCES	IN ACCORDANCE WITH SECTION 4.23	NONE PROPOSED	✓																									
MAX BLDG HEIGHT	13 STOREYS IN ACCORDANCE WITH SECTION 4.16 AND 4.18	4 STOREYS	✓																									
BUFFER STRIP	WHERE AN INSTITUTIONAL ZONE ADJUTS ANY RESIDENTIAL PARK WETLAND OR URBAN RESERVE ZONE, A BUFFER STRIP SHALL BE DEVELOPED IN ACCORDANCE WITH TABLE 8.2	SEE LANDSCAPE PLAN	✓																									
GARBAGE, REFUSE STORAGE AND COMPOSTERS	IN ACCORDANCE WITH SECTION 4.9	EXISTING	✓																									

ONTARIO BUILDING CODE MATRIX - NEW BUILDING			
PROJECT	ADDITION	ALTERATION	
1 PROJECT	NEW		
2 MAJOR OCCUPANCY(S)	Group B Division 2		3.1.2.1 (1)
3 BUILDING AREA	1,775 m ²		1.4.1.2 [A]
4 MEZZANINE AREA	NOT APPLICABLE		
5 GROSS AREA	7,100 m ²		1.4.1.2 [A]
6 NUMBER OF STOREYS	ABOVE GRADE 4 BELOW GRADE 0		1.4.1.2 [A] & 3.2.1.1
7 HEIGHT OF BUILDING (m)	11.0 m		
8 STREETS/ACCESS ROUTES	1		3.2.2.10/ 3.2.5
9 BUILDING CLASSIFICATION	OCCUPANCY B2	HEIGHT ANY AREA ANY	3.2.2.38
10 SPRINKLER SYSTEM	YES	NO	3.2.2.38
11 STANDPIPES	YES	NO	3.2.9
12 FIRE ALARM	YES	NO	3.2.4
13 WATER SERVICE/ SUPPLY	YES	NO	3.2.5.7
14 HIGH BUILDING	YES	NO	3.2.6.1 (C)
15 TYPE OF CONSTRUCTION	COMBUSTIBLE	NON-COMBUSTIBLE	3.2.2.38
16 OCCUPANT LOAD BASED ON	DESIGN OF THE BLDG 169 PERSONS 171 PERSONS (129 beds + 40 staff)		3.1.17 & table 3.7.4.4
17 WASHROOM FACILITIES	PROPOSED MEN 5 PROPOSED WOMEN 5 UNIVERSAL 7 (EXCLUDING ENSUITE WASHROOMS)		3.7.4.4 & table 3.7.4.4
18 BARRIER FREE	YES	NO	3.8
19 HAZARDOUS MATERIAL	YES	NO	3.3.1.2 (1) & 3.3.1.19 (1)
20 REQUIRED FIRE RESISTANCE RATINGS (FRR)	HORIZONTAL ASSEMBLIES FRR (HRS)	FRR OF SUPPORTING MEMBERS (HRS)	LISTED DESIGN NO. OR DESCRIPTION (SB-2)
	FLOORS 2 HRS ROOF 2 HRS MEZZ. 1 HR	200mm CONC. 240mm CONC. N/A	FLOORS 2 HRS 240mm CONC. BLK 240mm CONC. BLK N/A
21 SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	Wall	Area of EBF	LD (m) LIFT or HTL Permitted Max % UPO Proposed % of UPO FRR (Hours) Listed Design or Description Noncombustible Req'd
	North 18.4 m ²	3.5 m	N/A 42% 32.8% 3/4 HR
	South 18.4 m ²	24.92 m	N/A 100% 32.8% N/A
	East 37.2 m ²	STREET	N/A 100% 100% N/A
	West 19.2 m ²	6.0 m	N/A 100% 100% N/A
22 OTHER APPLICABLE REQUIREMENTS	GROUP B OCCUPANCIES		3.3.3

BUILDING KEY	
A. MANOR BUILDING	H. RIVERWOOD BUILDING
A1. NEW MANOR BUILDING	H1. RIVERSLEA BUILDING
A2. NEW ATRIUM	J. RIVERSLEA OUTLETS/LOGGINGS
B. MACKINNON BUILDING	K. GATE HOUSE
C. HAMILTON BUILDING	L. NURSES RESIDENCE
D. COLONIAL BUILDING	M. CAMERON GATES
E. VISTA BUILDING	
F. ACTIVITIES BUILDING	X1. EXISTING HOUSE
F1. ACTIVITIES BUILDING ADDITION	X2. EXISTING HOUSE
G. RIVERVIEW BUILDING	X3. EXISTING HOUSE
	X4. EXISTING HOUSE

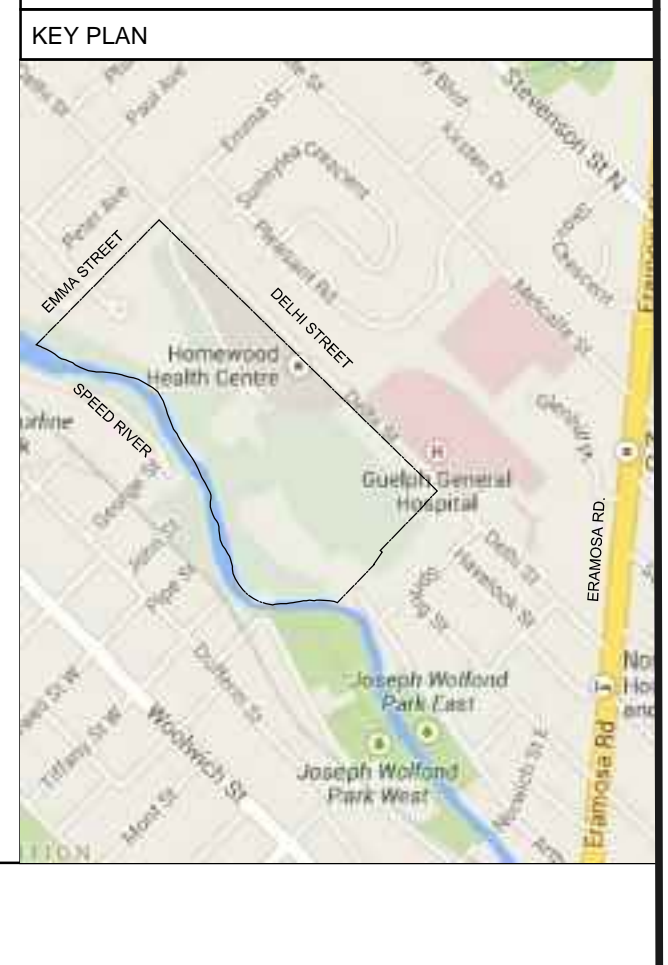
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LEGAL DESCRIPTION

PLAN OF SURVEY
ALL OF LOTS 11, 12 AND 13,
AND PART OF LOT 10, RANGE 'F',
DIVISION 'F'
BROKEN FRONT CONVESSION, DIVISION 'F'
(GEOGRAPHIC TOWNSHIP OF GUELPH)
AND PART OF
ORIGINAL ROAD ALLOWANCE BETWEEN
RANGE 1 AND LOT 2,
BROKEN FRONT CONVESSION
(CLOSED BY BY-LAW 74, PASSED JULY 12, 1958,
REGISTERED MARCH 6, 2003 AS INSTRUMENT R-18916)
AND PART OF LOT A,
(AS AMENDED BY JUDGE'S ORDER, INSTRUMENT NO. 86-3514
REGISTERED PLAN 40
CITY OF GUELPH
COUNTY OF WELLINGTON

SURVEY AND TOPO INFO IMPORTED FROM PLAN PREPARED BY:
STANTEC CONSULTING LTD
49 FREDERICK STREET, KITCHENER ONTARIO N2H 6M7
PROJECT NUMBER 1603-1283
T. 519.579.4410 | F. 519.579.8664

ORIGINAL SURVEY FROM PLAN PREPARED BY:
VAN HARTEN SURVEYING INC
423 WOOLWICH STREET, GUELPH ONTARIO N1H 3X3
T. 519.821.2783 | F. 519.821.2770
PROJECT NUMBER 16403-08



1 SP-1 OVERALL SITE PLAN 0 10 25 50 100m



110-700 Richmond St. London, ON Canada N6A 3C7
P. 519.432.6844 F. 519.432.6737
www.ontarioarchitects.com

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22 AUG 2017 ISSUED FOR REVIEW
22 AUG 2017 RE-ISSUED FOR SITE PLAN APPROVAL
28 SEP 2015 ISSUED FOR REVIEW
05 MAY 2017 ISSUED FOR COMMITTEE OF ADJUSTMENTS MEETING
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CORNERSTONE
ARCHITECTURE



HOMEWOOD HEALTH
150 DELHI STREET GUELPH, ONTARIO

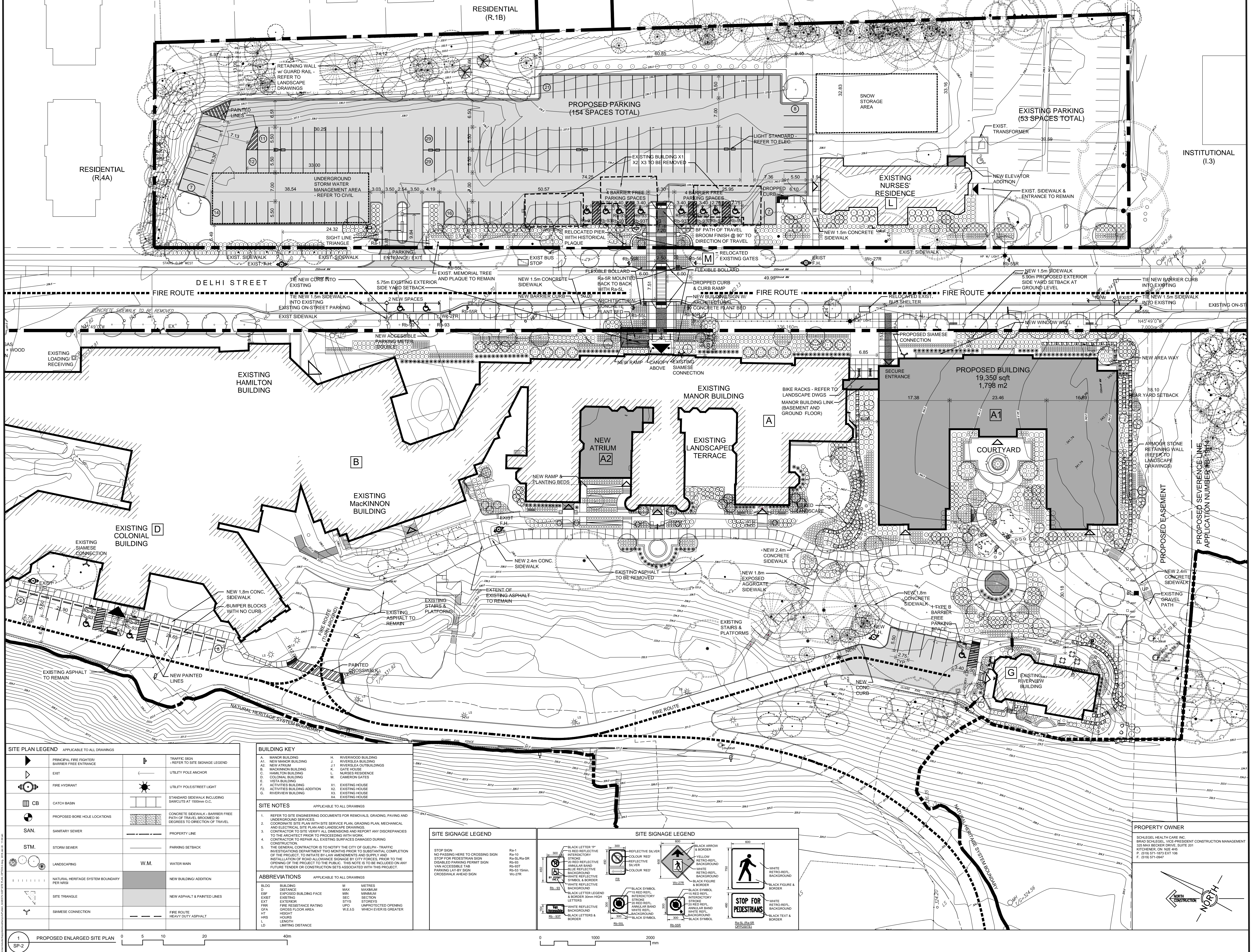
Homewood Health Guelph Campus

Project No.: 575
Drawn By: SPH

SITE PLAN FILE NUMBER: SP160308

OVERALL SITE PLAN, SITE ZONING CHART & OBC MATRIX

SP-1



SITE PLAN LEGEND APPLICABLE TO ALL DRAWINGS

	PRINCIPAL FIRE FIGHTER BARRIER FREE ENTRANCE		TRAFFIC SIGN - REFER TO SITE SIGNAGE LEGEND
	EXIT		UTILITY POLE ANCHOR
	FIRE HYDRANT		UTILITY POLE/STREET LIGHT
	CATCH BASIN		STANDARD SIDEWALK INCLUDING SANICUTS AT 1500mm O.C.
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	STM. STORM SEWER		PARKING SETBACK
	LANDSCAPING		W.M. WATER MAIN
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	SITE TRIANGLE		NEW ASPHALT & PAINTED LINES
	SIAMESE CONNECTION		FIRE ROUTE HEAVY DUTY ASPHALT

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A. MANOR BUILDING	H. RIVERWOOD BUILDING
A1. NEW MANOR BUILDING	J. RIVERSLEA BUILDING
A2. NEW ATRIUM	J1. RIVERSLEA OUTBUILDINGS
B. MACKINNON BUILDING	K. GATE HOUSE
C. HAMILTON BUILDING	L. NURSES RESIDENCE
D. COLONIAL BUILDING	M. CAMERON GATES
E. VISTA BUILDING	X1. EXISTING HOUSE
F. ACTIVITIES BUILDING	X2. EXISTING HOUSE
F2. ACTIVITIES BUILDING ADDITION	X3. EXISTING HOUSE
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BDDG	BUILDING DISTANCE	MAX	MAXIMUM
EXP	EXPOSED BUILDING FACE	MIN	MINIMUM
EXT	EXTERIOR	SEC	SECTION
FRK	FIRE RESISTANCE RATING	STYS	STOREYS
GFA	GROSS FLOOR AREA	UNO	UNOBTAINED OPENING
HT	HEIGHT	W.E.G.	WHICH EVER IS GREATER
HRS	HOURS		
LD	LIMITING DISTANCE		

SITE SIGNAGE LEGEND

STOP SIGN: NO PASSING HERE TO CROSSING SIGN

STOP FOR PEDESTRIAN SIGN: DISABLED PARKING PERMIT SIGN

VAN ACCESSIBLE TAB: PARKING LAY BY SIGN

CROSSWALK AHEAD SIGN

SITE SIGNAGE LEGEND

BLACK LETTER 'P' IN RED REFLECTIVE INTERDICTIONARY STRIP ON COLOUR RED BACKGROUND

REFLECTIVE SILVER STRIP ON COLOUR RED BACKGROUND

BLACK LETTER LEGEND & BORDER 300mm HIGH LETTERS

WHITE REFLECTIVE BACKGROUND BLACK LETTERS & BORDER

BLACK ARROW & BORDER

WHITE REFLECTIVE BACKGROUND BLACK FIGURE & BORDER

WHITE REFLECTIVE BACKGROUND BLACK FIGURE & BORDER

STOP FOR PEDESTRIANS: WHITE REFLECTIVE BACKGROUND BLACK TEXT & BORDER

1 PROPOSED ENLARGED SITE PLAN 0 5 10 20 40m

SP-2

ONTARIO ASSOCIATION OF ARCHITECTS
 RICHARD W. HAMMOND
 LICENSE 4517

110-700 Richmond St. London, ON Canada N6A 3C7
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 www.cornerstonearchitect.com

CORNERSTONE ARCHITECTURE

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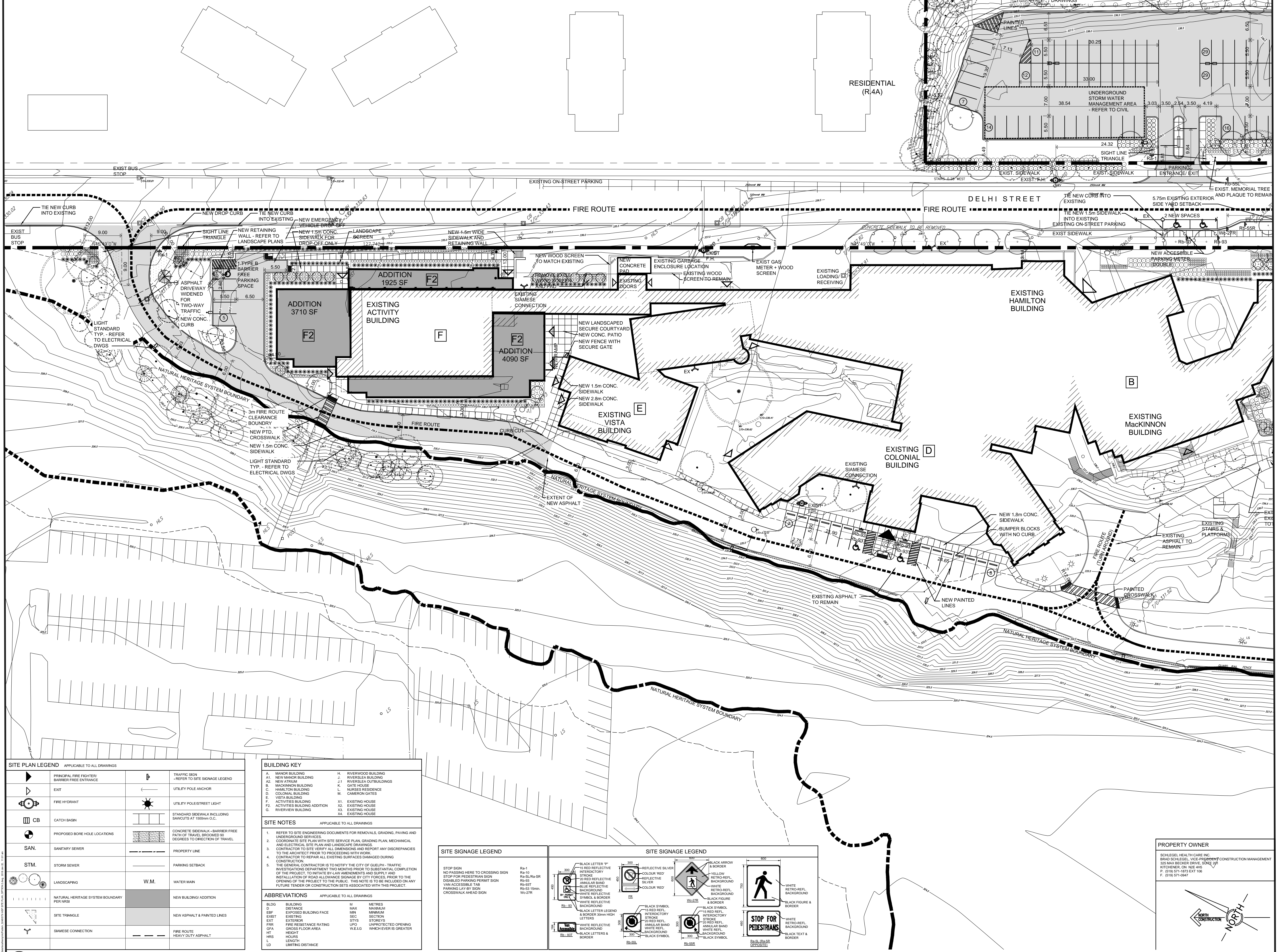
Homewood Health Centre

Homewood Health Guelph Campus
 150 DELHI STREET GUELPH, ONTARIO
 SITE PLAN FILE NUMBER: SP150209

Project No.: 575
 Drawn By: SFH

ENLARGED SITE PLAN - SOUTH

SP-2



SITE PLAN LEGEND		TRAFFIC SIGN	
[Symbol]	PRINCIPAL FIRE EXTINGUISHER BARRIER FREE ENTRANCE	[Symbol]	UTILITY POLE ANCHOR
[Symbol]	EXIT	[Symbol]	UTILITY POLE/STREET LIGHT
[Symbol]	FIRE HYDRANT	[Symbol]	STANDARD SIDEWALK INCLUDING SANICUTS AT 1500mm O.C.
[Symbol]	CATCH BASIN	[Symbol]	CONCRETE SIDEWALK - BARRIER FREE PATH OF TRAVEL BROOMED 90 DEGREES TO DIRECTION OF TRAVEL
[Symbol]	PROPOSED BORE HOLE LOCATIONS	[Symbol]	PROPERTY LINE
[Symbol]	SAN. SANITARY SEWER	[Symbol]	PARKING SETBACK
[Symbol]	STM. STORM SEWER	[Symbol]	WATER MAIN
[Symbol]	LANDSCAPING	[Symbol]	NEW BUILDING/ ADDITION
[Symbol]	NATURAL HERITAGE SYSTEM BOUNDARY PER HPSR	[Symbol]	NEW ASPHALT & PAINTED LINES
[Symbol]	SITE TRIANGLE	[Symbol]	FIRE ROUTE HEAVY DUTY ASPHALT
[Symbol]	SIAMISE CONNECTION		

BUILDING KEY	
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A2.	NEW ATRIUM
B.	MACKINNON BUILDING
C.	MARION BUILDING
D.	COLONIAL BUILDING
E.	VISTA BUILDING
F.	ACTIVITIES BUILDING
F2.	ACTIVITIES BUILDING ADDITION
G.	RIVERVIEW BUILDING
H.	RIVERWOOD BUILDING
J.	RIVERSIDE BUILDING
J1.	RIVERSIDE OUTBUILDINGS
K.	GATE HOUSE
L.	NURSES RESIDENCE
M.	CAMERON GATES
X1.	EXISTING HOUSE
X2.	EXISTING HOUSE
X3.	EXISTING HOUSE
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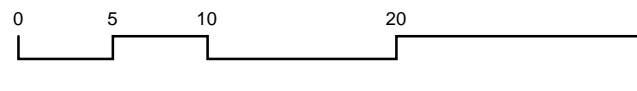
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ABBREVIATIONS			
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HRS	HOURS		
L	LENGTH		
LD	LIMITING DISTANCE		

SITE SIGNAGE LEGEND			
[Symbol]	STOP SIGN	[Symbol]	REFLECTIVE SILVER INTERSECTION
[Symbol]	NO PASSING HERE TO CROSSINGS SIGN	[Symbol]	REFLECTIVE SILVER INTERSECTION
[Symbol]	STOP FOR PEDESTRIAN SIGN	[Symbol]	REFLECTIVE SILVER INTERSECTION
[Symbol]	DISABLED PARKING PERMIT SIGN	[Symbol]	REFLECTIVE SILVER INTERSECTION
[Symbol]	VAN ACCESSIBLE TAB	[Symbol]	REFLECTIVE SILVER INTERSECTION
[Symbol]	PARKING LAY BY SIGN	[Symbol]	REFLECTIVE SILVER INTERSECTION
[Symbol]	CROSSWALK AHEAD SIGN	[Symbol]	REFLECTIVE SILVER INTERSECTION

PROPERTY OWNER
 SCHLEGEL HEALTH CARE INC.
 5100 SCHLEGEL VICE-PRESIDENT CONSTRUCTION MANAGEMENT
 100 KITCHENER, ON N2E 4H5
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 F: (519) 571-0947

1 SP-3 PROPOSED ENLARGED SITE PLAN



Homewood Health Guelph Campus
 ENLARGED SITE PLAN - NORTH

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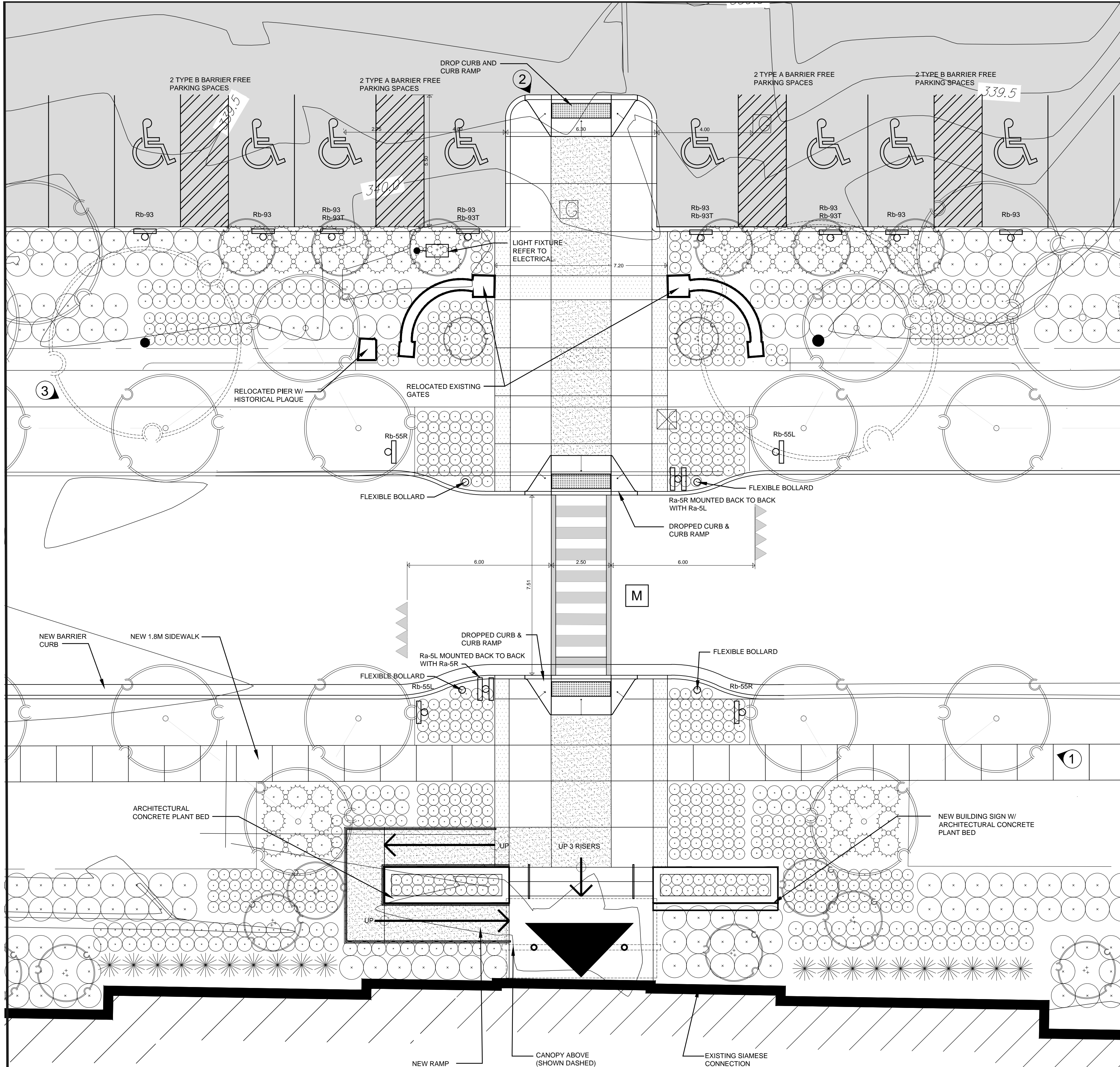
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Homewood Health Centre

Homewood Health Guelph Campus
 150 DELHI STREET GUELPH, ONTARIO
 SITE PLAN FILE NUMBER: SP130309

Project No.: 575
 Drawn By: SPH

SP-3



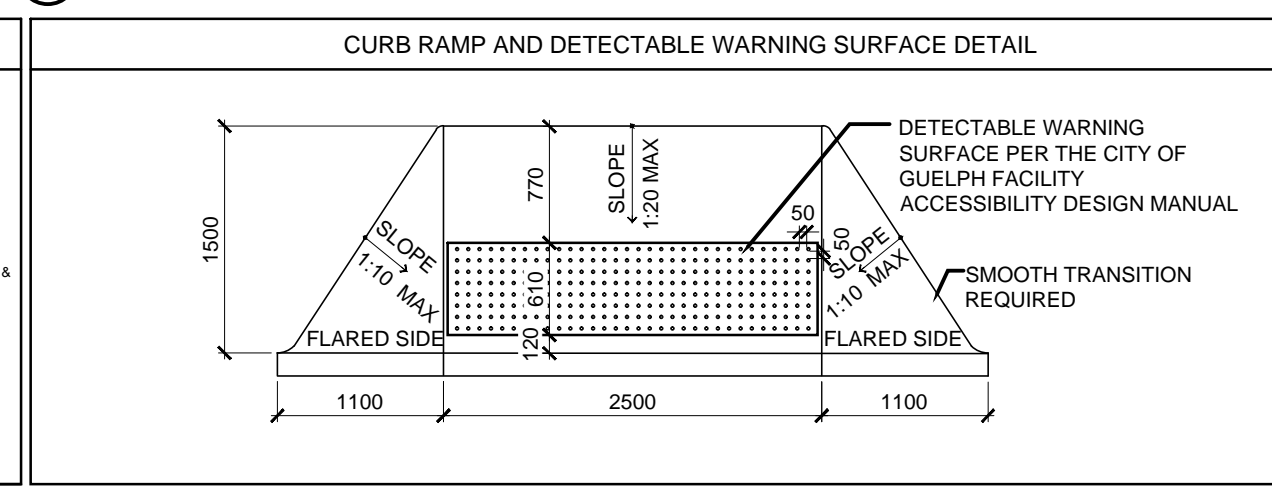
SITE PLAN LEGEND		APPLICABLE TO ALL DRAWINGS	
	PRINCIPAL FIRE ENTRY/ BARRIER FREE ENTRANCE		TRAFFIC SIGN - REFER TO SITE SIGNAGE LEGEND
	EXIT		UTILITY POLE/ANCHOR
	FIRE HYDRANT		UTILITY POLE/STREET LIGHT
	CATCH BASIN		STANDARD SIDEWALK INCLUDING SANICUTS AT 1500mm O.C.
	PROPOSED BORE HOLE LOCATIONS		CONCRETE SIDEWALK - BARRIER FREE PATH OF TRAVEL BROOMED 90 DEGREES TO DIRECTION OF TRAVEL
	SAN. SANITARY SEWER		PROPERTY LINE
	STM. STORM SEWER		PARKING SETBACK
	LANDSCAPING		W.M. WATER MAIN
	NATURAL HERITAGE SYSTEM BOUNDARY PER IBI		NEW BUILDING/ ADDITION
	SITE TRIANGLE		NEW ASPHALT & PAINTED LINES
	SIAMESE CONNECTION		FIRE ROUTE HEAVY DUTY ASPHALT

BUILDING KEY	
A. MANOR BUILDING	H. RIVERWOOD BUILDING
A2. NEW MANOR BUILDING	J. RIVERSIDE BUILDING
B. NEW ATRIUM	J1. RIVERSIDE OUTBUILDINGS
B. MACKINNON BUILDING	K. GATE HOUSE
C. MARION BUILDING	L. NURSES RESIDENCE
D. COLONIAL BUILDING	M. CAMERON GATES
E. VISTA BUILDING	X1. EXISTING HOUSE
F. ACTIVITIES BUILDING	X2. EXISTING HOUSE
F2. ACTIVITIES BUILDING ADDITION	X3. EXISTING HOUSE
G. RIVERVIEW BUILDING	X4. EXISTING HOUSE

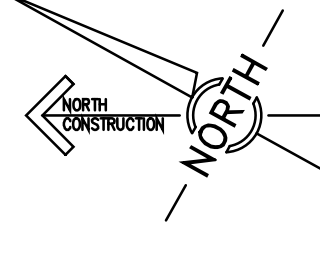
SITE NOTES	
APPLICABLE TO ALL DRAWINGS	
1. REFER TO SITE ENGINEERING DOCUMENTS FOR REMOVALS, GRADING, PAVING AND UNDERGROUND SERVICES.	
2. COORDINATE SITE PLAN WITH SITE SERVICE PLAN, GRADING PLAN, MECHANICAL AND ELECTRICAL SITE PLAN AND LANDSCAPE DRAWINGS.	
3. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.	
4. CONTRACTOR TO REPAIR ALL EXISTING SURFACES DAMAGED DURING CONSTRUCTION.	
5. THE GENERAL CONTRACTOR IS TO NOTIFY THE CITY OF GUELPH - TRAFFIC INVESTIGATIONS DEPARTMENT TWO MONTHS PRIOR TO SUBSTANTIAL COMPLETION OF THE PROJECT, TO NOTIFY BY-LAW AMENDMENTS AND SUPPLY AND INSTALLATION OF ROAD ALLOWANCE SIGNAGE BY CITY FORCES, PRIOR TO THE OPENING OF THE PROJECT TO THE PUBLIC. THIS NOTE IS TO BE INCLUDED ON ANY FUTURE TENDER OR CONSTRUCTION SETS ASSOCIATED WITH THIS PROJECT.	

ABBREVIATIONS			
BDDG	BUILDING DISTANCE	M	METRES
EXP	EXPOSED BUILDING FACE	MIN	MINIMUM
EXT	EXTERIOR	SEC	SECTION
FRK	FIRE RESISTANCE RATING	STYS	STOREYS
GFA	GROSS FLOOR AREA	UNO	UNPROTECTED OPENING
HT	HEIGHT	W.E.G.	WHICH EVER IS GREATER
HRS	HOURS		
LD	LIMITING DISTANCE		

SITE SIGNAGE LEGEND	
	STOP SIGN NO PASSING HERE TO CROSSING SIGN STOP FOR PEDESTRIAN SIGN DISABLED PARKING PERMIT SIGN VAN ACCESSIBLE TAB PARKING LAY BY SIGN CROSSWALK AHEAD SIGN
	REFLECTIVE SILVER INTERDICTIONARY
	REFLECTIVE SILVER WITH RED STROKE INTERDICTIONARY
	REFLECTIVE SILVER WITH BLUE STROKE INTERDICTIONARY
	REFLECTIVE SILVER WITH WHITE STROKE INTERDICTIONARY
	REFLECTIVE SILVER WITH BLACK STROKE INTERDICTIONARY
	REFLECTIVE SILVER WITH YELLOW STROKE INTERDICTIONARY
	REFLECTIVE SILVER WITH RED STROKE AND ANKLE BAND INTERDICTIONARY
	REFLECTIVE SILVER WITH BLUE STROKE AND ANKLE BAND INTERDICTIONARY
	REFLECTIVE SILVER WITH WHITE STROKE AND ANKLE BAND INTERDICTIONARY
	REFLECTIVE SILVER WITH BLACK STROKE AND ANKLE BAND INTERDICTIONARY
	REFLECTIVE SILVER WITH YELLOW STROKE AND ANKLE BAND INTERDICTIONARY
	REFLECTIVE SILVER WITH RED STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND INTERDICTIONARY
	REFLECTIVE SILVER WITH BLUE STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND INTERDICTIONARY
	REFLECTIVE SILVER WITH WHITE STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND INTERDICTIONARY
	REFLECTIVE SILVER WITH BLACK STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND INTERDICTIONARY
	REFLECTIVE SILVER WITH YELLOW STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND INTERDICTIONARY
	REFLECTIVE SILVER WITH RED STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL INTERDICTIONARY
	REFLECTIVE SILVER WITH BLUE STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL INTERDICTIONARY
	REFLECTIVE SILVER WITH WHITE STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL INTERDICTIONARY
	REFLECTIVE SILVER WITH BLACK STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL INTERDICTIONARY
	REFLECTIVE SILVER WITH YELLOW STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL INTERDICTIONARY
	REFLECTIVE SILVER WITH RED STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL AND BLACK ARROW INTERDICTIONARY
	REFLECTIVE SILVER WITH BLUE STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL AND BLACK ARROW INTERDICTIONARY
	REFLECTIVE SILVER WITH WHITE STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL AND BLACK ARROW INTERDICTIONARY
	REFLECTIVE SILVER WITH BLACK STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL AND BLACK ARROW INTERDICTIONARY
	REFLECTIVE SILVER WITH YELLOW STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL AND BLACK ARROW INTERDICTIONARY
	REFLECTIVE SILVER WITH RED STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL AND BLACK ARROW AND BLACK FIGURE & BORDER INTERDICTIONARY
	REFLECTIVE SILVER WITH BLUE STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL AND BLACK ARROW AND BLACK FIGURE & BORDER INTERDICTIONARY
	REFLECTIVE SILVER WITH WHITE STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL AND BLACK ARROW AND BLACK FIGURE & BORDER INTERDICTIONARY
	REFLECTIVE SILVER WITH BLACK STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL AND BLACK ARROW AND BLACK FIGURE & BORDER INTERDICTIONARY
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	REFLECTIVE SILVER WITH YELLOW STROKE AND ANKLE BAND AND WHITE REFLECTIVE BACKGROUND AND BLACK SYMBOL AND BLACK ARROW AND BLACK FIGURE & BORDER AND BLACK TEXT & BORDER INTERDICTIONARY



PROPERTY OWNER
 SCHEGEL HEALTH CARE INC.
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① STREET SECTION/RENDERING LOOKING NORTH



② STREET SECTION/RENDERING LOOKING WEST



③ STREET SECTION/RENDERING LOOKING SOUTH

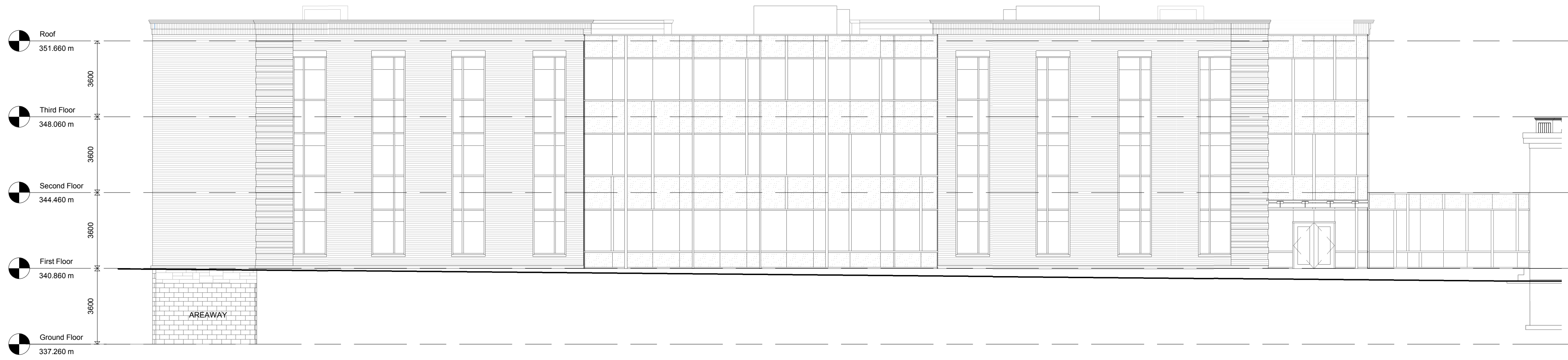


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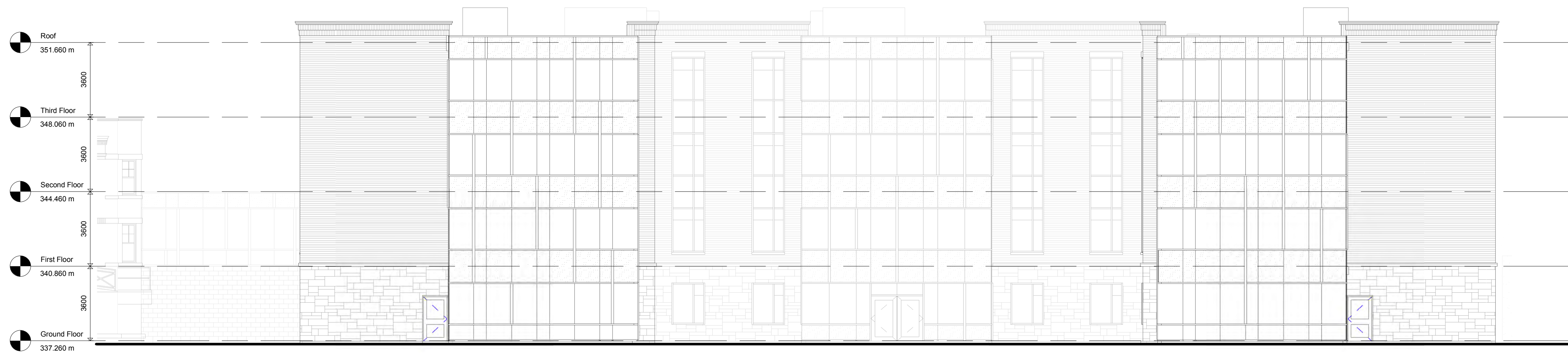


Homewood Health Guelph Campus
 HOMWOOD HEALTH
 150 DELHI STREET GUELPH, ONTARIO
 Project No.: 575
 Drawn By: SPH
 ENLARGED VISITOR ENTRANCE & PEDESTRIAN CROSSWALK PLAN
 SITE PLAN NUMBER: SP150308

SP-4



1 EAST ELEVATION
A5.1
1:125



2 WEST ELEVATION
A5.1
1:125



3 NORTH ELEVATION
A5.1
1:125

LEGEND

NOTES:
1. LEGEND APPLIES TO ALL EXTERIOR ELEVATIONS
2. REFER TO DRAWINGS A5.6 FOR COLOURED PERSPECTIVE IMAGES AND MATERIAL PALETTE

- ARCHITECTURAL CONCRETE BLOCK
PERMACON LAFFIT STONE - DUNLOP BEIGE
- BRICK
BELDEN - DARK RANGE SMOOTH
- METAL FLASHING
- ALUMINUM COMPOSITE METAL PANELS
ALCOTEX - CHAMPAGNE
- VISION GLASS
CLEAR
- SPANDREL PANEL
CLEAR GLASS WITH PAINTED BACK PANEL

EXTERIOR ELEVATIONS GENERAL NOTES, ABBREVIATIONS & LEGEND

1. ELEVATIONS ARE SHOWN PERPENDICULAR TO EACH BUILDING, i.e. ANGLED VIEWS ARE IGNORED.
2. ALL GLAZING IS FIXED UNLESS NOTED OTHERWISE
3. LIMIT OPENING OF OPERABLE SASH TO 100mm PER O.B.C. 3.3.4.8. USING MANUFACTURER'S RECOMMENDED HARDWARE / STOPS.
4. VERIFY ACTUAL ROUGH OPENING (RO) SIZES ON SITE, PRIOR TO FABRICATION.

ABBREVIATIONS:

FL FIRE LITE
GL GLAZING
FS FRAME SIZE
RO ROUGH OPENING

	GLAZING		VERTICAL SLIDER		WINDOW TYPE - SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE		PREFINISHED EXHAUST WALL BOX COVER
	REFLECTIVE GLAZING		SCREEN ONLY (NO GLASS)		DOOR / INTERIOR WINDOW NUMBER - SEE DOOR + FRAME SCHEDULE IN SPEC		
	25mm FIRE LITE GLAZING		SPANDREL GLAZING		MATERIAL IDENTITY - REFER TO MATERIALS SCHEDULE FOR MANUFACTURER & COLOUR		



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Homewood Health Guelph Campus

Homewood Health
150 DELHI STREET, GUELPH, ONTARIO

Project No.: 575
Drawn By: SFH
Plot Date: 1/22/18
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SITE PLAN FILE NUMBER: SP13C039

NEW MANOR EXTERIOR ELEVATIONS

A5.1



1 NORTH COURTYARD ELEVATION
A5.2
0 2.5 5 7.5 12.5 m
1:125



2 SOUTH ELEVATION
A5.2
0 2.5 5 7.5 12.5 m
1:125



3 SOUTH COURTYARD ELEVATION
A5.2
0 2.5 5 7.5 12.5 m
1:125

LEGEND

- NOTES:
1. LEGEND APPLIES TO ALL EXTERIOR ELEVATIONS
2. REFER TO DRAWINGS A5.6 FOR COLOURED PERSPECTIVE IMAGES AND MATERIAL PALETTE

- ARCHITECTURAL CONCRETE BLOCK
PERMACON LAFFIT STONE - DUNLOP BEIGE
- BRICK
BELDEN - DARK RANGE SMOOTH
- METAL FLASHING
- ALUMINUM COMPOSITE METAL PANELS
ALCOTEX - CHAMPAGNE
- VISION GLASS
CLEAR
- SPANDREL PANEL
CLEAR GLASS WITH PAINTED BACK PANEL

EXTERIOR ELEVATIONS GENERAL NOTES, ABBREVIATIONS & LEGEND
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 4. VERIFY ACTUAL ROUGH OPENING (RO) SIZES ON SITE, PRIOR TO FABRICATION.

ABBREVIATIONS:
 FL FIRE LITE
 GL GLAZING
 FS FRAME SIZE
 RO ROUGH OPENING

GLAZING	VERTICAL SLIDER	WINDOW TYPE - SEE EXTERIOR ELEVATIONS & WINDOW SCHEDULE	PREFINISHED EXHAUST WALL BOX COVER
REFLECTIVE GLAZING	SCREEN ONLY (NO GLASS)	101 DOOR / INTERIOR WINDOW NUMBER - SEE DOOR + FRAME SCHEDULE IN SPEC	
FL 25mm FIRE LITE GLAZING	SPANDREL GLAZING	MATERIAL IDENTITY - REFER TO MATERIALS SCHEDULE FOR MAUFACTURER & COLOUR	



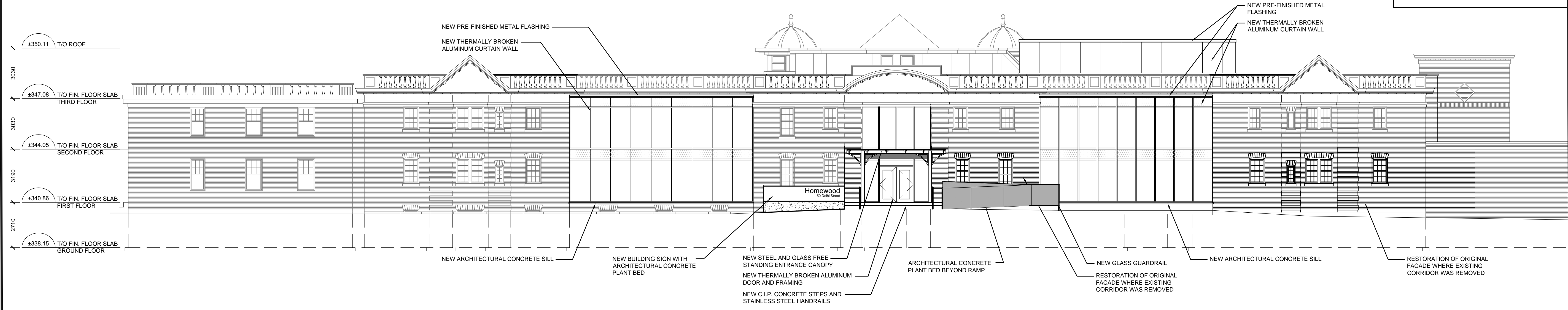
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 Homewood Health
 150 DELHI STREET, GUELPH, ONTARIO
 Project No.: 575
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NEW MANOR EXTERIOR ELEVATIONS
 A5.2

- LEGEND**
- NOTES:
1. LEGEND APPLIES TO ALL EXTERIOR ELEVATIONS
2. REFER TO DRAWING A5.6 FOR COLOURED PERSPECTIVE IMAGES AND MATERIAL PALETTE
- ARCHITECTURAL CONCRETE BLOCK PERMACON LAFFIT STONE - DUNLOP BEIGE
 - BRICK BELDEN - DARK RANGE SMOOTH
 - CORNICE - ARCHITECTURAL CONCRETE BLOCK PERMACON NOBLE BLOCK - BEIGE PORTICO
 - ALUMINUM COMPOSITE MATERIAL PANELS ALCOTEX - CHAMPAGNE
 - VISION GLASS GREY TINT
 - SPANDREL PANEL TO MATCH GREY TINT OF VISION GLASS



1 EAST ELEVATION - MANOR BUILDING
A5.4
1:125

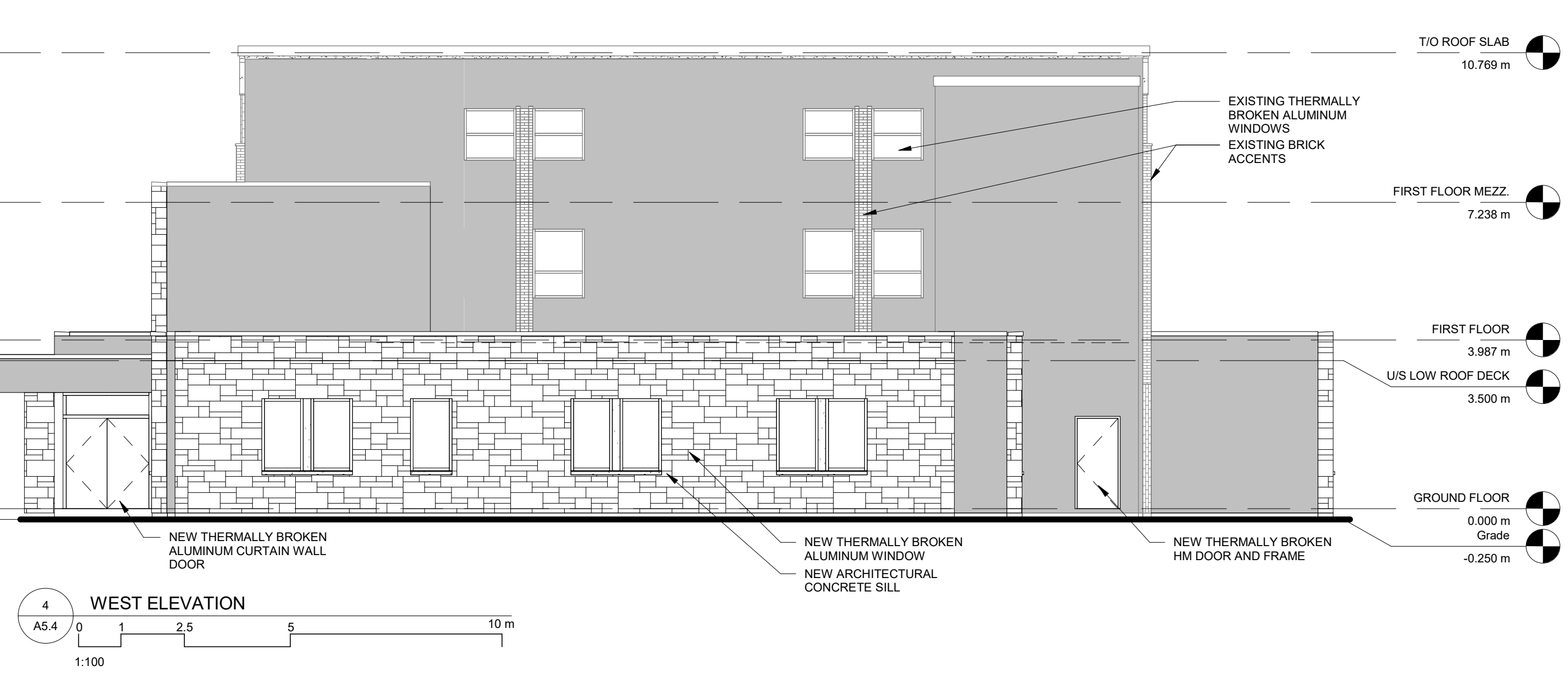
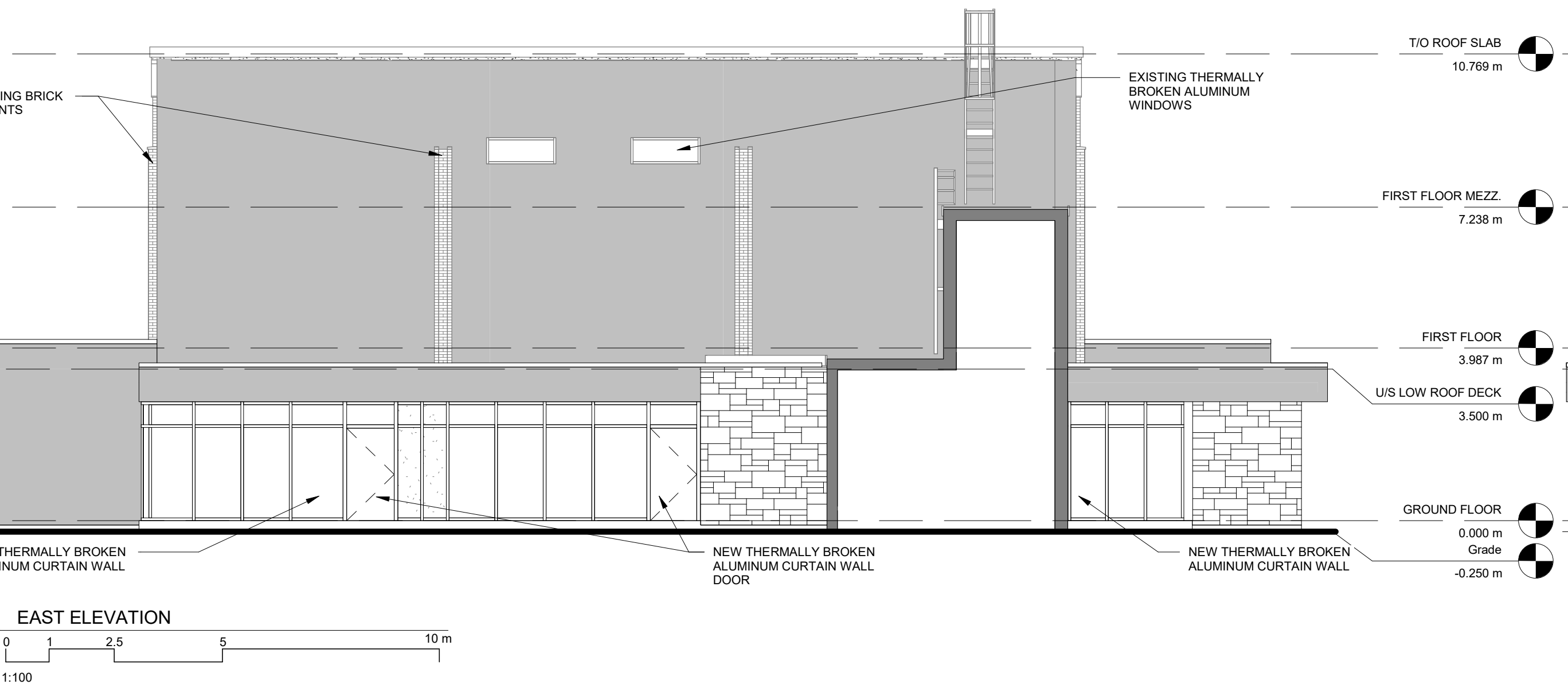
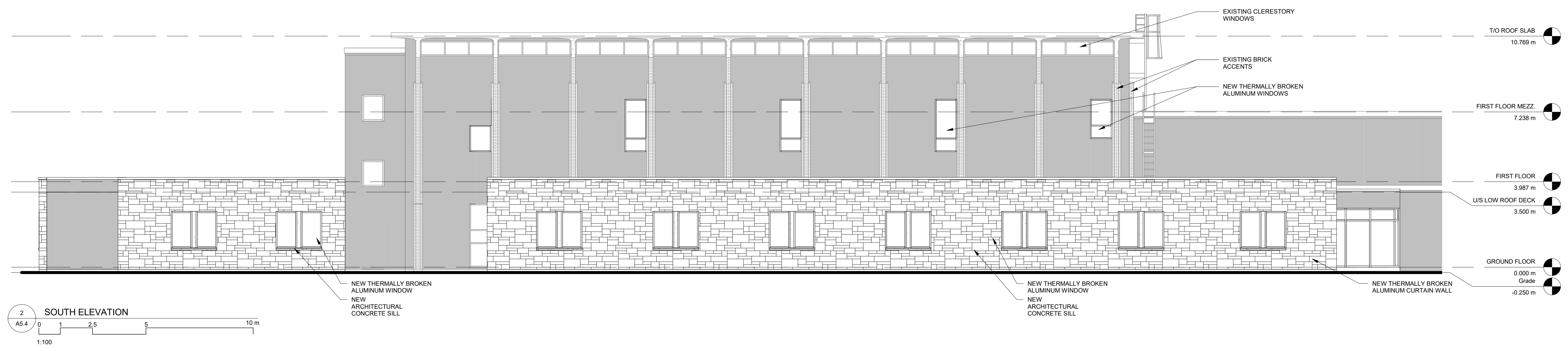
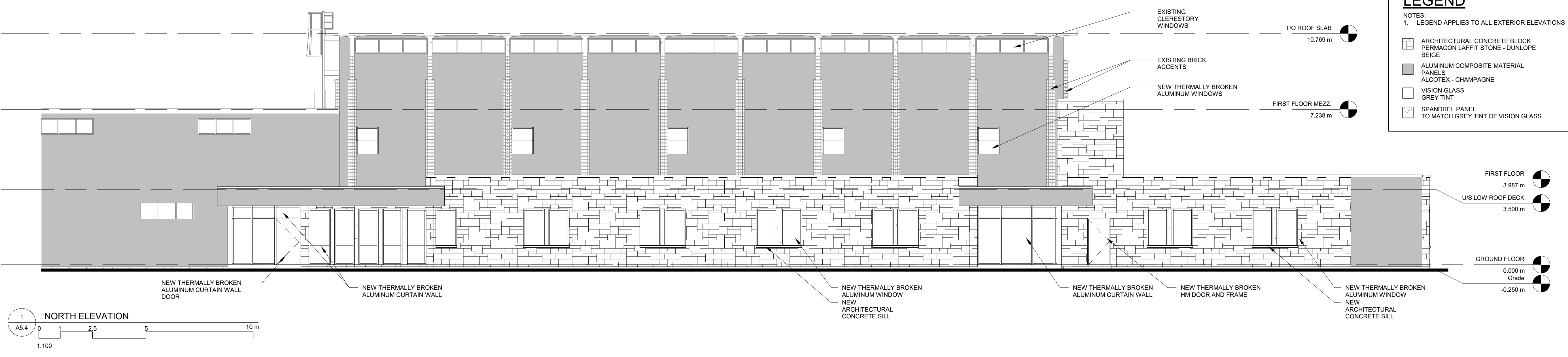


2 WEST ELEVATION - MANOR BUILDING
A5.4
1:125

LEGEND

NOTES:
1. LEGEND APPLIES TO ALL EXTERIOR ELEVATIONS

- ARCHITECTURAL CONCRETE BLOCK PERMACON LAFFIT STONE - DUNLOPE BEIGE
- ALUMINUM COMPOSITE MATERIAL PANELS ALCOTEX - CHAMPAGNE
- VISION GLASS GREY TINT
- SPANDEL PANEL TO MATCH GREY TINT OF VISION GLASS

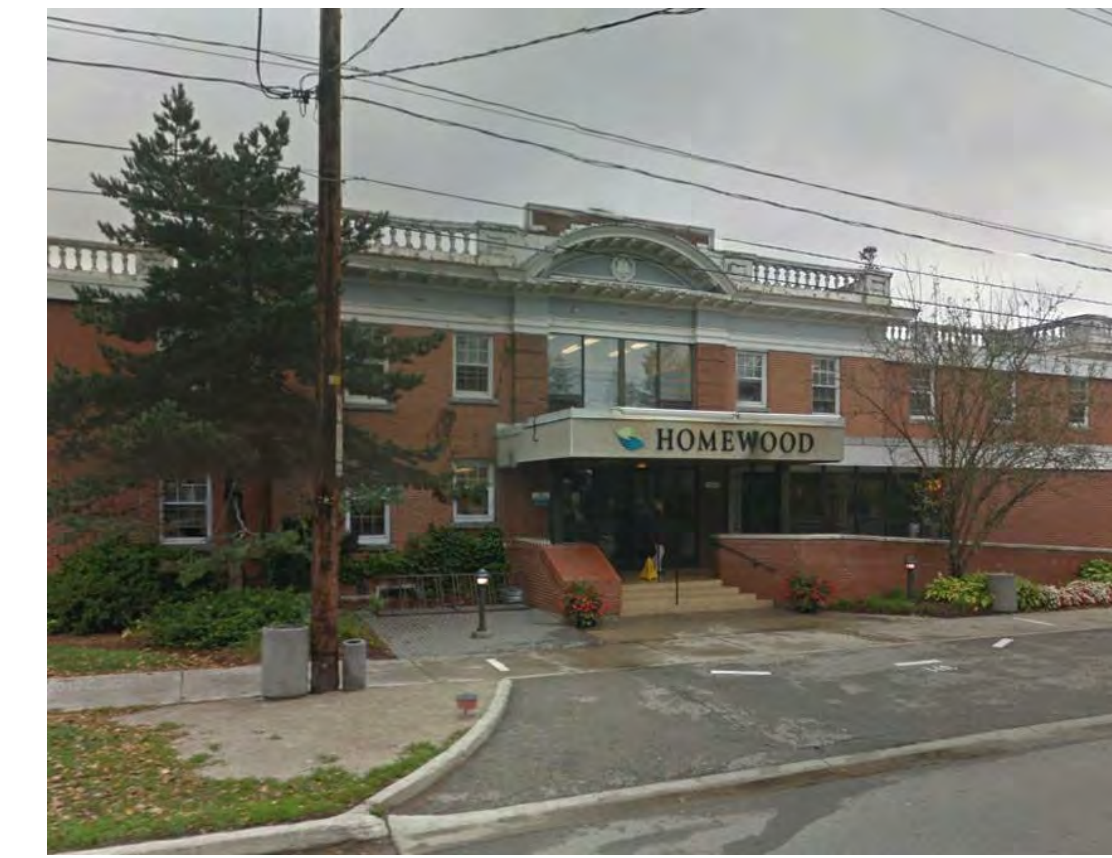




1 AERIAL VIEW FROM SOUTHEAST
A5.5



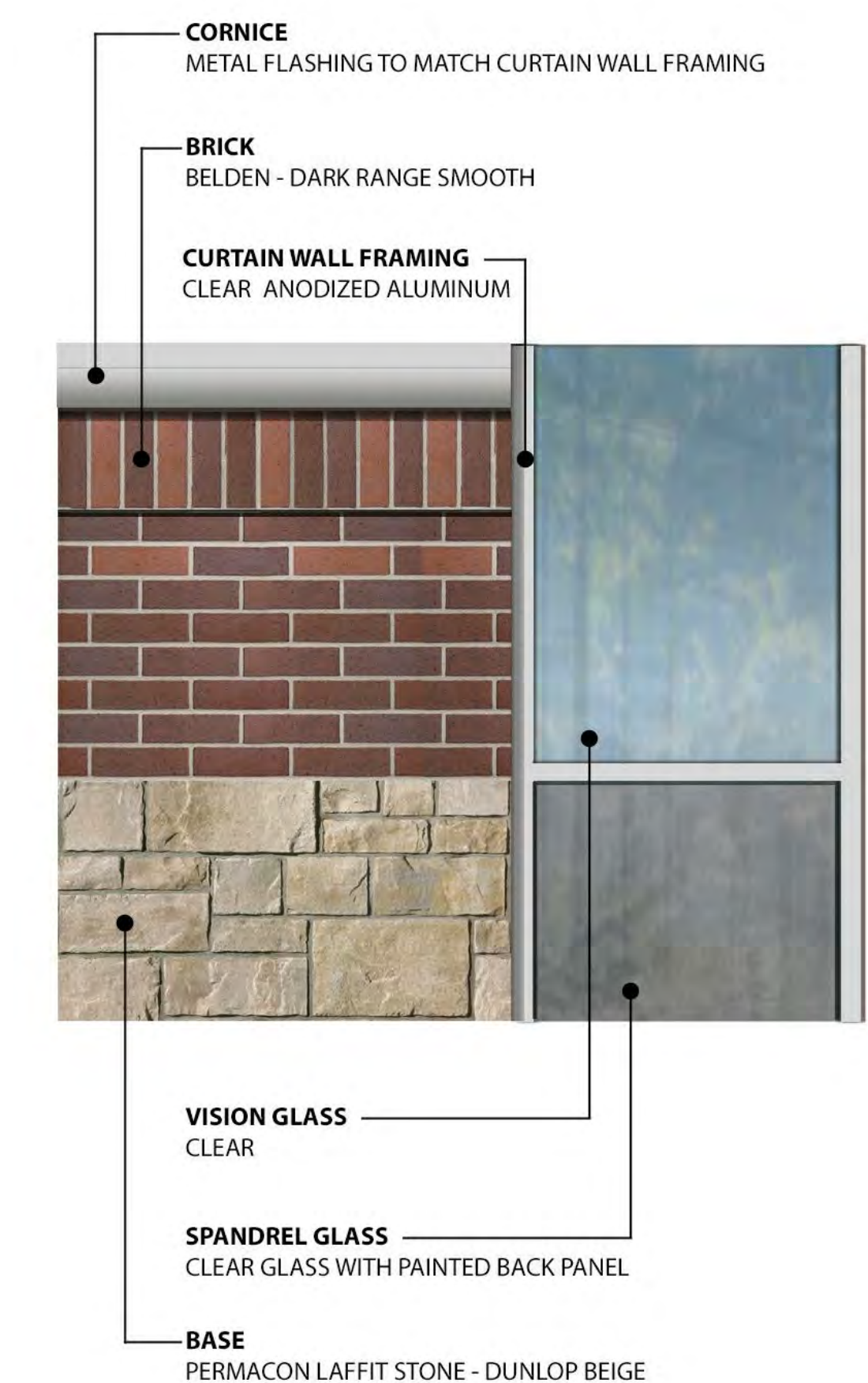
2 VIEW OF PEDESTRIAN WALKWAY
A5.5



3 VIEW OF EXISTING MANOR BUILDING FROM DELHI STREET
A5.5



4 VIEW OF EXISTING MANOR BUILDING FROM ACCESS ROAD
A5.5



5 NEW MANOR MATERIAL PALETTE
A5.5



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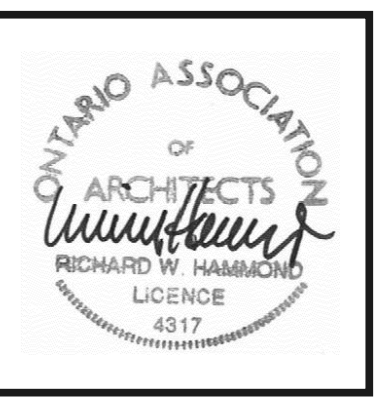
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EXTERIOR PERSPECTIVE & BUILDING MATERIALS

A5.5



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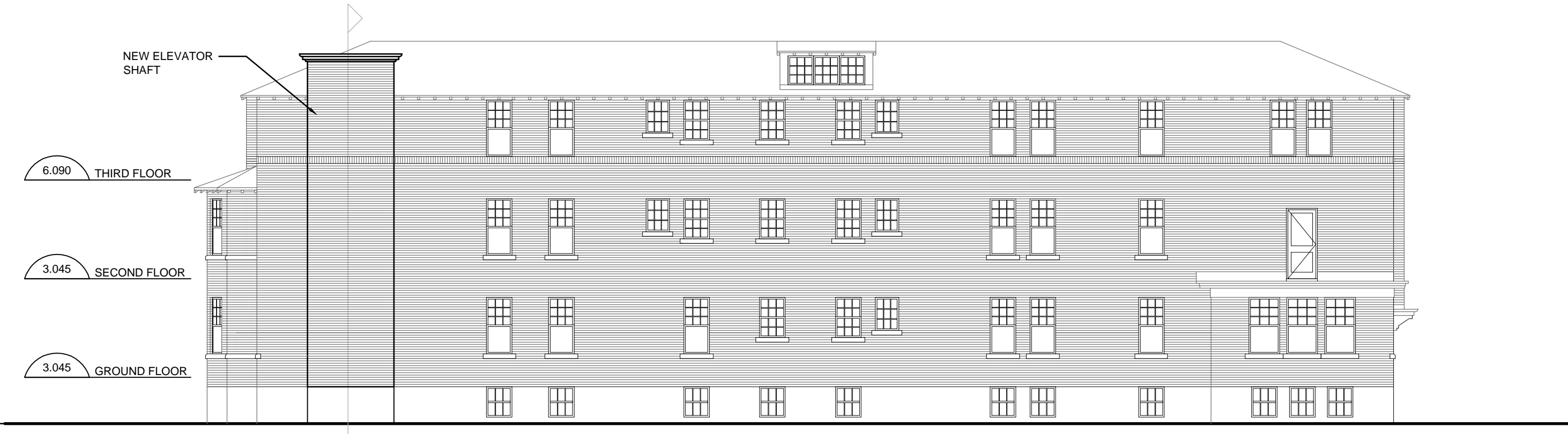
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Homewood Health Guelph Campus
 HOMEWOOD HEALTH
 150 DELHI STREET GUELPH, ONTARIO

Project No.: 575
 Drawn By: SFH

SITE PLAN FILE NUMBER: SP130038
NURSES RESIDENCE ELEVATIONS



1 EAST ELEVATION - NURSES RESIDENCE
 A5.6
 0 2.5 5 7.5 12.5m
 1:125



2 SOUTH ELEVATION - NURSES RESIDENCE
 A5.6
 0 2.5 5 7.5 12.5m
 1:125



3 NORTH ELEVATION - NURSES RESIDENCE
 A5.6
 0 2.5 5 7.5 12.5m
 1:125



4 WEST ELEVATION - NURSES RESIDENCE
 A5.6
 0 2.5 5 7.5 12.5m
 1:125

A5.6

ERA

CONSENT APPLICATION - CULTURAL HERITAGE RESOURCES IMPACT ASSESSMENT

Homewood Health Centre, 146-160 & 147-155 Delhi Street, Guelph
City File Number B19.14

Project #

09-069-04

Prepared by

MM / BS / JS / EM

ERA

PREPARED FOR:

Schlegel Health Care Inc.
325 Max Becker Drive, Suite 201
Kitchener, ON, N2E 4H5

PREPARED BY:

ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9
416-963-4497

Revised: 2018-01-25

Cover image: West elevation of the Homewood Manor Building (Source: ERA).

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EXECUTIVE SUMMARY

This Cultural Heritage Resource Impact Assessment (CHRIA), prepared by ERA Architects, assesses the proposed Consent Application (City File No. B19.14) for the Homewood Health Centre campus (the “Homewood campus”) which requests:

1. That the land on the southern portion of the campus be severed to create a new legal lot; and,
2. That a right-of-way for the purposes of access from Delhi Street to the southern portion of the severed parcel be created through the retained parcel; this right of way will be created via an easement over an existing driveway within the campus.

The purpose of the proposed severance is to facilitate the financing required for the redevelopment of the Homewood campus, including construction of the New Manor and rehabilitation of the Nurses’ Residence (discussed in detail in the revised Homewood Cultural Heritage Resource Impact Assessment [CHRIA], dated November 2017).

The Homewood Campus includes a number of buildings listed on the City of Guelph Register of Cultural Heritage Properties. Furthermore, a revised Cultural Heritage Resource Evaluation Report (CHREER, dated November 2017) prepared by ERA Architects and submitted concurrently as part of Site Plan Application SP13C039 outlines three separate yet related Cultural Heritage Landscapes (CHLs) within the Homewood campus.

The proposed severance generally re-establishes the historical boundaries of park lot 11, which was incorporated into the Homewood Campus in the 1940s. As a result, the proposed severance line follows the boundary between CHL1 and CHL2, as established in the revised Homewood CHREER (dated November 2017), and as generally accepted by Heritage Guelph and City Staff. The proposed severance will not affect any built heritage resources within the Homewood campus, or have a direct impact on the three proposed cultural heritage landscapes. Further, as the proposed right-of-way runs along an existing driveway within the Homewood campus, this intervention is not anticipated to have any adverse impacts on the property’s cultural heritage value.

No development or site alteration is currently proposed as part of this application. Should any future changes of use, alterations or developments be proposed for the retained or severed parcels in the

future, CHRIAs would need to be prepared to assess the impacts these changes would have on the cultural heritage values and attributes of the Homewood CHLs, and would require approval by the City of Guelph.

In order to assist in evaluating future development potential within the Homewood campus, a set of three Potential Development Areas and associated development guidelines have also been established within this report. The intention for these areas and guidelines is to steer future development within the campus, and ensure that the cultural heritage values and attributes of the Homewood CHLs are conserved. Any future CHRIAs for the severed and retained parcels would also need to consider these guidelines.

1 INTRODUCTION

1.1 Scope of the Report

Schlegel Healthcare Inc., owner of Homewood Health Centre (Homewood), has retained ERA Architects Inc. (ERA) as heritage consultant for a Consent Application related to the Homewood Health Centre Campus at 148-160 Delhi Avenue, Guelph (City File No. B19.14).

This Cultural Heritage Resource Impact Assessment (CHRIA) has been prepared in accordance with the City of Guelph Cultural Heritage Resource Impact Assessment Guidelines. It is to be read alongside the revised Homewood Health Centre Cultural Heritage Resource Evaluation Report (CHRRER, dated November 2017), and the revised Homewood Cultural Heritage Resource Impact Assessment (CHRIA, dated November, 2017), both prepared by ERA.

This report was prepared with reference to key documents including:

- The City of Guelph Cultural Heritage Resource Impact Assessment Guidelines, updated January 2010 (reproduced in the appendices of this report);
- 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, 2nd Ed. (2010);
- Ontario Ministry of Culture's Ontario Heritage Toolkit (2006);
- The Province of Ontario's 2014 Provincial Policy Statement for the regulation of development and use of land;
- The Ontario Heritage Act; and,
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest.

A list of these and other key references are included at the end of this report.

1.2 Present Owner Contact

Schlegel Health Care Inc.
c/o Brad Schlegel
325 Max Becker Drive, Suite 201
Kitchener, ON, N2E 4H5

1.3 Site Location and Description

The Homewood Health Centre is located about 1.5 kilometers north east of Guelph's city centre at 148-160 Delhi Street. It sits on a site of approximately 80 acres, herein referred to as the Homewood campus.

Generally, the Homewood campus is bounded by Emma Street to the north, Delhi Street to the east, the Speed River to the west, and the rear of lots facing Spring Street to the south (see Figure 1).

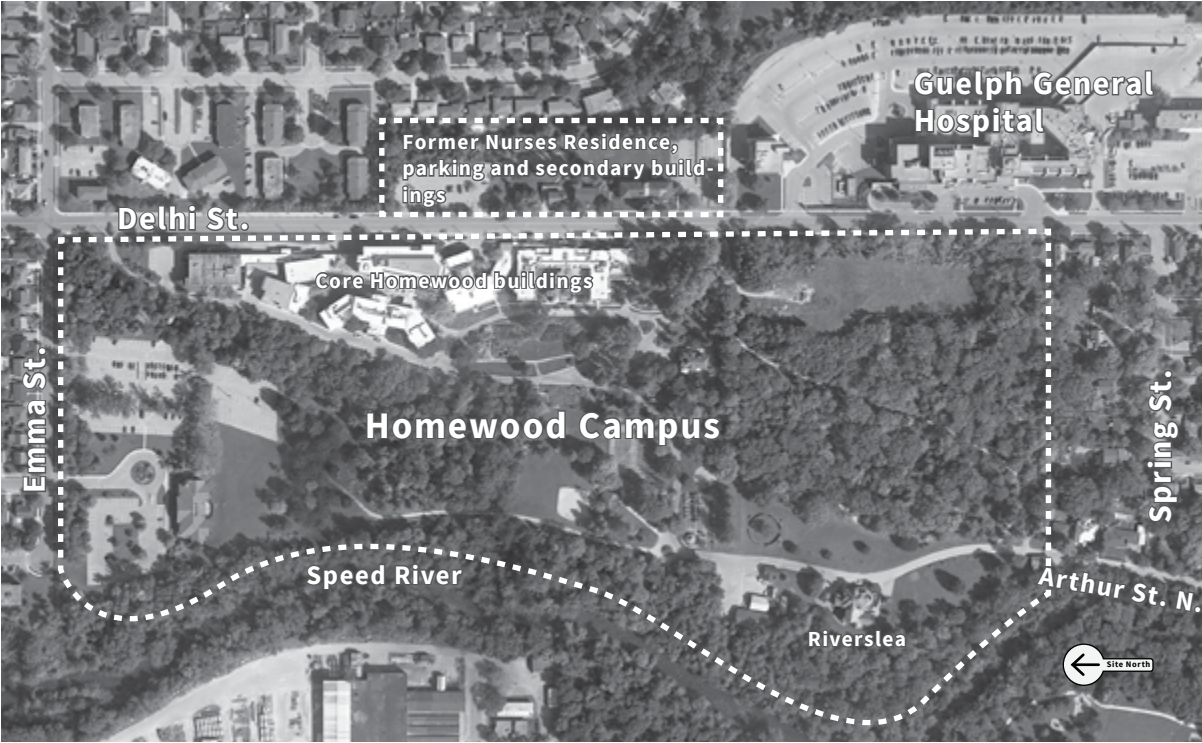
Homewood operates mainly from a core cluster of interconnected buildings on the west side of Delhi Street. However, the campus also includes the Riverslea Estate and outbuildings at the southwestern corner of the property, and a cluster of ancillary service buildings, including the Nurses' Residence, on the east side of Delhi Street. Riverslea is now used as a conference and research centre, while the Nurses' Residence is currently vacant. The Homewood site also includes a house-form building at 112 Delhi Street, at the southern edge of the property.

The Homewood campus buildings are located within a picturesque landscape on the banks of the Speed River. This landscape contains features such as paths, terraces, a gazebo, tennis courts, gardens, and wooded areas, many of which are used for therapeutic purposes.

The campus also includes a private driveway that provides access from Delhi Street just north of the core cluster of Homewood buildings. This driveway skirts the western edge of the core Homewood buildings, runs east of Riverslea, and terminates adjacent to Arthur Street North.

Note regarding directions: The site is not oriented directly on cardinal directions. For the sake of clarity, in this report Delhi Street is regarded as running north-south, with the Speed River to the west.

Homewood Health Centre Campus



1. Location of Homewood Health Centre and surrounding context (Google Maps, annotated by ERA)

2 SITE HISTORY

For an in-depth overview of Homewood’s history and an analysis of the site’s landscape and built form patterns, please see the revised Homewood CHRER (ERA, November 2017). The below text is adapted from the revised Homewood CHRER, and provides an overview of the evolution of the Homewood Campus over time.

The Homewood campus can be read as three distinct yet related cultural heritage landscapes (CHLs) that have been shaped by historical layers and patterns of development over time. These layers, visible in the interrelationship between built form and landscape, are revealing of both the growth of Guelph and evolving approaches to healthcare delivery. Originally established in 1883 within park lot 12, Homewood expanded to incorporate portions of park lot 13 and park lot 11 in the 1920s and 1940s respectively (see Figures 4-6). As a result of this gradual expansion, the Homewood campus now contains both purpose-built institutional buildings within former park lot 12, and fragments of earlier residential development in former park lot 11. These residential remnants include James Goldie’s Riverslea Estate (1889) (Figure 2), along with a gatehouse located along Arthur Street North. The gatehouse dates to c. 1860, and likely originally marked the entrance to Rosehurst (Figure 3), an earlier estate built by Dr. William Clark in park lot 11, which was demolished in 1925 following a fire.

While most of the early riverside estate houses on park lots 11 and 12 have long been demolished, Homewood has transformed these original expansive lots into both programmed and non-programmed landscapes for therapeutic purposes. In keeping with the prevailing nineteenth century view that naturalized settings had curative qualities, the first purpose-built medical buildings within the Homewood campus, designed by architect George Miller, were oriented toward the valley ridge and the Speed River below, engaging patients with the landscape.

While these original Homewood buildings form the core of the present day campus, a program of incremental expansion has maintained the legibility of these structures and their relationship to the landscape, while offering new facilities for patient care. This gradual expansion process modernized and reoriented Homewood towards Delhi Street. As Homewood expanded, a second Nurses’ Residence and other service buildings were built east of Delhi Street, and the campus was better incorporated into the transportation system of the growing city.



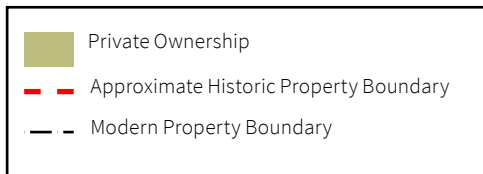
2. Riverslea Estate c. 1915
(Source: Guelph Public Library)



3. Rosehurst c. 1900 (Source: Guelph Public Library)



Pre 1883 Estate Era

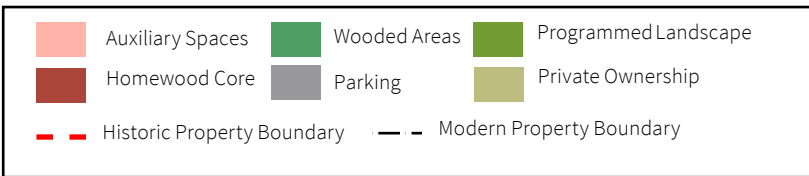


4. Map of Homewood Campus pre-1883, showing approximate original ownership (source: ERA)

The landscape has evolved in tandem with built form, adapting to suit new programmatic requirements of the hospital, while maintaining components linked to each era of development. Through an approach of adaptation and augmentation, rather than demolition, the Homewood campus has retained a complexity that speaks to each era of its evolution. Together, these different yet complementary layers form the Homewood campus.



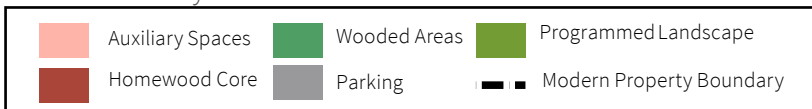
1920s Early Homewood Era



5. Map of Homewood campus, c. 1920 (Source: ERA.)



2017 Present Day Homewood Era



6. Map of Homewood campus, c. 2017 (Source: ERA.)

3 HOMEWOOD CULTURAL HERITAGE LANDSCAPES - STATEMENTS OF SIGNIFICANCE

Research and analysis of the Homewood campus reveals that three distinct yet related component landscapes exist within the broader campus: the Homewood Therapeutic Landscape (CHL1), the Riverslea Estate Landscape (CHL2), and the Homewood Ancillary Landscape (CHL3). While these three areas are historically linked and physically connected by Delhi Street, they reflect specific attributes and planning intentions, and merit recognition as distinct cultural heritage landscapes within the larger campus.

The Homewood Therapeutic Landscape is intrinsically linked to the Homewood Health Centre and in addition to the core buildings described in the following section, contains associated campus lands which provide an organized therapeutic landscape for the treatment of patients that includes terraces, viewsapes, and programming.

To the south, the Riverslea Estate Landscape reflects a distinctly residential character, and incorporates the picturesque arrival sequence from Arthur Street North, and the land around the Riverslea building, including outbuildings, as well as canopy trees, large shrubs, woodlots, and walking trails.

To the east of Delhi Street lies the Homewood Ancillary Landscape. This landscape was originally developed as a group of buildings that contained a variety of supporting uses, such as the Nurses' Residence, which serviced the Homewood campus. Due to the auxiliary nature of this area, the Nurses' Residence does not feature the same level of architectural detailing as the buildings in the other CHLs, but is nevertheless contextually linked with the wider Homewood campus.

These three Homewood CHLs were identified within the revised Homewood CHRER (dated November 2017), and have been generally accepted by Heritage Guelph and City staff.



-  Homewood Therapeutic Landscape
-  Riverslea Estate Landscape
-  Homewood Ancillary Landscape

7. Homewood Cultural Heritage Landscapes (Source: ERA).

3.1 Homewood Therapeutic Landscape (CHL1) Statement of Significance

The Homewood Therapeutic Landscape Statement of Significance, as presented in the Homewood CHREER, is reproduced below.

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Therapeutic Landscape, whose heritage themes and attributes are described below.

Design Themes

The Homewood Therapeutic Landscape includes a complex of buildings clustered along Delhi Street that overlook a programmed landscape, which slopes towards the river and is framed by wooded areas. Formerly the site of several private country estates, the Homewood campus was established in 1883 as a mental healthcare facility. This transformation continued throughout the first half of the twentieth century, as the campus was designed according to prevailing ideas about the relationship between environment and mental health. The resulting therapeutic landscape featured thoughtful integration of programmed landscape, scenic and picturesque landscape features, and architecture (including a cluster of main buildings for treatment along the valley ridge and free standing secondary buildings for campus support functions such as the Superintendent's Residence). Beginning in the late 1940s, as the general approach to mental healthcare became more clinically focused, the campus entered a new phase of modernization. This phase included new construction and the reorientation of existing buildings towards Delhi Street, rather than the landscape and river. The evolution of medical healthcare is legible in the campus' patterns of development and in the continued connections between old and new building forms and landscape features.

Historical Themes

Since 1883, this campus has maintained its association with the Homewood Health Centre, a prominent practice within the field of mental healthcare. The campus' ongoing use and physical development reflect the historic evolution of ideas about mental healthcare facilities. The early 20th century Homewood buildings represent the work of

George Miller, a highly accomplished architect in Toronto whose projects include Toronto's Massey Hall and the University of Toronto's Annesley Hall.

Contextual Themes

The organization of the campus' elements, including the scale and orientation of buildings and the design and programming of the landscape, facilitates interaction between the Homewood Therapeutic Landscape, Delhi Street, the Speed River, and the formerly private land to the south. Forming the eastern edge of the Therapeutic Landscape, Delhi Street is also a contextual feature of CHL1, which connects and frames the public experience of this landscape.

Heritage Attributes for the Homewood Therapeutic Landscape:

- Evolved nature of the Therapeutic Landscape, which reflects distinct eras of healthcare paradigms and Guelph's history;
- Picturesque landscape, featuring composed views and a park-like composition of open lawns and trees, designed to facilitate therapeutic programming;
- Wooded areas of natural heritage significance that help frame and provide a visual backdrop to the picturesque landscape;
- Physical, visual, and programmatic connectivity between built form elements and the landscape, including paths, terracing, the rhythm created by alternating building masses and courtyard voids; and
- Location and orientation of the early 20th century institutional buildings towards the river.

Heritage Attributes of significant buildings and structures include:

Superintendent's Residence*:

- Queen Anne Revival style and detailing including the steeply pitched roof with irregular profile, prominent front bay and picturesque massing;
- Brick and stone construction;
- Original window & door openings and surrounds featuring smooth cut red sandstone lug sills in sill courses;
- Paneled and glazed front doorway with leaded transom.
- Open front/corner porch;
- Hip and gable roofline, with a conical roof over the building's front bay and a dentilated cornice; and
- Sash windows.

Colonial Building*:

- Neoclassical Revival style and detailing, representative of George Miller's work, including the verandas (now enclosed) supported by Tuscan columns at the end of each wing;
- Symmetrical C-shaped plan;
- Stone construction using locally quarried limestone;
- Dentilated soffits;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Flat roofline, featuring a wide cornice on console brackets; and
- Sash windows.

Vista Building*:

- Neoclassical Revival style and detailing including the enclosed veranda with Tuscan columns;
- Stone construction using locally quarried limestone;
- Original window & door openings and surrounds with rusticated stone sills and lintels, including the corner bay windows;
- Flat roofline, featuring a wide cornice on console brackets and dentilated soffits; and
- Sash windows.

Manor Building*:

- Eclectic style and detailing incorporating elements representative of George Miller's work including components of Georgian, Edwardian and Neoclassical architecture;
- Symmetrical E-shaped plan, linked to its historical and continuing use as a health-care facility;
- Cross-plan pilastered columns and domed towers framing a portico on the building's west (primary) elevation and the decorative metal work framing the second storey balcony;
- Double-height porticos along the building's west elevation supported by Ionic columns and capped by pediments with tympanums containing decorative relief sculptures;
- Triangular and rounded pediments with tympanums containing decorative relief sculptures along the building's east elevation;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Varied profile of the roof, featuring a wide cornice with dentilated soffits and open balustrades; and
- Sash windows.

Mackinnon Building*:

- Georgian Revival style and detailing representative of George Miller's work including the symmetrical plan, classical detailing such as the triangular pediment with tympanum and the pilastered entranceway on the building's west (primary) elevation;
- Brick and stone construction;
- Original window and door openings and surrounds, including rusticated stone sills and segmental arches as well as the semi-elliptical fanlight, sidelights and double-leaf paneled and glazed doors along the building's west elevation;
- Triangular oriel windows on brackets;
- Flat roofline, featuring wide eaves with console brackets, and a deep frieze with moulded band; and
- Sash windows.

Cameron Gates**:

- Profile of the stone piers with separate vehicular and pedestrian entrances;
- Stone and concrete construction of the piers;
- Original light fixtures on top of the piers; and
- Ironwork of the gates.

The following buildings are *not* considered character-defining elements of the Homewood Therapeutic Landscape. As such, no heritage attributes have been described:

- Activity Therapy Building (1966)
- Hamilton Building (1991)
- Riverwood Building (1990), surrounding surface parking lots and stone gates at the Emma Street entrance
- Gazebo (1995) (although listed on City of Guelph's Municipal Register of Cultural Heritage Properties, the Gazebo is a modern-day structure that does not have significant design, historic, or contextual value)
- Manor Building's Trillium Wing (1996), basement level addition (1940), and infill additions along Delhi Street

*Please note that interior spaces of these structures have been highly altered over time, and do *not* contain heritage attributes that require retention.

**Please also note that the Therapeutic Landscape's Statement of Significance will need to be amended if the relocation of the Cameron Gates is approved through the Site Plan Review process.

CHL1 Documentation Photographs



8. Cameron Gates, looking west from Delhi Street (Source: ERA).



9. View of the Manor building's east elevation, looking north along Delhi Street (Source: ERA).



10. View towards the Manor building's west elevation, from the river valley terrace (Source: ERA).



11. Partial view of the Manor building's west elevation (Source: ERA).



12. View of Homewood's river terrace landscape (Source: ERA).



13. View of the Colonial's south wing, looking north from the river valley terrace (Source: ERA).



14. View of the Vista's north and south elevations, looking south (Source: ERA).



15. View of the Vista's east elevation, looking west from Delhi Street (Source: ERA).

3.2 Riverslea Estate Landscape (CHL2) Statement of Significance

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Riverslea Estate Landscape, whose heritage themes and attributes are described below.

Design Themes

The landscaped setting of the Riverslea Estate in Guelph is located along the Speed River, west of Delhi Street and south of the core campus of the Homewood Health Centre, at the north end of Arthur Street North. The Richardsonian Romanesque estate building was built facing away from the river on low-lying flatlands within an open space that features carefully placed trees and shrubs, framed and enclosed by wooded areas and the river valley slope to the east. Current conditions suggest the original design of a winding driveway, leading towards the house and interacting with the landscape to create controlled views. A series of extant support buildings originally associated with the functioning of the estate are located to the north of the house, and obscured from the main approach views from the south. This composition is representative of country estates from the mid to late-nineteenth century and reflective of the English garden tradition.

Historical Themes

This property is associated with two notable Guelph residents: William Clark, a politician who owned the lot in the 1850s, and James Goldie, a member of a successful milling family who constructed Riverslea. The site was acquired by the Homewood Health Centre in 1949 and has been owned by the prominent mental health institution ever since.

Contextual Themes

The Riverslea Estate is visually, historically, and functionally connected with the Homewood Health Centre's therapeutic landscape, the termination of Arthur Street North, and the Speed River, all of which contribute to views and accessibility to the estate. A stone structure at the termination of Arthur Street North, marking the southern access to the property, is thought to have operated as a gatehouse. Some evidence suggests that this building predates the construction of

Riverslea, and may have originally been constructed as a gatehouse structure associated with the earlier Rosehurst estate house, which had been situated higher up the valley slope on the eastern portion of the property.

Heritage Attributes of the Estate Landscape include:

- Open lawn in which Riverslea is situated, featuring plantings positioned in a picturesque and park like manner;
- Curving driveway through an expansive lawn with plantings, integrated with the land's contours and edged by woodlands, that creates controlled views of Riverslea and the landscape as one approaches from the south; and
- Walking trails through the woodlands traversing the river valley slope.

Heritage Attributes of significant estate-era buildings and structures include:

Riverslea Building:

- Richardsonian Romanesque style and detailing indicative of estate development within Guelph including the decorative stone banding, rounded towers with conical roofs and the rough surface texture of the masonry;
- Stone construction;
- Varied elevations and irregular massing that indicate the distinct programmatic elements of the original composition;
- Original door and window openings and surrounds including segmental arches and pillars;
- Hip and gable roof with slate tiles and decorative terracotta hip and ridge tiles;
- Dentilated cornice; and
- Warm material palette of the interior indicative of its original use as a residence, which includes marble, stone, woodwork and the use of stained glass.*

Gatehouse**:

- Italianate style building with projecting bay containing triple round headed windows;
- Stone construction using locally quarried limestone;
- Gable and hipped roofline; and
- Gate to the east of the gatehouse, which features cone-capped square gate posts and wing walls (the iron gate itself is not original and is not considered a heritage attribute).

*Further research and cataloguing of the interior heritage attributes of Riverslea to be completed prior to designation of the property under Part IV of the OHA.

**Note that the interior spaces of the gatehouse are *not* considered to contain heritage attributes.

***Also note that while the Riverslea outbuildings have been listed on the City of Guelph's Municipal Register of Cultural Heritage Properties, further research is required to determine the extent of the buildings' cultural heritage value and any heritage attributes.

CHL2 Documentation Photographs



16. View of the south elevation of the gatehouse along Arthur Street North (Source: ERA).



17. View of the gatehouse's east elevation (Source: ERA).



18. View of Riverslea's south elevation, with its curving driveway and open lawn, looking north (Source: ERA).



19. View of Riverslea's east elevation (Source: ERA).



20. View of Riverslea's north elevation (Source: ERA).



21. View of one of the Riverslea outbuildings, looking north (Source: ERA).



22. View of one of the Riverslea outbuildings, looking south (Source: ERA).

3.3 Homewood Ancillary Landscape (CHL3) Statement of Significance

The Homewood Ancillary Landscape Statement of Significance, as presented in the Homewood CHRER, is reproduced below.

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Ancillary Landscape, whose heritage themes and attributes are described below.

Contextual Themes

The Homewood Ancillary Landscape is functionally, visually, and historically connected with the Homewood Health Centre's Therapeutic Landscape, as it originally provided supportive functions for Homewood's primary care facilities located on the west side of Delhi Street. Originally located at the back of the Homewood campus, these support buildings include the Nurses' Residence, which provides insight into the historical operations of Homewood beyond primary patient care.

Forming the western edge of the Homewood Ancillary Landscape, Delhi Street is also a contextual feature of CHL3, which connects to the Therapeutic Landscape and frames the public experience of this landscape.

Heritage Attributes of the Nurses' Residence include:

- Symmetrical plan composed of a central block flanked by two small wings;
- Brick construction featuring decorative brick banding below the third storey;
- Original window and door openings and surrounds including semi-circular bays;
- Gable roof with central shed roof dormer featuring eaves with exposed projecting rafters;
- Sash windows;
- Coloured glass windows in the northern and southern stairwells, where extant;
- Interior metal staircases and railings in the northern and southern stairwells; and
- Three interior fireplaces.

The following properties are *not* considered significant character-defining elements of the Homewood Ancillary Landscape. As such, no heritage attributes have been described:

- 151, 153, 155 & 157 Delhi Street

CHL3 Documentation Photographs



23. View of the auxiliary buildings on the east side of Delhi Street, looking southeast (Source: ERA).



24. View of the Nurses' Residence's west elevation, looking southeast from Delhi Street (Source: ERA).



25. View of the Nurses' Residence's east elevation (Source: ERA).



26. View of the Nurses' Residence's south elevation (Source: ERA).



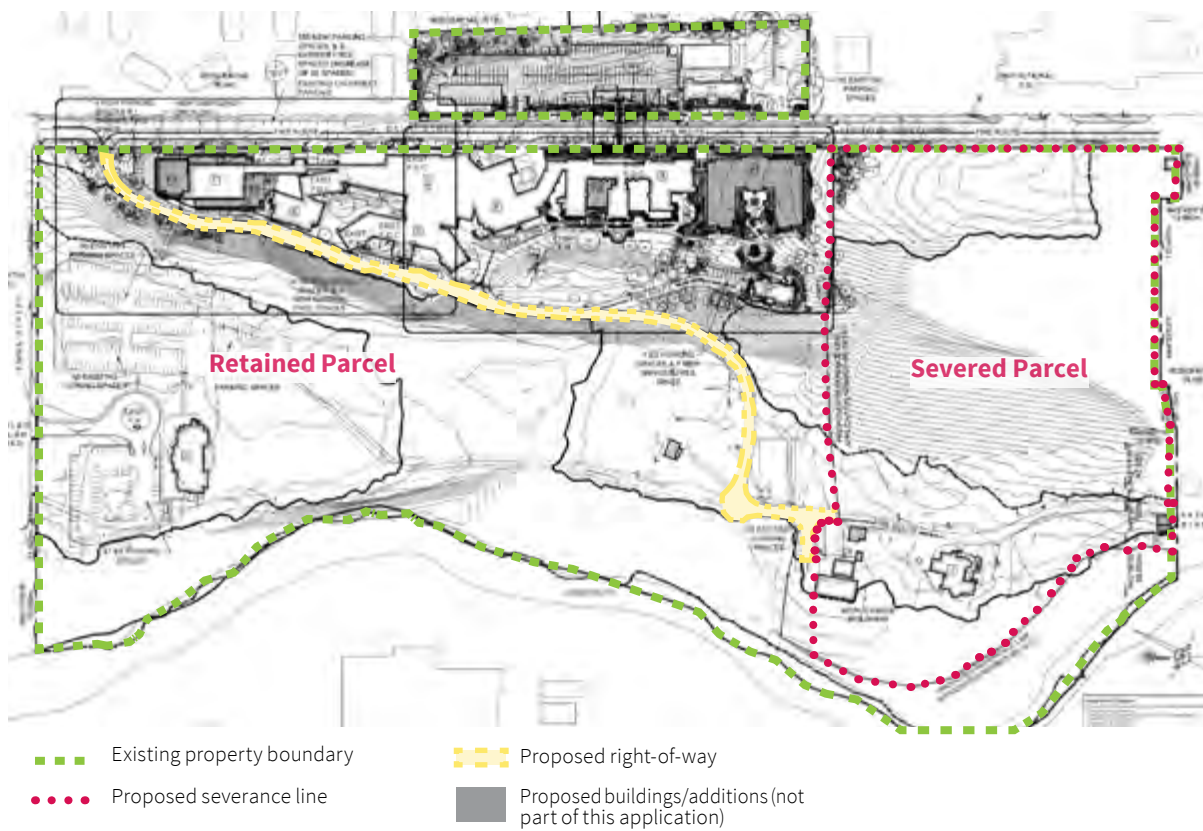
27. View of the Nurses' Residence's north elevation (Source: ERA).

4 CONSENT PROPOSAL

Proposed Severance

The Consent Application proposes that approximately 5.92 hectares of land on the southern portion of the Site be severed to create a new legal lot. See Appendix D for the proposed Plan of Severance.

The proposed severance line is located immediately south of where the proposed New Manor will be located (for an assessment of the heritage impacts of this proposal, please see the revised Homewood CHRIA, dated November 2017), and follows the southern edge of existing storm and sanitary easements within the Homewood campus. The severed parcel, which contains Riverslea (and its outbuildings), the gatehouse on Arthur Street North, and a house-form building at 112 Delhi Street, will have frontage on Delhi Street and Arthur Street North.



28. Proposed Homewood campus site plan, showing the proposed severance line and right of way (Source: ERA.)

The proposed retained parcel is approximately 13.35 hectares in size and contains the core cluster of Homewood buildings along the west side of Delhi Street, along with the Riverwood building on Emma Street. The retained parcel also includes lands within the Speed River's floodplain area, as defined by the Grand River Conservation Authority.

The proposed severance line generally follows the historic boundary between park lot 11 and park lot 12, and subsequently the boundary between CHL1 and CHL2, as established in the revised Homewood CHRER (dated November, 2017).

No development or site alteration is currently proposed within the severed parcel. Should any future changes of use, alterations or developments be proposed for the retained or severed parcels in the future, CHRAs would need to be prepared to assess the impacts these changes would have on the cultural heritage values and attributes of the Homewood CHLs.

The purpose of the severance is to facilitate the structuring of the financing required for the redevelopment of the Homewood campus, including construction of the New Manor and rehabilitation of the Nurses' Residence. No new development is planned on the Severed Parcel. Any new development on the Severed Parcel would require Site Plan Approval from the City of Guelph and a separate CHRIA.

It is important to note that both the retained and severed parcels will remain under the ownership of Homewood Health Care Inc., and will continue to function as one property.

Proposed Right-of-way

The Consent Application is also seeking approval for a new public right-of-way within the retained parcel, as well as reciprocal blanket easements for hydro, gas and telecommunications. The proposed right-of-way will provide vehicular access from Delhi Street to Riverslea and the western portion of the severed parcel along an existing driveway. While the severed parcel will have access to Arthur Street North, this is a low-traffic residential street unsuitable for service and/or higher-volume access, and is generally not used for this purpose.

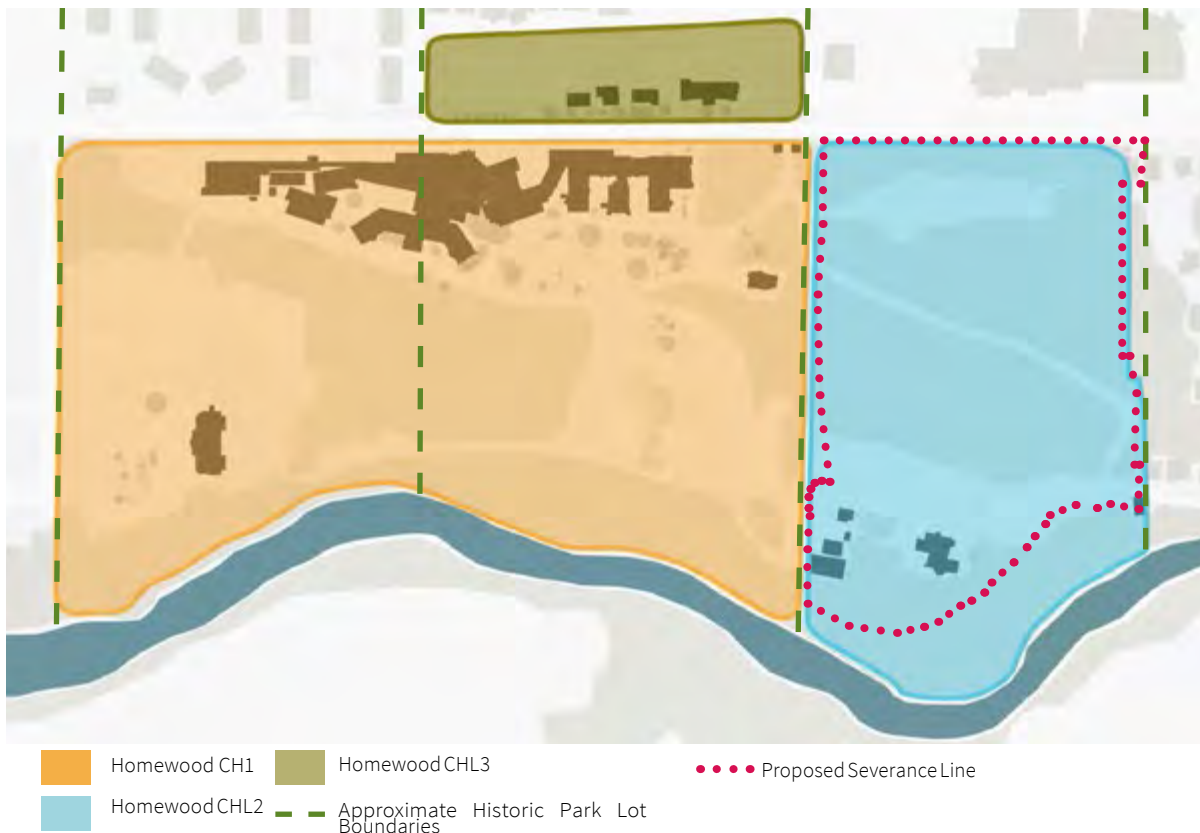
5 IMPACTS AND GUIDELINES

5.1 Impacts on Cultural Heritage Value

The severance line proposed as part of the Homewood consent application generally follows the historic boundary between park lot 11 and park lot 12, along with that between CHL1 and CHL2 (see Figure 29). As a result of following pre-established historical and thematic boundaries, the impact that the proposed severance will have on the cultural heritage value of the Homewood campus and its three component CHLs is minimal.

Further, the proposed severance will not significantly impact any of the landscape or built heritage features or attributes described in the CHL Statements of Significance, presented in Section 3 of this report.

Note that there is a slight discrepancy between the CHL boundaries and the line of severance in the image below. However, the CHL boundaries (as established in the Homewood CHRER) are thematic, and hence somewhat flexible. The intention is that, following severance, the retained parcel will be designated as CHL1, while the severed parcel will be designated as CHL2.



29. Homewood campus, showing proposed severance line, approximate historic park lot boundaries, and Homewood CHLs (Source: ERA.)

The public right-of-way proposed within the retained parcel will occupy an existing private driveway through the campus. As such, the impacts that this proposal will have on the cultural heritage value and attributes of CHL1 or CHL2 are minimal.

While the current proposal does not contemplate any changes of use, alterations to existing built form, or new development within the retained and severed parcels, should any of these be proposed in the future, CHRIAs would need to be prepared to assess the impacts these changes would have on the cultural heritage values and attributes of the Homewood CHLs.

5.2 Conservation Options

The proposed Consent Application does not require the conservation of any built heritage or cultural heritage landscapes. Future proposed alterations, additions or developments on the Retained and Severed Parcels will require separate CHRIAs to examine any potential heritage impacts and subsequent conservation work.

5.3 Potential Development Areas and Guidelines

Potential Development Areas

Given the potential for future development following the severance of the Homewood campus, several Potential Development Areas have been identified within both the retained and severed parcels, as shown in Figure 30. However, future development within the Homewood campus could occur regardless of the current severance application.

See Appendix C for a full-sized version of the Homewood Master Plan, showing these areas in greater detail.

Development Guidelines

A set of development guidelines has also been created for the three Potential Development Areas, in order to ensure that the identified cultural heritage values and attributes of the Homewood CHLs are conserved. The guidelines for each Potential Development Area are presented below:

Potential Development Area 1

- Any future development within Potential Development Area 1 is not likely to significantly impact the built form or landscape heritage attributes of CHL1.
- The Natural Heritage System Boundary should be conserved as shown in the Homewood Master Plan, including a buffer zone between this boundary and new development.

Potential Development Area 2

- Potential Development Area 2 will have a significant presence within the Delhi Street streetscape, and should have regard for both the character of Delhi Street and the institutional character of Homewood;
- The Natural Heritage System Boundary should be conserved as shown in the Homewood Master Plan, including a buffer zone between this boundary and new development.



30. Homewood Master Plan, showing Potential Development Areas (Source: Cornerstone Architecture)

Potential Development Area 3

- Any future development within Potential Development Area 3 should conserve the heritage value and attributes of identified heritage buildings in CHL2, particularly Riverslea;
- Any future development within Potential Development Area 3 should be complimentary to yet distinguishable from the character and attributes of identified heritage buildings in CHL2, through measures such as location, form, massing, articulation, and materials;
- Any future development within Potential Development Area 3 should conserve the legibility of the Riverslea arrival landscape, which includes a visual sequence of gatehouse, round driveway with flanking open lawn, and terminates with Riverslea;
- Any future development within Potential Development Area 3 should conserve and enhance existing visual and physical connections within and between CHL1 and CHL2.

6 CONCLUSION

The proposed consent application continues a pattern of institutional evolution within the Homewood campus. The severance line proposed as part of the Homewood consent application generally follows the boundary between park lot 11 and park lot 12, along with that between CHL1 and CHL2 (see Figure 29). As a result of following pre-established historical and thematic boundaries, the impact that the proposed severance will have on the cultural heritage value of the Homewood campus and its three component CHLs is minimal.

Further, the public right-of-way proposed within the retained parcel will occupy an existing private driveway through the campus. As such, the impacts that this proposal will have on the cultural heritage value and attributes of CHL1 or CHL2 are minimal.

While the current proposal does not contemplate any changes of use, alterations to existing built form, or new development within the retained and severed parcels, should any of these be proposed in the future, CHRAs would need to be prepared to assess the impacts these changes would have on the cultural heritage values and attributes of the Homewood CHLs.

In order to assist in evaluating future development proposals within the Homewood campus, a set of three Potential Development Areas and associated development guidelines have also been established within this report. The intention for these areas and guidelines is to steer future development within the campus, and ensure that the cultural heritage values and attributes of the Homewood CHLs are conserved.

7 SOURCES

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Project Personnel

Michael McClelland, Principal, OAA, FRAIC, CAHP

Michael McClelland, a founding principal of ERA Architects Inc., is a registered architect specializing in heritage conservation, and in particular in heritage planning and urban design. After graduating from the University of Toronto Michael worked for the municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of City-owned museums and monuments.

Michael is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

Brendan Stewart, Associate, MLA, OALA

Brendan Stewart is a landscape architect and urban designer at ERA. He was educated at the University of Guelph where he received his Bachelor of Landscape Architecture and attended the Edinburgh College of Art through an exchange program. He also received a Masters of Landscape Architecture from the University of California, Berkeley, where he was a graduate student instructor for four semesters, and won several awards including a prestigious travel-research fellowship. Prior to joining ERA, Brendan worked in a full service landscape architectural consulting firm in Toronto, where he was involved in the design and construction management of numerous park, school, campus, plaza, and green-roof projects.

At ERA, Brendan is involved with a number of landscape and urban design projects and initiatives in and around Toronto, as well as projects in Newfoundland, Gothenberg, Sweden, and Edmonton, Alberta. Often working on significant cultural heritage and post-industrial sites, Brendan brings a keen knowledge and understanding of cultural and design history, and cultural landscape theory to his work. His projects range from the creation of new designs for public and private landscapes and the creation of heritage interpretation plans, to the preparation of cultural landscape assessments and

conservation plans. Many of Brendan's projects involve community and stakeholder engagement processes, and collaboration with other landscape architects, architects, urban designers, and planners.

He is an editorial board member of GROUND: Landscape Architect Quarterly, the journal of the OALA, a director of the not-for-profit Friends of Allan Gardens, and regular guest lecturer, critic, and instructor at the University of Toronto and Ryerson University.

Julia Smith, M.A., M.Pl.

Julia is an urban planner at ERA, whose interest in cultural heritage first led her to complete an undergraduate degree in Art History from U of T, and an MA in Arts and Heritage Management from Maastricht University, the Netherlands, before gaining a Masters of Planning from Ryerson University. Julia started her career working as a development planner in the private sector, and combines her knowledge of development and municipal processes with a deep appreciation for culture and heritage in her work at ERA.

Evan Manning, M.Pl.

Evan Manning holds a Master's of Planning in Urban Development from Ryerson University. His work with the preservation organization Dominion Modern imparted a respect for our modern built heritage that guided the direction of his graduate studies with particular focus on Toronto's post-industrial landscapes and post-war suburbs.

8 APPENDICES

APPENDIX A:

City of Guelph Cultural Heritage Resources Impact Assessment

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.

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

* For evaluation criteria refer to Attachment 1.

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.

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			√
Craftmanship 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 B:

148 Delhi Street, Guelph Register of Cultural Heritage Properties, excerpts

Buildings within the Homewood Campus included on the City of Guelph Register of Cultural Heritage Properties:

<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built 1903</p> <p>Romanesque Revival, irregular shape, 2 storey with 1 storey wings, hip and gable roofs, very elaborate composition with extravagant and varied bold detail in tower forms, roof silhouettes, chimneys, fenestration, stonework, parapets, slate roofs, a most notable landmark enhanced by a splendid landscape setting of lawn and deciduous and coniferous specimens.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1905</p> <p>Storage - neo-Classic Functional, 1 storey, L-shape, gable roofs with boxed-in eaves returns, rusticated stone sills, segmental arches, panelled and glazed doors, 2/2 sash.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1905</p> <p>Storage - neo-Classic Functional, 1 storey, 1 bay (2-bay side with triangular dormer), gable roof with boxed-in returns, slate roof, vertical V-joint boarded door, 6 pane sash, wood sills, segmental arches.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1995</p> <p>Gazebo - Modern frame garden shelter with decagon conical roof; lattice balustrade and frieze accompanying formal planting in raised weeping ash alleys.</p>	

148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built 1904-8, 1911

Georgian Revival, 2 storey + basement (+ attic centre section), irregular shape basically symmetrical E-shape plan, centre entrance block with circular corner towers with dome, finial and band windows, cross plan pilastered columns to entrance porch, balcony above, pilastered entrance, rusticated sills, head courses, console brackets to entablature with open balustrade above, tower brickwork in English bond, windows mainly 6/1, some refenestration, decorative stone-banded and capped South end chimney. North and South end wings: tetrastyle Ionic portico, upper balcony section glazed in as sunroom, lower section with pilastered entrance, sidelights, vertical oval hall window, double window (bricked in on North wing), console brackets to cornice of centre pediment with decorative feature to tympanum, open balustrade above.



148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1920

Georgian Revival, 2 storey + basement, 9 bay, flat roof, wide eaves with console brackets, deep frieze with moulded band, rusticated stone sills, gentle segmental arches, lower windows 8/1, upper 8/8, pilastered centre entrance section with pediment doorway with semi-elliptical fanlight, sidelights and double leaf panelled and glazed doors, triangular orielos on bracket at ends, tuck-pointed stone base.



148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1910

Late Neo-Classic Vernacular, 2 and 3 storey + basement, irregular shape with symmetrical c-shaped plan with angled end sections, flat roof, wide cornice on console brackets, rusticated sills, in sill course to bays and lintels, multi-storey bays, glazed sunrooms with 2-storey Tuscan columns at ends, refenestration, (modern split concrete block 3-storey centre entrance addition).



148 Delhi St

Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221
Built c. 1910

Late neo-Classic, 3 storey + basement, irregular shape, flat roof, wide cornice on console brackets, later enclosed heavy Tuscan second floor verandah, South addition modern, refenestration.



280 Arthur St N

Pt Broken Front Lot 2, Division F, Pt Lots 10-13, Concession 1, Lot 1, Plan 221, Lot 1, Lots 25 and 26, Plan 40
Built c. 1855-1860

Italianate; 1 storey, 1 bay to south, 2 to east gable roof, projecting south front rectangular bay with hip roof, triple round-head windows; internal "white" brick corbel-capped stone chimney; bush-hammered, conc-capped square gate posts and wing walls; replacement iron gates to east side; hip-roofed, 1 storey plus basement west wing; with verandah.



APPENDIX C:

Homewood Master Plan (Cornerstone Architecture, dated January 17, 2018)

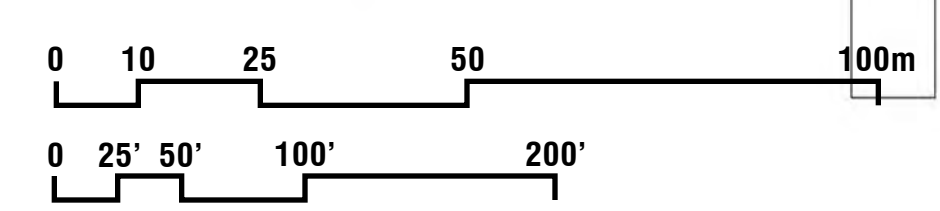
LEGEND

- HEALTH CENTRE**
- A EXISTING MANOR
- A1 NEW MANOR
- A2 ATRIUM
- B MACKINNON
- C HAMILTON
- D COLONIAL
- E VISTA
- F ACTIVITY BUILDING
- G RIVERVIEW
- H RIVERWOOD
- L NURSES' RESIDENCE
- M CAMERON GATES

- RESEARCH & EDUCATION**
- J RIVERSLEA
- J1 RIVERSLEA OUTBUILDINGS
- K GATEHOUSE

- POTENTIAL DEVELOPMENT AREAS**
- 1 MEDICAL TREATMENT
- 2 MEDICAL OFFICE
- 3 MEDICAL RESEARCH & EDUCATION

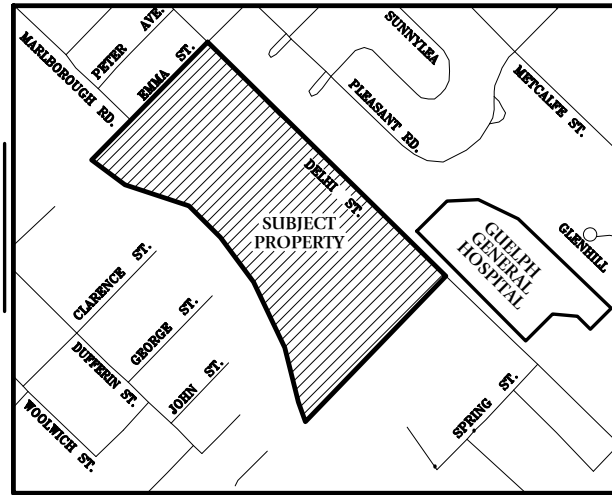
- PROPOSED SEVERANCE LINE
- SIGNIFICANT WOODLAND BUFFER
- RIVER BUFFER
- REVISED EASEMENT



APPENDIX D:

Homewood Severance Sketch (Van Harten Surveying Inc., dated January 24, 2018)

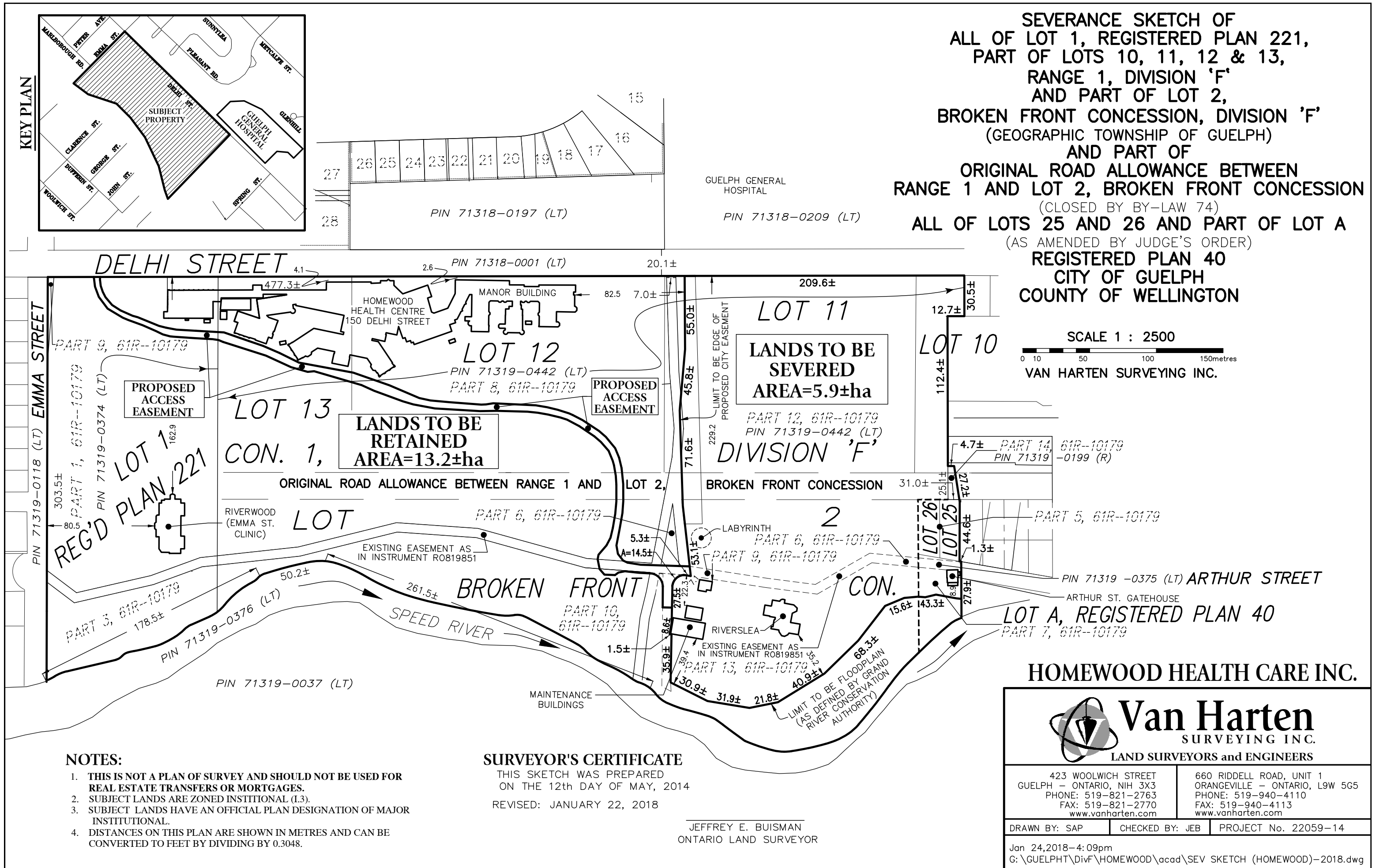
KEY PLAN



SEVERANCE SKETCH OF
ALL OF LOT 1, REGISTERED PLAN 221,
PART OF LOTS 10, 11, 12 & 13,
RANGE 1, DIVISION 'F'
AND PART OF LOT 2,
BROKEN FRONT CONCESSION, DIVISION 'F'
(GEOGRAPHIC TOWNSHIP OF GUELPH)
AND PART OF
ORIGINAL ROAD ALLOWANCE BETWEEN
RANGE 1 AND LOT 2, BROKEN FRONT CONCESSION
(CLOSED BY BY-LAW 74)
ALL OF LOTS 25 AND 26 AND PART OF LOT A
(AS AMENDED BY JUDGE'S ORDER)

REGISTERED PLAN 40
CITY OF GUELPH
COUNTY OF WELLINGTON

SCALE 1 : 2500
0 10 50 100 150metres
VAN HARTEN SURVEYING INC.



NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED INSTITUTIONAL (I.3).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF MAJOR INSTITUTIONAL.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

THIS SKETCH WAS PREPARED
ON THE 12th DAY OF MAY, 2014
REVISED: JANUARY 22, 2018

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

HOMEWOOD HEALTH CARE INC.



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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DRAWN BY: SAP CHECKED BY: JEB PROJECT No. 22059-14

Jan 24, 2018-4:09pm
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ERA

Homewood Health Centre

Cultural Heritage Resource Evaluation Report

Revised February 2018



Prepared for:
Homewood Health Centre
150 Delhi Street
Guelph, Ontario
Canada N1E 6K9

Prepared by:
E.R.A. Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9
09-069-05

Site Plan File Number -
SP13C039

E R A



Manor Building c.2017 (Source: ERA Architects)

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“At the extreme west end of the city lies the group of buildings that comprise the Homewood Sanitarium, which nestle among its own trees, and is spirited from the city by the calm, placid waters of the Speed River.

The situation is an ideal one. It is the essence of peace and restfulness, without any suggestion of loneliness.”

- A.T. Hobbs, circa 1916¹

¹The Homewood Sanitarium, A private institution for the care and treatment of mental and nervous diseases, Guelph, Ont. A.T. Hobbs, M.D., medical superintendent, c. 1920.

1.0 INTRODUCTION



1.01 Preamble

1.02 Purpose

- (a) Cultural Landscape Approach
- (b) Understanding
- (c) Developing Consensus
- (d) An Active Usable Report
- (e) Heritage Best Practices

1.03 Outline of the Report

Map of Guelph, c.1880 (Source: The Canadian County Atlas Digital Project, annotated by ERA Architects)



1.0 INTRODUCTION

ways have served as the underpinnings of the Homewood campus.

The second transformation saw the adaptation of the country estate into a therapeutic campus. This was driven by leading medical theories of the late 19th century that sought to create campus environments, composed of architecture and landscape, designed to facilitate mental health care. From Homewood's founding in 1883 to the end of the 1940s, the campus developed as a highly sophisticated site integrating specialized architecture, landscape design, circulation, and outdoor programming, with the purpose of creating a therapeutic landscape.

In the second half of the 20th century, the campus transformed again during a period of modernization. This involved updating and expanding facilities to meet higher standards of care; responding to changes in patient care approaches, particularly for outdoor programming; reusing or replacing buildings that had become obsolete; and reorienting activity to Delhi Street and away from the Speed River which had historically been the front face of Homewood. During this period, the therapeutic landscape of the early 20th century underwent a process of incremental transformation.

Today, the Homewood campus includes traces of each era of change: the establishment of estates; the creation of a therapeutic landscape; and the process of modernization. As detailed in the following section, this report aims to survey these changes as a way of documenting and understanding the Homewood campus.

1.01 Preamble

The Homewood campus is a 47-acre site located about two kilometres northwest of the centre of Guelph, Ontario. It is the location of Homewood Health Centre, a centre for addiction and mental health treatment that has been operating from the site since 1883. The Homewood campus includes buildings owned by Homewood Health Centre. As well, the campus includes areas for outdoor programming and parts currently left vacant.

The campus sits on land that rises from the relatively flat areas at the edge of the Speed River through sloping land and terraces to Delhi Street. Homewood's buildings, clustered along each side of Delhi Street, occupy the highest points of the site at the valley ridge.

The Homewood campus has been shaped by an ongoing evolution that for the purposes of this study can be understood as three primary eras of transformation:

1. The establishment of private estates in the 19th century, before the founding of Homewood;
2. The adaptation of the estates into a therapeutic campus;
3. The modernization of the Homewood campus in the post World War II period.

A starting point for the Homewood campus evolution is the private country estates that occupied the site in the 19th century. Prior to its establishment, the original Homewood campus was the country estate of eminent Guelph resident Donald Guthrie. The former estate properties of the Clark and Goldie families were acquired by Homewood and were added to the campus in 1946 when the campus expanded. The character and structure of these private estates in various



Campus: In recognition of the integrated nature of the site's design and uses, this report uses the term 'campus' to describe the site associated with Homewood.

Orientation: The site is not oriented along cardinal directions. For the sake of simplicity, the Speed River is regarded as marking the 'west' end of the site and Emma Street as site 'north'.

1.02 Purpose

The Homewood Cultural Heritage Resource Evaluation Report (CHREER) has been prepared on behalf of the owners of Homewood Health Centre as a high-level assessment of the cultural heritage value of the site. It provides a resource for assessing applications made under the Ontario Heritage Act and the Ontario Planning Act related to culture heritage, as well as being a guiding document for Homewood.

Cultural Landscape Approach

A cultural landscape approach has been used in order to provide a holistic understanding and assessment of whether and how all of the component parts of the property, and relationships between these parts, create cultural heritage value, and how these values can be conserved as the property continues to evolve into the future.

Understanding

A primary purpose of the report is to identify and understand the potential heritage features on the property. The intent is that this may serve as a baseline for evaluating future proposals with regard to the conservation of cultural heritage value.

Developing Consensus

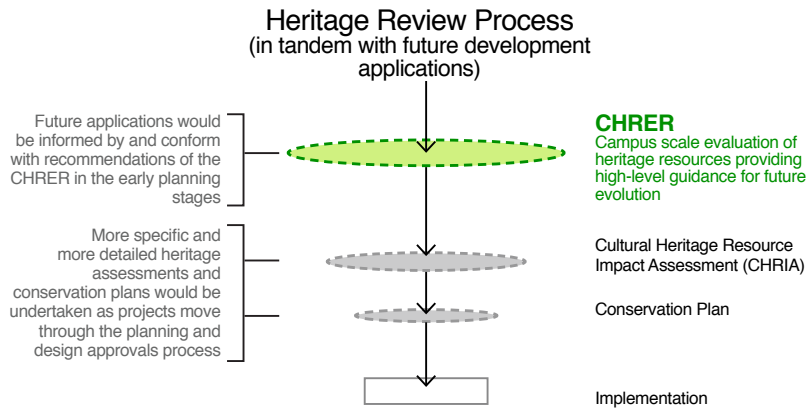
This document has been developed through engagement with City of Guelph staff, Heritage Guelph, and other stakeholders. This report aims to find common ground and consensus about a heritage informed approach to the future of the site.

An Active And Usable Report

An important cultural value of Homewood is its historic land use as a premier psychiatric health care facility. To remain at the forefront of this field for over 130 years, Homewood, like other leading institutions, continually evolved and adapted over time. As a starting point, this document recognizes that changes to the site are necessary to sustain Homewood in the future. If carried out thoughtfully, such change is in fact desirable as a way of enhancing Homewood as a place for treatment by drawing on Homewood's rich heritage.

Heritage Best Practices

The document adheres to recognized standards of heritage conservation and stewardship, including Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition. Specifically, the document is based on Section 4.1 of the Guidelines titled, 'Guidelines for Cultural Landscapes, including Heritage Districts'.

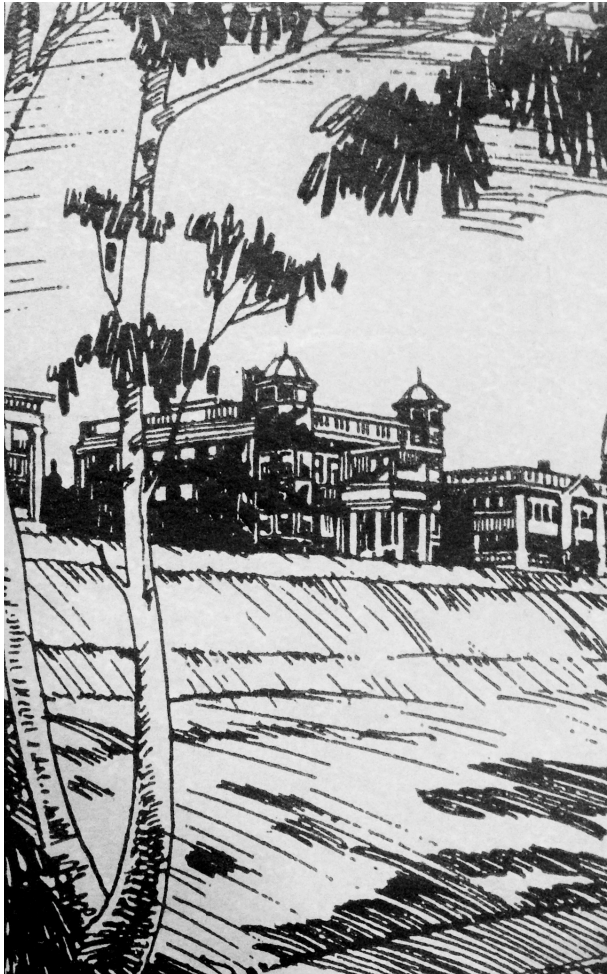


This diagram describes how this document fits within the heritage planning and approval process.

1.0 INTRODUCTION

1.03 Outline of the Report

This report is comprised of six sections. Following this introduction, Section 2 outlines a historic narrative highlighting the interrelationship of landscape, architecture and program at Homewood. It provides context for Section 3, which analyzes historic patterns, which had influenced Homewood’s campus during different periods of its evolution. Section 4 describes three distinct cultural heritage landscapes on campus. Section 5 draws on the analysis and concludes with the identification of four enduring patterns and core principles that have shaped the evolution of the campus. Chapter 6 proposes five guidelines that are intended to conserve the enduring patterns and core principles as the campus continues to evolve.



A sketch of the Homewood property, c1933.

From ‘The Homewood Sanitarium of Guelph, Ontario Limited; a Private Neuropsychiatric Hospital, established 1883’ (Source: Toronto Reference Library)

“The Homewood Sanitarium is on top of the hill, and every day as the leaves fall we discover new buildings that couldn’t be seen before. One of the buildings is called “The Manor” and looks just like an old English home situated in a large park. The scenery all around is beautiful also as there are hills in every direction, either wooded or laid out as farms.”

- A letter from a patient, 'Victoria', published in the Globe, 1916*

*Letter published in the Globe April 1 1916, quoted in Cameron Shelly, 'The Homewood Retreat grounds' posted to Guelph Postcards. 2014-07. <http://guelphpostcards.blogspot.ca/2014/07/the-homewood-retreat-grounds.html>

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



2.01 Park Lots and Landscape Gardens

- (a) Park Lots and Early Town Planning
- (b) Park Lot 12: McKenzie Stewart and Guthrie Estates
- (c) Park Lot 11: Clarke and Goldie Estates

2.02 A Therapeutic Landscape (1883 - 1945)

- (a) Architecture
- (b) Landscape
- (c) Outdoor Programming

2.03 Modernization: 1946 - Present

- (a) Boundary changes
- (b) Building Modernization
- (c) Modern Landscape Programming

2.04 Summary of Historic Overview

19th Century Country Estate Landscapes

Following the lead of writers such as Andrew Jackson Downing, proprietors of 19th century estates would often incorporate natural features - such as woodlands, topographical and water features - to nurture estate lands as a scenic or picturesque setting. Architecture, likewise, was designed as a focal point within the landscape through the use of expressive and historic styles to evoke a sense of antiquity and wonder. Carriage routes and pathways winding through the site allowed visitors to be immersed in the site and create a dramatic experience of arrival. In the few photographs and maps of Homewood's lands from the 19th century, the influence of picturesque landscape concepts is evident. This approach was carried forward as the park lot estates were assimilated into the Homewood campus.

2.01 Park Lots and Landscape Gardens

A) Park Lots and Early Town Planning

The basic form of the Homewood campus was defined by the early 1800s when the Town of Guelph was established. Early plans of the community included a series of large 'park lots' at the edge of the town, each measuring about 20 acres. Park Lot 12 would later form the original Homewood campus in 1883 with sections of Park Lot 13 being added by the 1920s, and most of Park Lot 11 in 1946. (Refer to Section 3.01 Land Use Patterns for more information.)

Park lots were situated between smaller building plots at the town centre and larger tracts meant for farming at the periphery. They were included in town plans across Ontario as a way of attracting wealthy settlers to newly established communities.

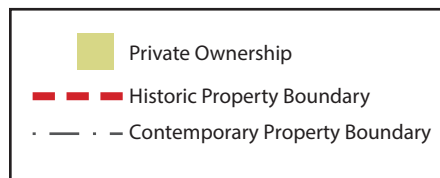
While some park lots were acquired simply as financial investments and were left vacant, many were developed as private estates. These estates commonly centered on a main manor house and outbuildings which were set in a private park, or landscape garden, which afforded owners a sense of privacy and comfort (See Sidebar).

Although park lots were later subdivided and merged, the basic dimensions of these early blocks are still evident. As discussed below, the way the landscape and gardens of park lot estates developed had a foundational and lasting influence on the Homewood campus.

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



Pre 1883 The Estate Era



2.01 Park Lots and Landscape Gardens (continued)

B) Park Lot 12: McKenzie Stewart and Guthrie Estates

In 1883, Park Lot 12 was acquired to serve as the Homewood campus. In the 1860s the lot belonged to an English settler named George McKenzie Stewart, who constructed a grand house there in about 1862. In 1872 the property was sold to Donald Guthrie (1840-1915), who renamed the house Craiganour. Craiganour, after being expanded, would later serve as Homewood's first building after 1883.

The association of Park Lot 12 and Craiganour with Donald Guthrie is notable.

Guthrie was a prominent local politician who served as Guelph's mayor, as Member of Parliament for Wellington South, and also as the local Member of Provincial Parliament [Source: Library of Parliament, Canada]. His son, Hugh Guthrie (1866-1939), also an MP, later became Canada's Minister of Defence and Attorney General [Source: Library of Parliament, Canada].

Craiganour

Guthrie's Craiganour was designed in the Italianate style, and is recorded as being constructed of local stone [Source: Shelly]. The house sat prominently on a terrace overlooking the Speed River. Its distinctive style, accented by a tower and wide porch extending from its south and west sides, would have made Craiganour a landmark within the Speed River valley.

The limited documentation of the estate grounds show the grounds lightly wooded, with some clearing between the

house and the river's edge. Craiganour was approached by a driveway circling around its south side to arrive at an entrance marked by a porte-cochere, on the west elevation. A map showing the site in 1862 also identifies a smaller building at the rear of the house next to Delhi Street (refer to map dated 1862 on page 31).

C) Park Lot 11: Clarke and Goldie Estates

In the 1850s, Park Lot 11 was owned by Dr. William Clark (1810-1887), a magistrate who served as Guelph's second mayor from 1852-1853 [Source: Stead, Guelph: A People's History]. In about 1859-1860, Clark constructed a two-storey home later named Rosehurst. In 1889, James Goldie, a member of a successful milling family, subdivided Park Lot 11 to construct a second house named Riverslea. Half a century later, in 1949, much of Park Lot 11, including Riverslea, was acquired by Homewood. While Riverslea survives as part of Homewood, Rosehurst was demolished by 1925 following a fire.

Rosehurst

Rosehurst was located on a rise of land set back from the river. Early photographs show that the house included a main symmetrical block of five bays with the central bay, housing the main entrance, projecting slightly from the façade and oriented toward the river. While its architect is not known, fluted chimney stacks, a decorative verge board, and a classically inspired gable over the central bay indicate it was designed in a distinctive style.

In addition to Rosehurst, a second building west of the house appears in a site plan from 1862. Little is known about this structure. It may later have been merged with the house to form a single-storey wing that appears in a photograph from about 1900.



Image Top/Bottom: Rosehurst c.1900 [Source: Guelph Public Library]

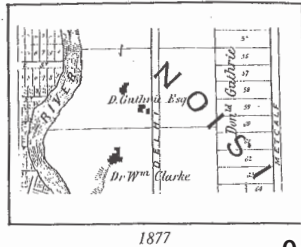
The grounds of Rosehurst were partially cleared with wooded areas at the sides of the house. The area in front of the house was cleared to the river's edge, featuring a lawn interspersed with shrubs and small trees with a pathway leading from the front entrance of the house. At the sides of the house were groves of trees. On the south side, a driveway extended from the house through woodland. Here, the driveway curved slightly down a slope toward the river to a gate near the end of what is now Arthur Street North (Refer to Section 3.03 Circulation).

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



03

Dr. William Clarke - Owner of Rosehurst



04

Image Top:
Rosehurst c.1895 [Source: Guelph Public Library]

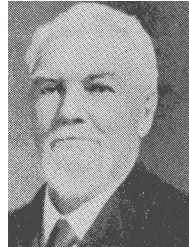
Bottom Left: Dr. William Clark c. [Source: R.A.M. Stewart Picture History of Guelph Vol. VI]

Bottom Right:
Map of Guelph c.1877 (Source: [Source: R.A.M. Stewart Picture History of Guelph Vol. VI])



05

James Goldie - Owner of the Goldie Mill and Riverslea



06

Image Top:
Riverlea, c.19- [Source: Guelph Public Library]

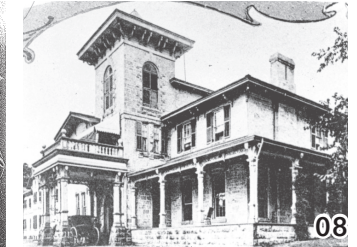
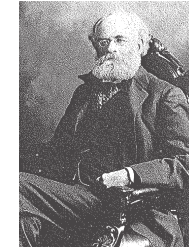
Bottom Left: James Goldie, c.18- [Source: Golden Jubilee of Nurses, c.1938]

Bottom Right:
Goldie's Flour Mills c.1910 [Source: Archives of Canada]



07

Donald Guthrie, K.C., M.P. - Owner of Craiganour



08

Image Top:
Craiganour, c.1903 [Source: Wellington County Museum and Archives]

Bottom Left: Donald Guthrie [Source: R.A.M. Stewart Picture History of Guelph Vol. VI]

Bottom Right:
Craiganour, c.1874 [Source: Wellington County Museum and Archives]

2.01 Park Lots and Landscape Gardens (continued)

A stone structure at the termination of Arthur street, thought to have operated as a gatehouse, has been dated to c. 1855-60. As this building appears to predate Riverslea (1890), it may have originally been constructed as a gatehouse structure associated with the earlier Rosehurst estate house.

Riverslea

In about 1890, Park Lot 11 was split to accommodate a new house, built by James Goldie in 1890-1891. Goldie was a member of a prominent local family of mill owners. The Goldie Mill was located on the opposite side of the Speed River. The ruins of the mill have been preserved as part of Goldie Mill Park.

Goldie and his family resided in Riverslea until 1918 when the house was sold to Francis and Fiona Caroline Hall. The Halls made renovations including constructing a new wing on the river side of the house. After the death of Fiona in 1939, Riverslea and its grounds were sold to Homewood through an estate sale in 1946 [Source: Social History of Riverslea].

In contrast to Rosehurst, Riverslea was built facing away from the river on flat land near the shore. Early photographs show it sat on level open ground, which stood in contrast to the rustic woodland setting of its counterpart Rosehurst.

Riverslea, which stands today, was designed around a main three-storey block interspersed with irregularly shaped dormers and wings. A tower at the front and a single-storey room extending from the rear further added to the building's

unique massing.

The house was likely constructed of Credit Valley sandstone, which is finished in a rusticated texture. It is accented by finely carved stonework, finials at the gable ends, and massive block lintels and window sills. This stonework, along with the building's irregular massing, gives it a somewhat castle-like appearance. While its architect remains unknown, the quality of its design and workmanship makes Riverslea an outstanding example of Romanesque revival architecture in Guelph.

The house has undergone numerous changes including a new wing by the Halls, noted above. Renovations in 1980-81 saw the addition of a circular staircase enclosure, new side entrances, and modifications to the interior.

A number of small outbuildings are located north of the house. These were used in the past for groundskeeping, storage and gardening before the site was acquired by Homewood. Research indicates that their construction did not coincide with the construction of the Riverslea Building but rather occurred after the sale of the property to the Hall family, likely dating to the 1920s.

There is limited information about how the grounds of Riverslea were managed in the past. Early photographs show a cleared lawn in front of the house, crossed by a circular drive leading to the front entrance. The House and its driveway appear to have been raised above the surrounding grade at the time the house was constructed. This grade change is somewhat less evident today.

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



09 Riverslea c.1900s (Source: Guelph Public Library)



2.02 A Therapeutic Landscape: 1883-1949

From 1883 to about 1949, the Homewood campus transformed from country estate to a therapeutic landscape incorporating architecture, landscape design, and outdoor programming.

Homewood was established in 1883 on Park Lot 12, the former estate of Donald Guthrie. The site offered access to city services and, via a foot bridge, to passenger rail on the CPR line running along the opposite side of the river. Yet, Homewood was secluded so as to offer its clients privacy and discretion. The choice of this site also reflected a view popular at the time that pleasant, naturalistic surroundings were central in attending to mental health (See Sidebar). As such, the former private country estate was modified to become a place amenable to the best practices of care.

Therapeutic Landscapes

Homewood was established at a time of great confidence in the ways architecture and landscapes could affect mental health. As historian Carly Yanni observed, “nineteenth century thinkers clearly believed the environment could not only influence but also cure disease,”[Yanni, *Architecture of Madness*, Page 8]. Likewise, architecture and landscape design was considered essential to cure the ill effects caused by degraded environments, particularly those affected by rapid urbanization and industrialization. This gave architects and landscape designers the task of creating therapeutic landscapes.

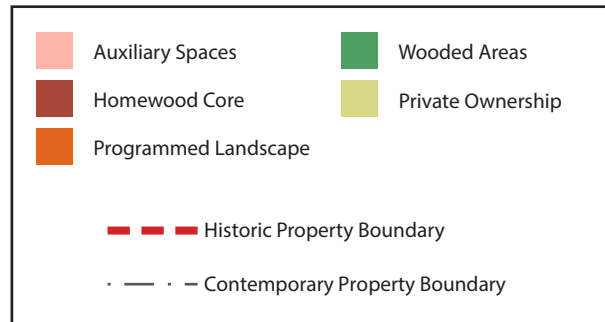
Two leading models for mental health facilities emerged as a result: The Cottage Plan and the Kirkbride Plan. The Cottage Plan reimagined the traditional asylum building as a village-like cluster of buildings that could facilitate a supportive community and a retreat from modern, urban society. The Kirkbride Plan sought to maximize exposure to sunlight and air without compromising the organizational efficiency of operating from a single structure. To do this, the Kirkbride Plan called for a series of wards to be built along a ‘v’-shaped pattern, centered on a main administrative block.

10 Butler Hospital, Providence, Rhode Island. 1878 (Source: *History of the State of Rhode Island with Illustrations* (No. 79 Mille Street, corner of Federal, Boston. Hong, Wade & Co., Philadelphia 1878).

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



1920s Early Homewood Era



2.02 A Therapeutic Landscape: 1883-1949 (continued)

A) Architecture

Architecture was central to the transformation of the Homewood campus into a therapeutic campus. Architecture of this period included the conversion of the Craiganour House, construction of a series of main buildings designed by architect George Miller (see sidebar on pg 21), and the addition of various secondary buildings for staff housing and facilities.

Craiganour Renovation

When Homewood acquired the Guthrie estate, Craiganour house was renovated and expanded under the direction of Guelph architect John Hall Jr. (1839-1886) to serve as the main patient residence and administration building. Hall retained Craiganour's main block and tower and built a two-storey addition on the north elevation. In contrast to the large public asylums of the time, Homewood was able to maintain the genteel appearance of a private country estate as it adopted Craiganour for patient care.

The Miller Buildings

Between 1905 and 1912, a series of buildings were erected that established a core campus area at the valley ridge running along Delhi Street. These buildings were all designed by Toronto architect George Martel Miller (1854-1933) and included:

- the Vista Residence (1906/07, addition 1912);
- the Colonial Residence (1906/07);
- the MacKinnon dining hall (1912); and,

- the Manor building, added in 1912 after fire demolished the renovated Guthrie house.

For each building, Miller drew on a common design language to ensure that while distinct, each would contribute to a cohesive assemblage and that this assemblage could contribute to a wider landscape suitable for care and recovery. To do this he employed several design strategies.

Miller designed the buildings so they appeared smaller than they actually were. Rather than using a single rectangular massing, L or U-shaped buildings allowed Miller to mask the bulk behind a series of elevations. The L-shaped or U-shaped floor plans formed courtyards, further creating a smaller scale pattern across the buildings' west elevations.

Another strategy for connecting the buildings to the landscape was to ensure that residents had views of the surroundings. This was done by setting the buildings back from the river on the crest of the valley. Elevations facing the river included large window openings, sunrooms and porches, and broad doorways. Miller also oriented the buildings in slightly different directions, to create a variety of prospects over looking the campus and beyond to the Speed River valley.

Miller's buildings were designed to be visible across Homewood's grounds. Large decorative features, such as cornices, parapets, columns and towers made portions of the buildings stand out. Ornamentation also served to highlight windows, porches, and sun rooms, emphasizing the visual engagement between the building occupants and the broader environment. Classical architectural cues, such as columns, further suggested a historic picturesque



relationship between the buildings and landscape.

Secondary Buildings

As Homewood expanded, a number of auxiliary structures were added to provide 'back of house' support to the Miller-designed main buildings. These were located mainly along Delhi Street, behind or to the sides of the main building cluster. This created a pattern where the prospect over the river valley and grounds were reserved for the main Miller buildings.

The auxiliary buildings included a laundry, heating plant, greenhouse, and a barn. To attract and retain staff, Homewood added a house for its superintendent (1903) near the Manor Building; and a nurses' dormitory in 1903 with a second added in 1925, as well as staff quarters on the east side of Delhi Street, which were built by the 1930s. The Cameron Gates, currently located on the west side of Delhi Street, were installed in 1933 and were dedicated to Wellington Cameron, who at the time was the President of Homewood's Board.

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



13 Macdonald Institute (also designed by George Miller),
Guelph, ON (Built in 1904)

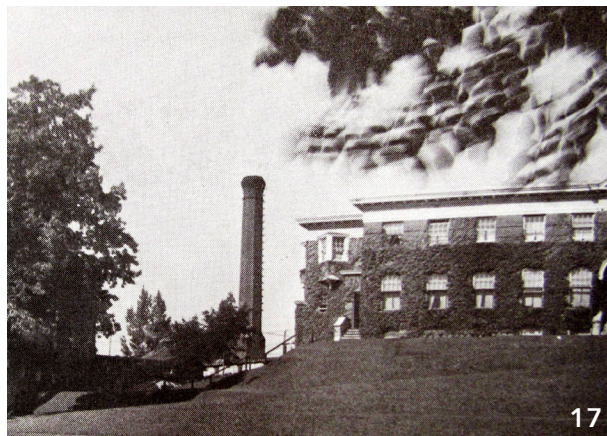
14 The Colonial (Built in 1906/07, addition 1912)

15 The Manor Building (Built in 1912)



16 The Vista (Built in 1906/07, addition 1912)

17 The Mackinnon Dining Hall (Built in 1912)



George Miller: An Architect of the Progressive Era

George Miller was uniquely qualified to work with Homewood. His career was marked by commissions carried out for socially progressive objectives, many of which were associated with the forefront of women's education.

Miller rose to prominence working with Sidney Badgley overseeing construction of Toronto's Massey Music Hall (1883-94). Funded by one of Canada's leading industrialists, Hart Massey, the Hall was built to cultivate the city's nascent civic culture. Soon after, the Massey family again engaged Miller to design a private experimental farm, Dentonia Park (1897-98), at the east end of Toronto.

In 1903 Miller completed Canada's first purpose-built women's university residence, Annesley Hall, the University of Toronto, which is now recognized as a National Historic Site for its role in the expansion of women's education. University of Toronto's Household Science Building followed in 1903. Funded by a Massey family member, it was built to house new education programs focusing public and family health, food sciences, and nutrition, studies that at the time were associated with woman's education.

In Guelph, the newly established Macdonald Institute commissioned Miller to design its main hall in 1903, again a project built to promote health science and education as a means of social reform. In 1904, Miller also designed the MacDonal Consolidated School in Guelph, which was to provide women, especially rural women, with a thorough education in the domestic sciences.

At the time he accepted the first commission at the Homewood, Miller was well-prepared to incorporate the vanguard of progressive era architecture.

2.02 A Therapeutic Landscape: 1883-1949 (continued)

B) Landscape

Soon after Homewood's founding, the campus grounds were altered to suit patient care. Circulation paths were added to provide leisurely strolls throughout the grounds. Outdoor spaces for sports and agriculture were established: Sports at the flat river side land and farm fields east of Delhi Street and at the north end of the site, near Emma Street.

Circulation and Viewing

Networks of walking and carriage routes circled through the site to allow patients a relaxing experience of visually engaging with the landscape. A promotional pamphlet for Homewood from the early 20th century describes how a driveway "takes the whole of the Homewood grounds, and offers several pretty vistas of the River Speed and the distant city. From the winding pathway along the riverbank numerous views are obtained of the terraces and buildings above. And far from the maddening crowd, surrounding by a profusion of bright and fragrant shrubbery, one feels at peace with the world and for a time its cares are forgotten" [Source: Homewood Sanitarium... A.T. Hobbs c. 1916].



In a description of the Homewood campus published in 1916, and quoted by Guelph historian Cameron Shelley, a visitor describes how the campus landscape experience linked to natural features, landscape, and architecture, to produce a moving experience:

"The Homewood Sanitarium is on the top of the hill, and every day as the leaves fall we discover new buildings that couldn't be seen before. One of the buildings is called "The Manor" and looks just like an old English home situated in a large park. The scenery around is beautiful as there are hills in every direction, either wooded or laid out as farms."

(Shelly, Guelph in Postcards blog, "The Homewood Retreat grounds, Published 26 July 2014)



18 View toward the Speed River from The Manor Building (c. 1923)

19 The Homewood Grounds (c. 1916)

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



20 Homewood Sanitarium Grounds c. 1911 (Source: The Homewood Sanitarium : 100 years of service, 1883-1983, annotated by ERA).

This diagram illustrates the interrelationship between the design of buildings and grounds to create a 'therapeutic landscape'.

- Architecture
- Designed Landscape
- Stairs
- Pathways

2.02 A Therapeutic Landscape: 1883-1949 (continued)

C) Outdoor Programming

Sports

A large part of the Homewood campus was reserved for sports and recreation activities that were valued for therapeutic purposes. The grounds had included a lawn tennis court and a bowling green, where matches were arranged between patients and staff and with sports clubs from Guelph. Offsite, a few minutes walk away, Homewood also provided patients with a nine-hole golf course as part of its programming. Although described in the publication titled 'The Homewood Sanitarium, Guelph, Ontario : a private institution for the care and treatment of mental and nervous diseases : A.T. Hobbes medical superintendent', the exact locations of these amenities was not provided.

Farming

As was common with similar hospitals at the time, farming and gardening allowed patients to engage in outdoor rural activities as a means of therapy.

Homewood operated an extensive farming program on its grounds that included vegetable gardens, livestock yards and a dairy farm. An aerial photograph of the site from 1933 shows the extent of the operation. A substantial barn is seen on the east side of Delhi Street facing tilled fields that extend east toward Metcalfe Street (See image 23).

The farming operation also supplied Homewood with safe and healthy food, which was promoted as being central to



modern care. Early literature boasted of Homewood's in-house supply of fresh eggs and milk supplied from a "fine herd of inspected, selected and tested cows." The dairy operation was associated with a clinical approach to food by which "cows received the best of feed and attention, [and] personal oversight is given to see that all utensils for milk are kept scrupulously clean" (Source: "The Homewood Sanitarium, A private institution for the care and treatment of mental and nervous diseases," Guelph, Ont. A.T. Hobbs, M.D., medical superintendent, c. 1920).

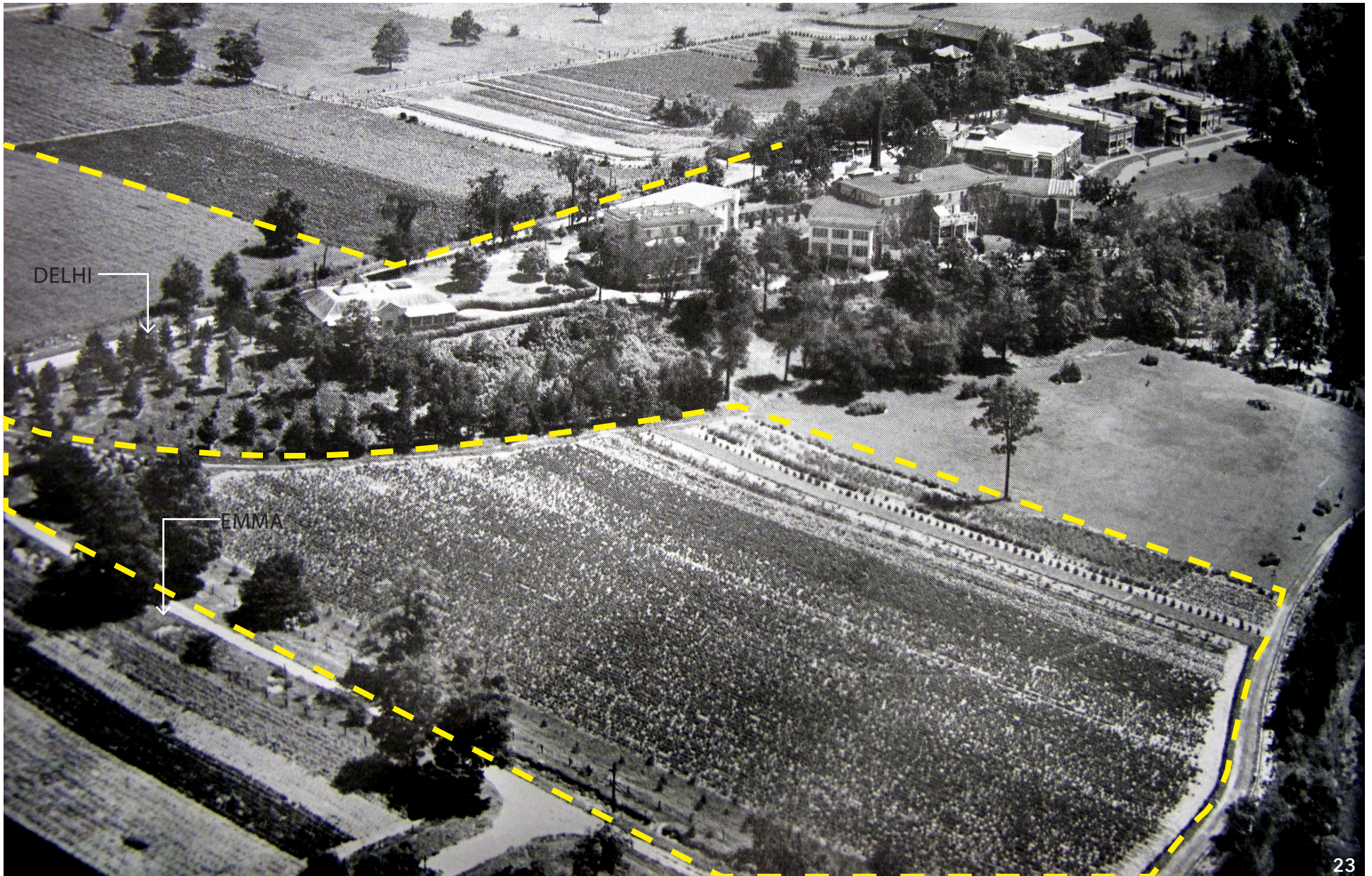


21 Homewood Grounds Promotional Book c.1933

22 Patients in the Landscape c.1923 (Source: Guelph Public Library)

23 Aerial photo of Homewood Grounds - Farm land c. 1930s (Source: The Homewood Sanitarium : 100 years of service, 1883-1983

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



2.03 Modernization: 1946 - Present

A new phase of the campus' evolution began in the late-1940s as Homewood moved to modernize its facilities and services. As a result, the boundaries of the campus site changed, buildings were updated or expanded, and the relationship between programming and the campus landscape was modified. This change from the earlier therapeutic landscape model toward a modern health facility is ingrained in the Homewood campus landscape.

A) Boundary changes

As Guelph expanded rapidly after the Second World War, the context of the Homewood campus changed. Rural areas surrounding the campus were redeveloped as housing. Along Delhi Street, the beginnings of a health care precinct formed as Guelph General Hospital expanded to the south. These changes to the context of the Homewood campus corresponded with changes to the campus boundaries (Refer to section 3.01).

In 1946, Homewood expanded by purchasing much of Park Lot 11, formerly the Clark and Goldie estates. This extended the campus south to the foot of Arthur Street. The new lands included the Riverslea mansion, which was retained for patient programs and later, as a meeting space.

A second major change to the campus boundary occurred in about 1955, when much of the land east of Delhi Street was sold and redeveloped as housing. Homewood retained a section on the east side of the street, including a nurses' residence and staff houses.

B) Building Modernization

During the late 1960s it was recognized that Homewood



would need to modernize to maintain a high standard of care. Hospital architects W. Cluff and P.J. Cluff were commissioned to develop a new scheme that would both expand and renew facilities. In 1969, 'Master Plan, Homewood Sanitarium' was presented which called for clearing much the site and constructing a new six-building complex, centered on Delhi Street.

However, the Cluff master plan was not carried out. Instead, modernization proceeded incrementally, through a series of additions and renovations. The projects included the construction of the Activity Building (the only building realized from the Cluff plan) at the north end of the site, additions to the Manor to create a new Delhi Street entrance and reception area, a basement level addition between two wings of the Manor, and an addition to the Colonial, replacing its original entrance.

Homewood was able to modernize its building stock without clearing older buildings, because several older buildings and lands uses had become redundant, which created space to build and expand.



One example of this is the construction of the Hamilton building. It was added in an area on the west side of Delhi Street once occupied by loading spaces and service buildings. Completed in 1991, the new block, along with a new parking lot across the street, helped reestablish a new eastern frontage for Homewood, oriented toward Delhi Street where service and staffing functions had once been located.

Like the Hamilton, the Riverwood offices, at 47 Emma Street, was built on space made redundant by modernization. Throughout the early 20th century, the site had been used for Homewood's farming program. As farming was discontinued, space was made available for new programs. Again, like the Hamilton building, Riverwood broke from an established pattern. Instead of facing the river, like the Miller Buildings, the Riverwood Offices were built facing north on a newly established entrance at Emma Street.

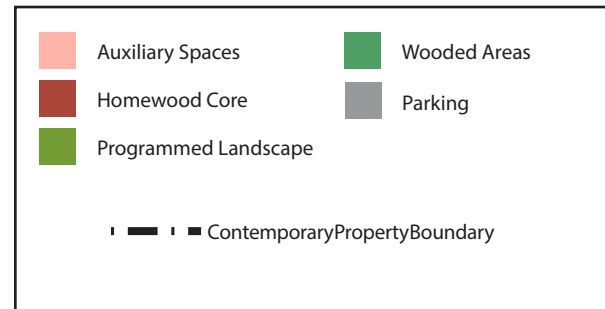
24 Hamilton Building (photographed 2009)

25 Riverwood Building (photographed 2009)

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



1940 - 2017 Present day Homewood Era



2.03 Modernization: 1946 - Present (continued)

Within the Manor Building, additional changes included internal modifications such as converting the uses of enclosed balcony sunrooms from patient lounges overlooking the grounds to secondary uses, further separating the relationship of buildings to their landscape. However, where space permitted, Homewood's traditional building pattern was not totally abandoned. In 1996, the Trillium Wing was constructed on the south side of the Manor. Following the Miller Buildings, it was built facing towards the Speed River and incorporated massing, materials and form that mimicked earlier buildings.

C) Modern Landscape Programming

Outdoor programming occupied much of the Homewood campus during the first half of the twentieth century. However, since about 1950 the relationship between programs and the campus landscape underwent a change. As landscape historian Nathan Perkins has observed, this was due to increased maintenance expenses and changing therapeutic directions. As he explains:

"[i]n tracing the changes of Homewood over fifty years, it appears that the landscape has evolved in tandem with the use of the grounds. Formal recreation activities requiring high maintenance and single-use areas, such as lawn bowling, have been replaced by activities such as strolling and bird-watching, which occur primary in the woodlots or along the paved roadways." [Source: Perkins, Nathan H., Healing Garden, Therapeutic Benefits and Design Recommendations, p. 293]

Perkins also notes that with modernization, the arrival

sequence to Homewood shifted from the river valley to Delhi Street. The original experience of arriving at Homewood was via an approach sequence, passing through a pastoral setting, which has largely been lost. Instead, the modern approach to the Homewood campus is from Delhi Street. Perkins has described this as a "situation in which the back of the hospital complex is the public face oriented to the street." [Source: Perkins, Nathan H. Healing Garden, Therapeutic Benefits and Design Recommendations, p. 293]

In 1996, the Homewood Heath Centre Grounds Master Plan was completed to take stock of the current landscape and provide an overall framework for how the campus grounds could be better utilized and maintained. Completed by Nathan Perkins and Steven Barnhart, the Master Plan emphasizes that the campus has undergone changes which at times did not respond to the landscape of the site.

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



26 Activity Therapy Building c2009 (Source: ERA Architects)

27 Delhi Street Entrance c2009 (Source: ERA Architects)

28 Homewood grounds c2009 (Source: ERA Architects)

2.04 Summary of Historic Overview

Throughout the history of the Homewood campus, ongoing evolution has continued to shape the architecture, landscape and outdoor programming. These changes have been a result of the three primary eras of transformation:

1. The establishment of private estates in the 19th century, before the founding of Homewood:

- The division of site into park lots
- The construction of grand private houses
- The cultivation of the land as a park-like setting.

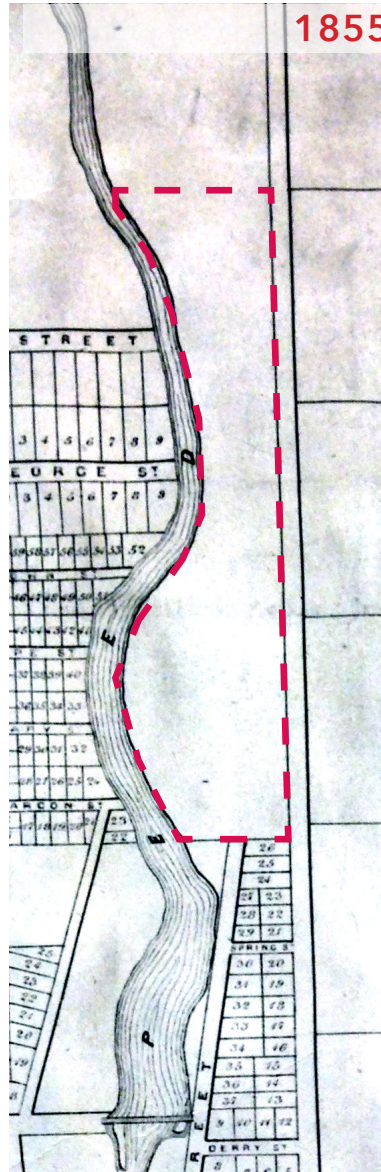
2. The adaptation of the estates into a therapeutic campus through the integration of:

- Specially designed institutional buildings for patient care and staff quarters
- Carefully designed landscapes including circulation routes, views and vistas
- Allocation of spaces for outdoor programming.

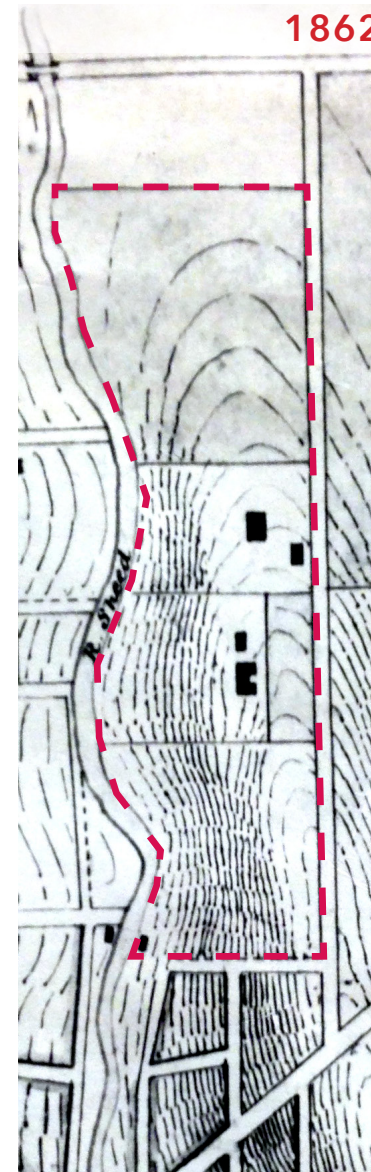
3. The modernization of the Homewood campus in the post World War II period:

- Reorientation of the main building cluster to face Delhi Street
- Expansion of the grounds to include the Riverslea estate and the sale of lands on the east side of Delhi Street
- Modernization of buildings through an incremental process of renovation, new construction and re-purposing.

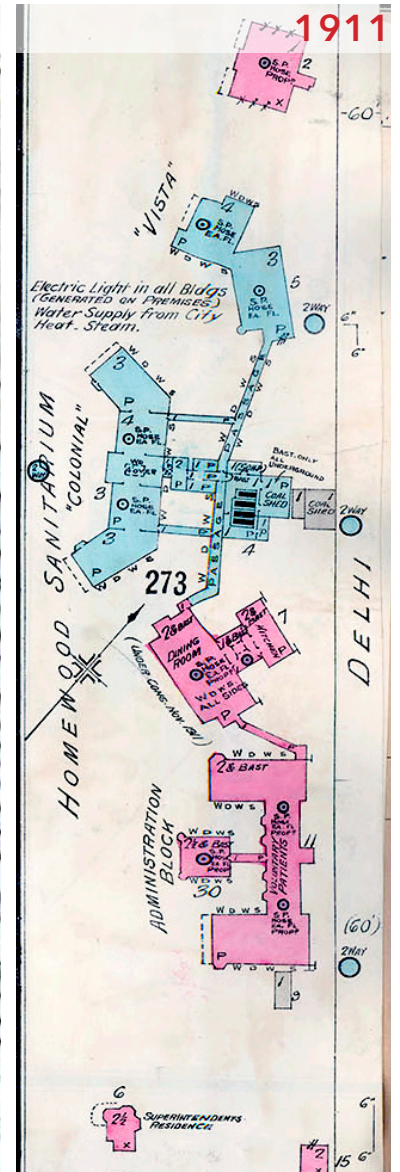
The following section will analyze the patterns of these transitions in greater detail.



Source: Map of Guelph (partial) showing the approximate location of Homewood indicated in red [Source: Ontario Archives]

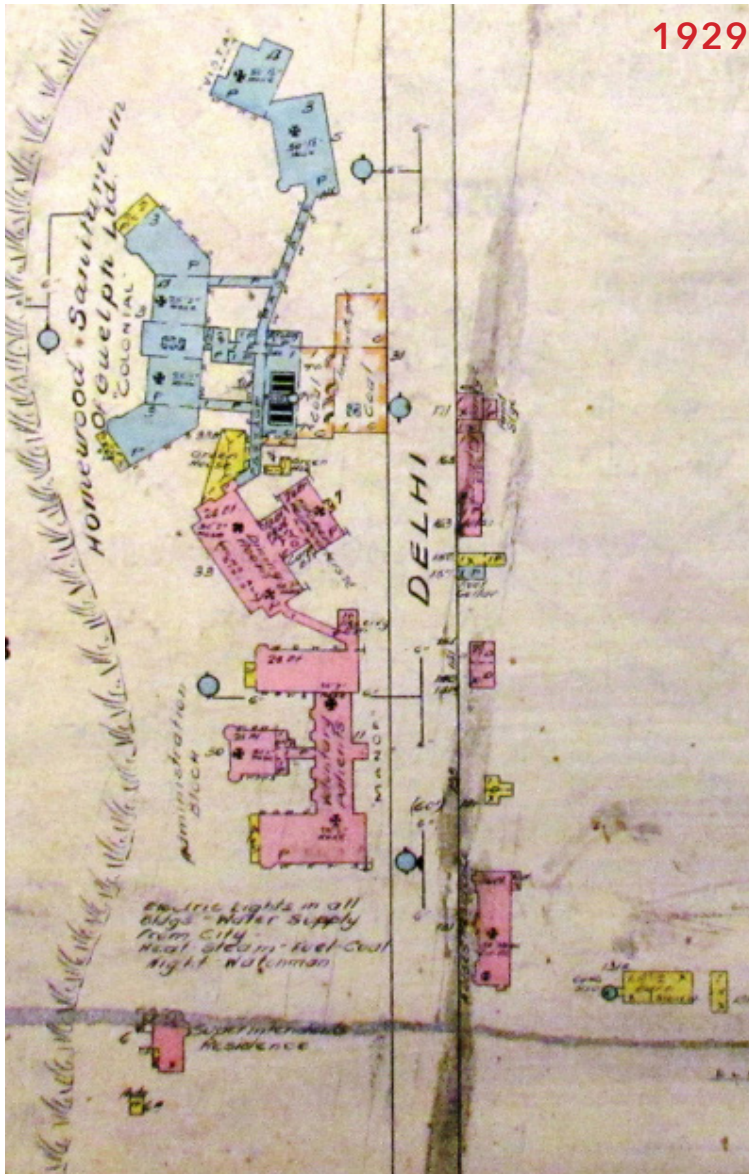


Map of Guelph (partial) showing the approximate location of Homewood indicated in red [Source: Ontario Archives]

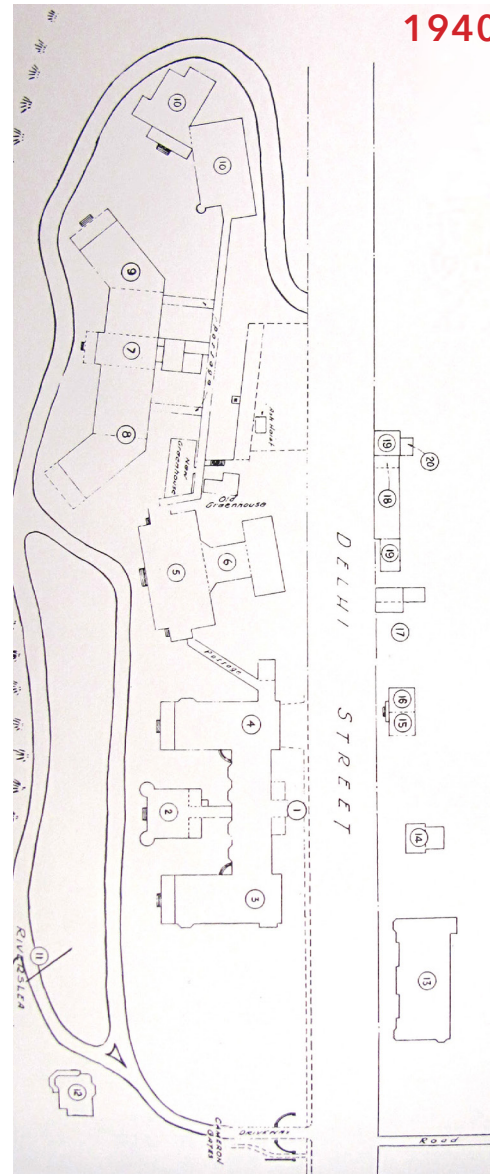


1897 (revised 1911) Fire Insurance Plan [Source: University of Waterloo Geospatial Centre]

2.0 HISTORIC OVERVIEW | understanding the forces that have shaped the campus



1922 (revised 1929) Fire Insurance Plan [Source: University of Waterloo Geospatial Centre]



Map of Homewood [Source: The Homewood Sanitarium : 100 years of service, 1883-1983]



Aerial image of the Homewood campus [Source: Google Earth]

“On each [patient’s] flat is an alcove with large bay windows facing south, so as to receive the sun for the greater part of the day. From these windows the prospect is a delightful one. The greater part of the twenty-acre park surrounding the building spreads out in front, stretching down to the River Speed, which forms the southern boundary. Glinting patches of the river’s surface are seen, changing always as the gently moving leaves close or broaden the view. Dazzled with the brightness, the eye seeks relief and finds it in the sunny or shaded green of the grove, lawn, and meadow.”

- A Globe article describing the opening of the institution, 1884*

*Article published in the Globe May 31 1884, ‘The Homewood Retreat’ posted to Guelph Postcards. 2014-07. <http://guelphpostcards.blogspot.ca/2014/07/the-homewood-retreat-grounds.html>

3.0 PATTERN ANALYSIS | understanding the campus



3.01 Land Use Patterns

3.02 Visual Relationships, Sequences and Spatial Organization

3.03 Circulation

3.04 Ecological Features

3.05 Site Vegetation Patterns

3.06 Landforms

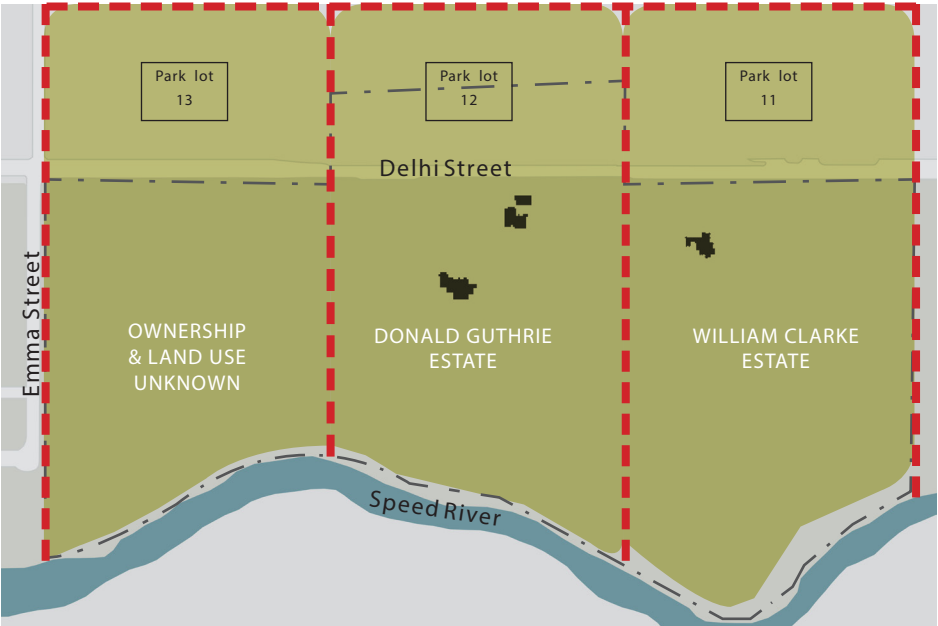
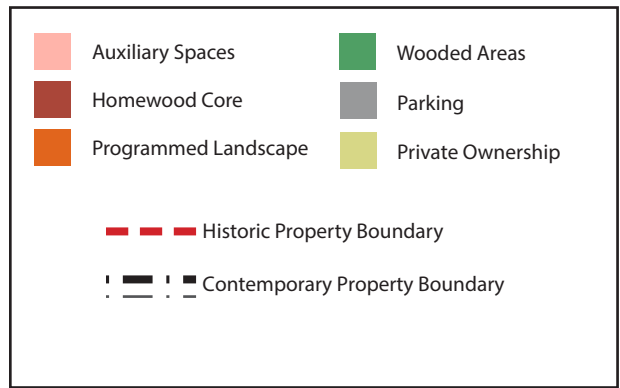
3.07 Built Features
Chronology
Inventory

3.01 Land Use Patterns

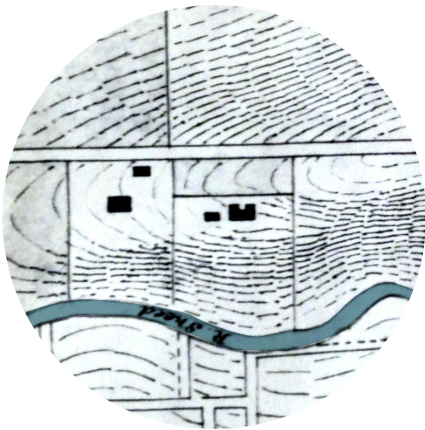
Significant changes at Homewood over the last decades have blurred these historic patterns. However, traces are still evident in the current fabric of the site.

Key patterns of historic land use include:

- The transition from private estate grounds to institutional use of land;
- Open and wooded and programmed landscapes to the west of the main buildings, historically used for outdoor recreation and agriculture;
- A cluster of main institutional buildings, many dating from the early 1900s at the top of the river valley along Delhi street, overlooking the Speed River; and
- The historic functional division between primary patient programs facing the river valley and auxiliary spaces, facing Delhi Street or away from the river.
- The historic function of the east side of Delhi Street as an area used to support operations on the Homewood campus.
- The function played by Delhi Street as a connector joining the Therapeutic and Ancillary Landscapes.



Pre 1883 The Estate Era



30 1862 Map of Guelph, Lots 11 and 12

3.0 PATTERN ANALYSIS | understanding the campus



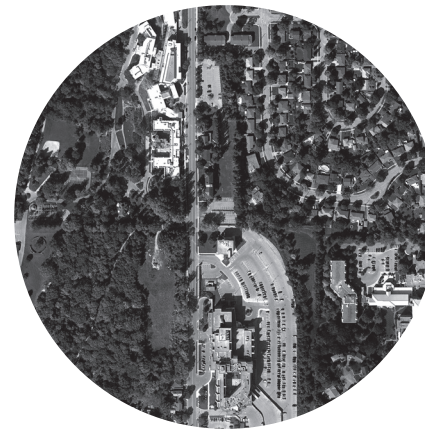
1920s Early Homewood Era



2014 Present day Homewood Era



31 Aerial photo of Homewood (c. 1933)



32 Satellite photo of Homewood (c. 2014)

3.02 Visual Relationships, Sequences and Spatial Organization

Visual Relationships

Important visual relationship patterns include:

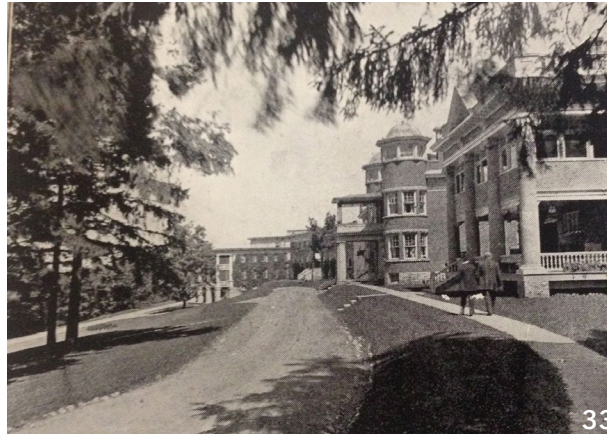
- The prospect from the 'ends' of the Manor, Vista and Colonial buildings toward and over the river valley. Early literature about Homewood highlighted such views as a means of rest and recovery.

Sequences

Sequence along main building cluster

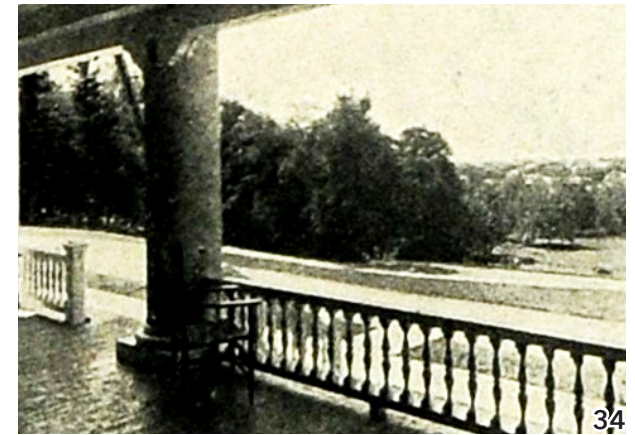
An important visual and spatial sequence exists as one walks north or south along the path that runs along the top of the slope along the west side of the main building cluster. A number of historical photographs document views of Homewood's early buildings from along this path, and illustrate the careful integration of building architecture with landscape design to create a compelling design composition. This visual sequence is created through a number of interrelated patterns including:

- a circulation system with a clear hierarchy (an upper pedestrian and lower vehicular pathway) that is carefully integrated into the sloped landscape with graded terraces;
- an architectural rhythm created along the east side of the path as one moves along what had historically been the river-facing 'front' facades of the main Homewood buildings. The rhythm is created by a pattern of solids and voids created by the series of courtyard form buildings. The 'ends' of the buildings that address the path histor-



ically featured significant architectural ornamentation, and housed more public functions such as main entrances (the primary entrance at the Manor building and earlier at the Guthrie house featured porte cochere's straddling the path), as well as open and enclosed balconies overlooking the valley, and a significant number of windows taking advantage of views. The courtyards (or the spaces between connected buildings) have the added effect of minimizing the scale and institutional feeling of the buildings, giving this sequence a more comfortable domestic quality that was thought to be suitable for an environment of health and healing.

- views to the north along this rhythm of buildings are partially framed by the wings of the Colonial building, which project further down the slope to the west. The main floor elevation of the Colonial building is also set on a lower terrace than the Manor and the Vista, which enhances the sense of integration of buildings into the landscape as one moves along this visual sequence.

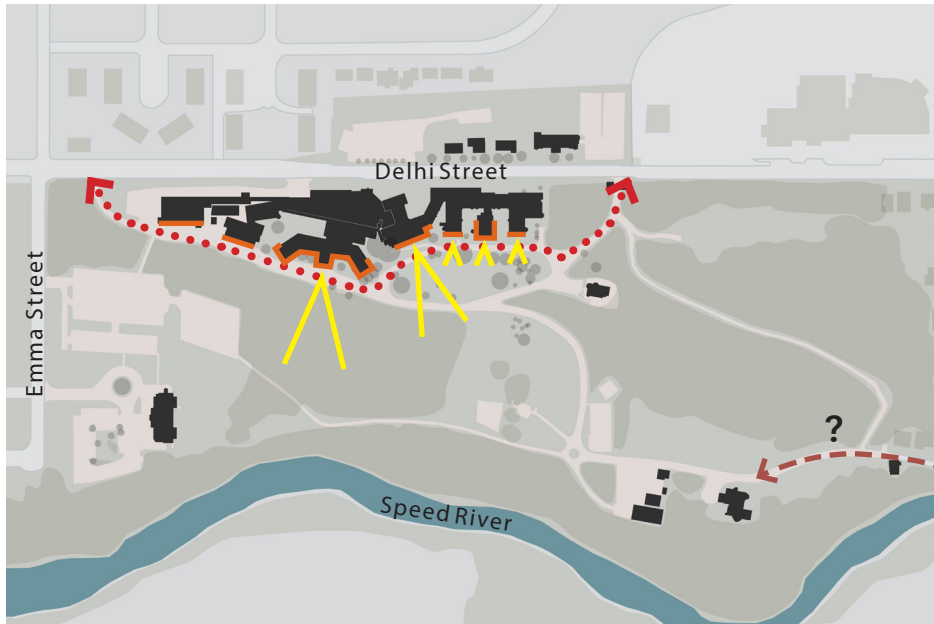


- edged by the buildings to the east, the visual sequence offers more open picturesque views to the west over the broad river valley landscape.





A picturesque arrival sequence to Riverslea

While little historical documentation exists regarding Riverslea, the presence of a curving driveway through an expansive lawn edged by woodlands suggests that a picturesque arrival sequence may once have characterized the approach to the house from the south – a design strategy that was typical of country estate landscapes of this period and part of a rich English garden tradition. A picturesque arrival sequence aimed to heighten the experience of arrival to the house, using landscape design devices. Winding through carefully positioned tree and shrub plantings, and carefully integrated into the contours of the land, the curving drive would offer only controlled glimpses of the house before the views open up to fully expose the house as one makes the final approach.

3.0 PATTERN ANALYSIS | understanding the campus



2014 Visual Relationships and Sequences

-  Important Views
-  Views of architecture from river valley
-  Picturesque walks/approaches
-  Visual Sequences

? While little documentation exists regarding Riverslea, a picturesque arrival sequence would have been typical for an estate property of this period.



33 Visual Sequence along West facades of main building cluster (photograph c. 1933)

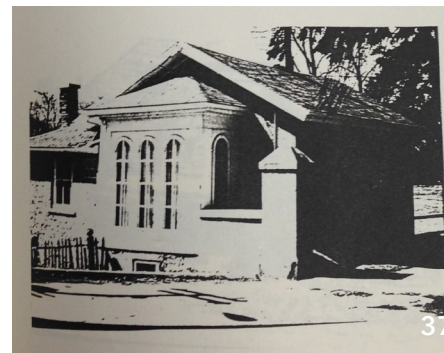


34 View toward the Speed River from the Manor Building (photograph c. 1923)

35 View of Architecture from lower grade (photograph c. 2014)

36 Picturesque approach of Riverslea (photograph c. 1920)

37 Riverslea Gatehouse (photograph c. 1969)



3.02 Visual Relationships, Sequences and Spatial Organization (continued)

Spatial Organization

Important spatial organization patterns include:

- The historic orientation of the main buildings toward the river, signified by dominant architectural features and ornamentation, windows, main entrances, and porches and sunrooms with public uses overlooking the landscape
- The later re-orientation of the main buildings toward Delhi street, established through a new main entrance, building additions and a series of modifications to internal building circulation
- The courtyard building type with courtyards opening up to river valley to the west
- The cluster pattern of the main buildings along with the Nurse's Residence Building grouped at the top of the valley slope along Delhi Street; **the Delhi Street streetscape is an important connecting element of this building cluster**
- The strong integration of architecture into the landscape, achieved through composed views, landforms, the circulation network, and planting of trees and shrubs



09 Homewood buildings oriented toward the landscape (c 1909)

10 Homewood Delhi Street Entrance (c 2009)

11 Homewood Aerial View (c 1960s, provided by Homewood)

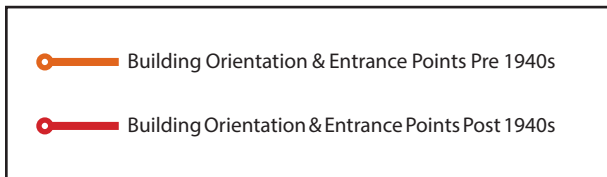
3.0 PATTERN ANALYSIS | understanding the campus



1920s Spatial Organization



2014 Spatial Organization



3.03 Circulation

Circulation routes historically extended along the river-facing 'front' side of the main buildings and looped down to the riverside or back up to Delhi Street. Secondary circulation included walkways and staircases leading directly down the slope towards the river. A third set of circulation routes included interior circulation and pathways immediately around the main buildings, leading to various interspaces, and out to verandas and courtyards.

Photographic documentation suggests that along the river facing front façades of Homewood's main buildings, pedestrian and vehicular circulation was separated. As discussed in section 3.02, routes appear to have been carefully graded to integrate with the design of the landscape and buildings.

Traces of historic circulation are found between the main buildings and the river. While these have been modified to various degrees, the current routes generally follow historic patterns.

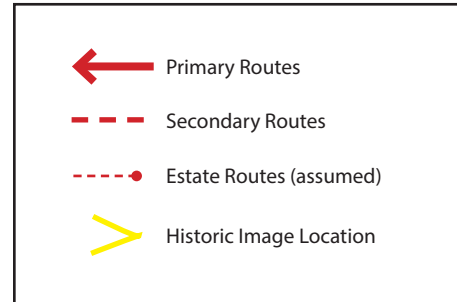
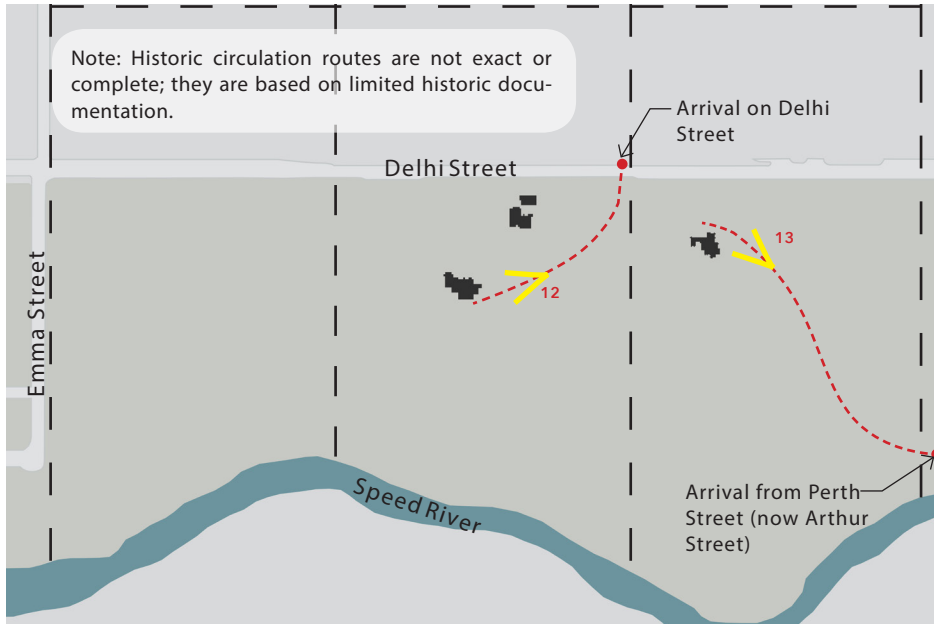
As early as 1917, Homewood's address has been listed as 130 Delhi Street, which indicates that arrival at Homewood was associated with Delhi Street. Likewise, a circa 1920 map of Guelph accessed through the Ontario Archives shows a driveway into the site from Delhi Street.

In addition to Delhi Street, in the early 1900s, visitors also reached the campus via a footbridge over the Speed River connecting Norwich Street to Perth Street (Perth Street was renamed Arthur Street North in 1956). As described in 'The

Homewood Sanitarium, Guelph, Ontario : a private institution for the care and treatment of mental and nervous diseases: A.T. Hobbes medical superintendant', this provided easy access to a C.P.R. line and associated stop that paralleled the Speed River just to the south of Homewood.

A gravel trail through the woodlands that now connects the site to Arthur Street was most likely a driveway to the Riverslea estate, which was acquired by Homewood in 1946. Until that time, Riverslea was addressed as 230 Perth Street, which was later renamed as Arthur Street. The gatehouse type building that stands at the foot of Arthur Street was likely related to the Rosehurst Building (based on the construction date provided by the Municipal Register of Cultural Heritage Properties Non-Designated Properties Guelph) and remained part of the Riverslea property and not one of Homewood's outbuildings.

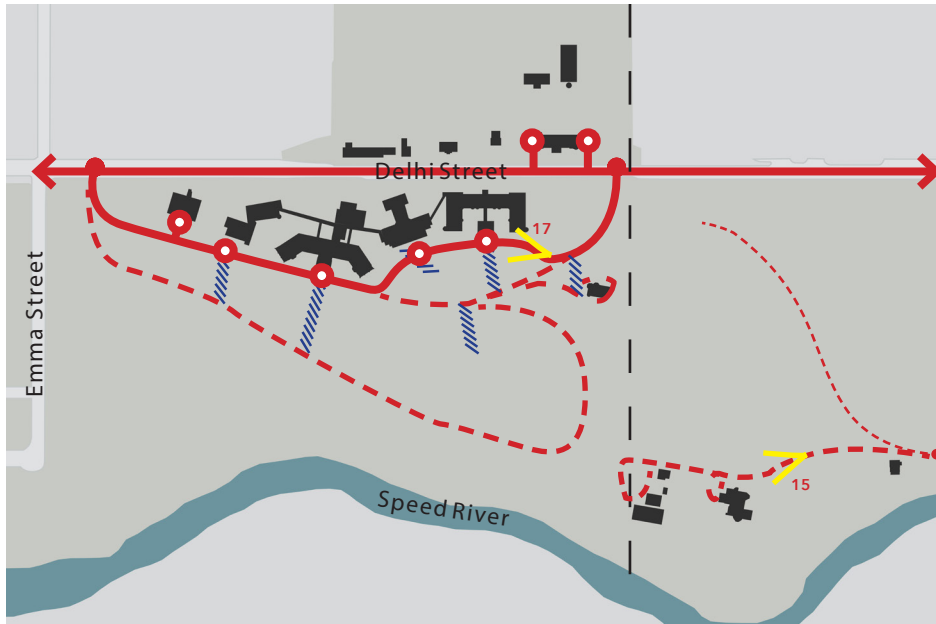
3.0 PATTERN ANALYSIS | understanding the campus



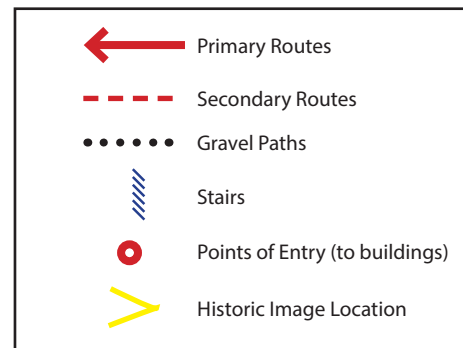
Pre-1883 The Estate Era



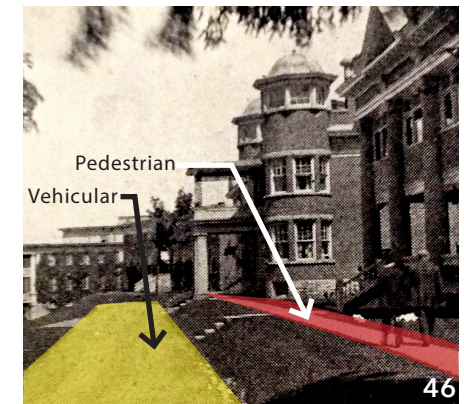
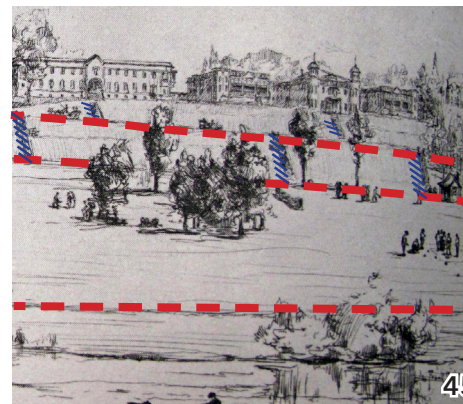
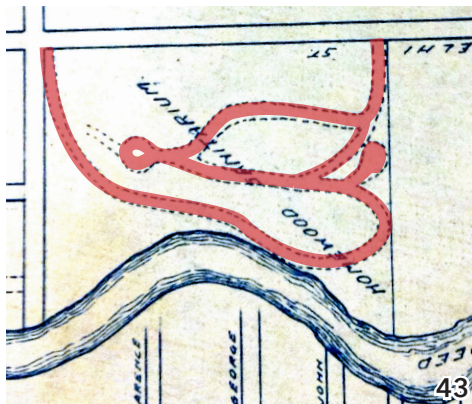
12 Craiganour
13 Rosehurst



3.03 Circulation (continued)

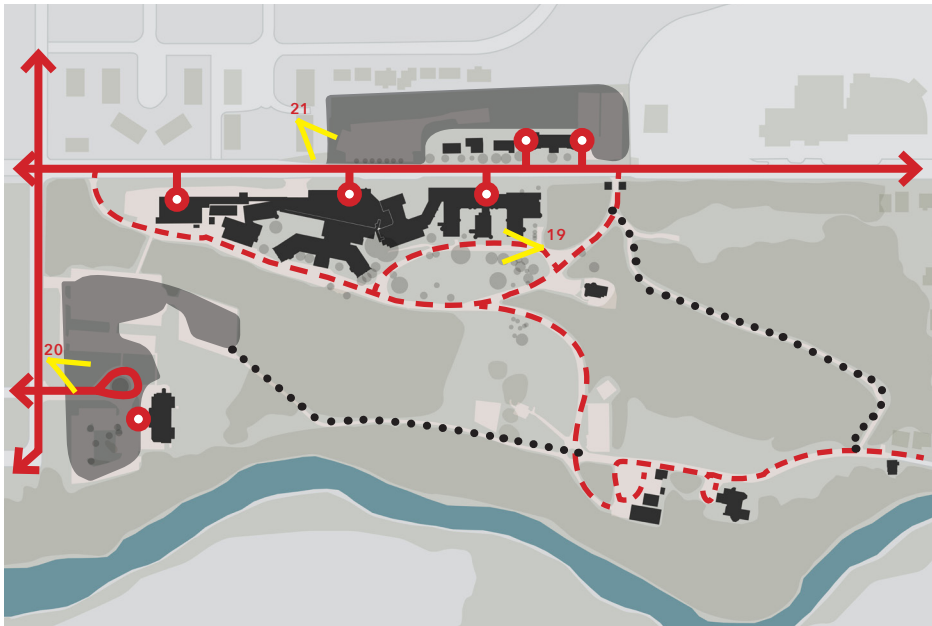


1920s Early Homewood Era



Primary vehicular circulation routes within Homewood c1920s (Source: Toronto Reference Library)

3.0 PATTERN ANALYSIS | understanding the campus



- 14 Homewood Grounds c. 1920
- 15 Riverslea
- 16 1915 Sketch of Homewood Grounds and Pathways
- 17 Homewood grounds landscape and paths c. 1930s
- 18 Homewood vehicular pathways c. 2014
- 19 Pathway at Manor Building
- 20 New Riverwood Building
- 21 Hamilton building Delhi Street entrance

2014 Present Day Homewood Era



47



48



49



50

3.04 Ecological Features

According to Natural Resource Solutions Inc.'s 'Homewood Health Care Centre Opportunities and Constraints Analysis,' the natural heritage system of the Homewood campus includes:

- Locally Significant Wetland in the extreme northwest corner of the property,
- Cool water fish habitat within the Speed River,
- Significant Woodlands,
- Regulatory Floodplain and Significant Valleylands,
- Potential habitat for locally significant species, and
- Significant Wildlife Habitat in the form of Waterfowl Overwintering Area along the Speed River.

*These features are defined as the Natural Heritage System under Schedule 2 of OPA 42 (City of Guelph 2014), as detailed by Natural Resource Solutions Inc.



3.0 PATTERN ANALYSIS | understanding the campus



22 Aerial photo of Homewood and adjacent Natural Heritage Systems (c. 1933)

23 Natural Heritage System, adjacent woodlands to the Homewood main campus (c. 2014)

24 Homewood paths to adjacent woodlands (c. 2009)

Note:

The Natural heritage system zone includes a number of specific ecological habitat types.

*Refer to 'Map 3 - Homewood Health Centre - Ecological Land Classification' produced by Natural Resource Solutions Inc. (September 19, 2014) for more information.

2014 Natural Heritage Systems* 



3.05 Site Vegetation Patterns

Outside of the 'natural heritage system' of the Homewood campus, a range of campus open space types can be found. This section categorizes these spaces – characterized as site vegetation patterns – into a set of types. While some of the open space types evident on site could not be considered to be in the picturesque mode on their own – the labyrinth, the sport courts or the allotment gardens for instance – a larger framework of picturesque plantings, pathways and landforms combined with the visual backdrop of the natural heritage woodland areas and the occasional glimpse of the speed river, create an overarching and unifying picturesque quality to the campus as a whole.

- **Terrace:** An open level lawn to the west of the main buildings (the former site of Craiganour) with canopy trees and a steep vegetated bank featuring timber stairs.
- **Grove:** Areas featuring mature canopy trees and open lawns, sometimes furnished with chairs to sit in.
- **Building Foundation Planting:** Ornamental tree, shrub, perennial and annual plantings along the foundation walls of site buildings. This type of planting is featured along the main building cluster's Delhi street frontage, and historically, surrounding Riverslea.
- **Programmed Landscape:** Historically these areas were utilized for agriculture, which was integrated into therapeutic programming, and historical accounts also reference lawn tennis, quoits, cricket and lawn bowling. Today, this part of the property has evolved to include

a range of landscape spaces including contemplative landscapes such as a labyrinth and a therapeutic allotment garden, passive areas such as a gazebo, open lawn areas and seating areas, and active areas such as volleyball and tennis courts and a baseball diamond.

- **The Approach to Riverslea:** Discussed in section 3.02, this portion of the site is characterized by open lawns bisected by an approach drive, featuring canopy trees and large shrubs. The approach to Riverslea is visually bounded to the east and west by woodland areas.
- **Delhi Streetscape:** The Delhi streetscape is largely defined on the west side by the foundation plantings of the main building cluster. Few canopy trees are featured on this side of the street. The east side of the street features a regular row of canopy trees, with an understory of lawn.
- **Courtyards and Interstitial Spaces:** These spaces appear to have evolved over time. The southern manor courtyard, for instance, was infilled to create a basement-level gymnasium. Most of these spaces feature lawns and garden planting, as well as pathways, ramps, stairs and retaining walls connecting to exterior doors.



SVP 1 Terraces



SVP 2 Grove



SVP 3 Building Foundation Planting



SVP 4 Programmed Landscape

3.0 PATTERN ANALYSIS | understanding the campus



Site Vegetation Patterns (SVP)			
1	Terraces	5	Approach to Riverslea
2	Grove	6	Streetscape
3	Building Foundation Planting	7	Courtyards
4	Programmed Landscape	[Hatched]	Natural Heritage Systems*

2014 Site Vegetation Patterns



SVP 5 Approach to Riverslea



SVP 6 Streetscape



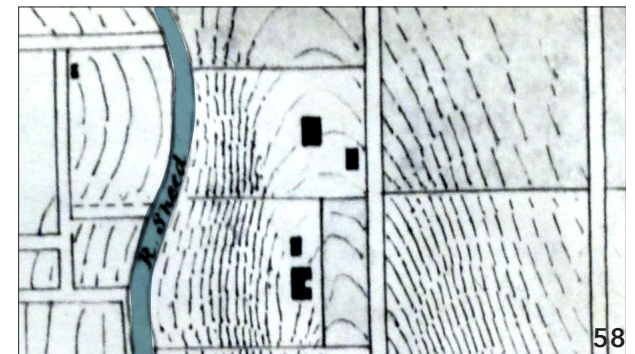
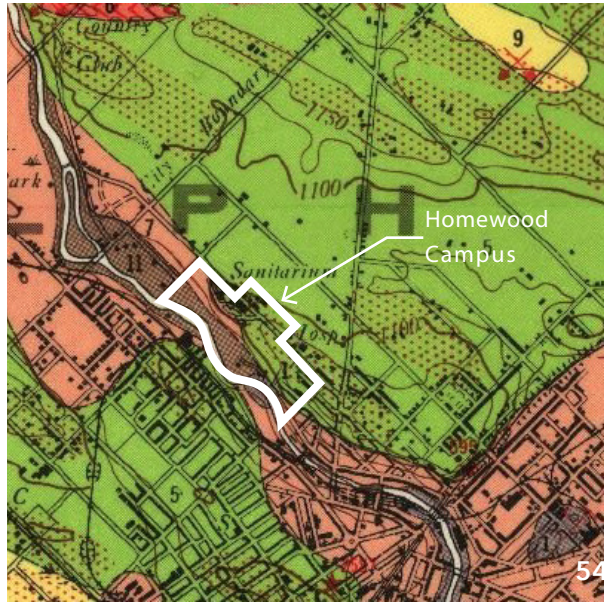
SVP 7 Courtyards

3.06 Landforms

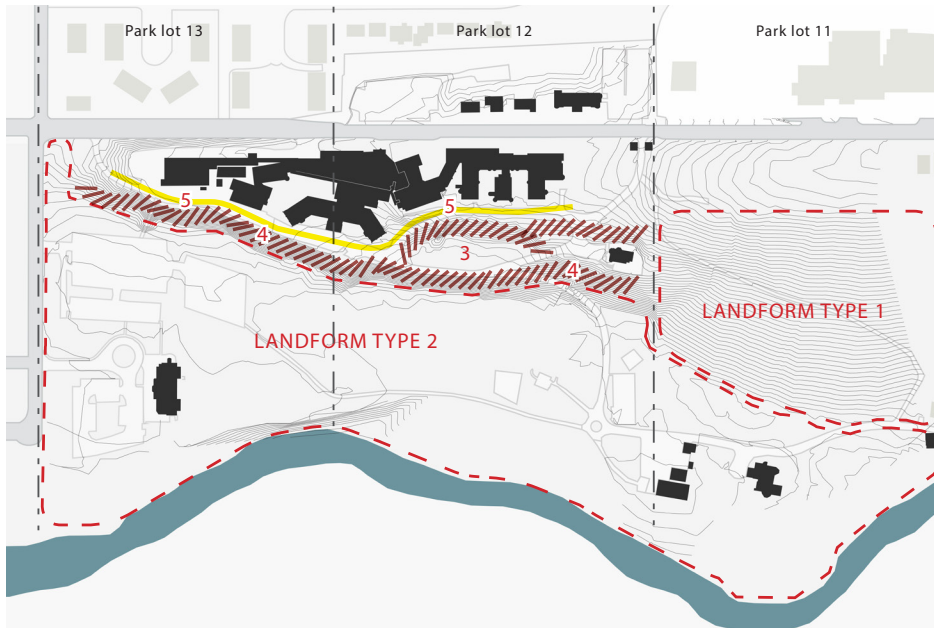
Sited on the crest of one of Guelph's many drumlins which also forms a valley slope of the Speed River, the landform of the Homewood campus is perhaps its most defining feature. Opportunities for the commanding views over the river valley made the site attractive first for the establishment of picturesque estate properties, and later for Homewood as a therapeutic landscape.

The sloping topography of the grounds has long been a celebrated feature of the site, often noted in early promotional literature and photography. Important landform patterns on the Homewood campus are:

- The siting of major buildings at the crest of the river valley, orienting toward the river (Riverslea situated along the riverside flatlands being an exception)
- The siting of most landscape program areas on riverside flatlands or on graded terraces
- The creation of terraces to accommodate changes in grade and to set buildings in the landscape
- Micro-grading to set paths into terraces of a sloping landscape
- Berming to 'sink' pathways into the landscape (as seen in image 55).



3.0 PATTERN ANALYSIS | understanding the campus



2014 Topographical Features

TYPE 1	Natural Forest Bank
TYPE 2	Riverside flats
TYPE 3	Terrace
TYPE 4	Graded Banks
TYPE 5	Micro-grading (Terracing and berming at pathways)
- - -	Historic Property Lines
- - -	Extent of Landform Typologies

25 'Pleistocene Geology of the Guelph Area' depicting drumlins on Homewood site (1968)

26 View of the terraced grading at the Homewood Grounds (photo provided by Homewood)

27 View of George Miller Buildings from the terrace (c. 2014)

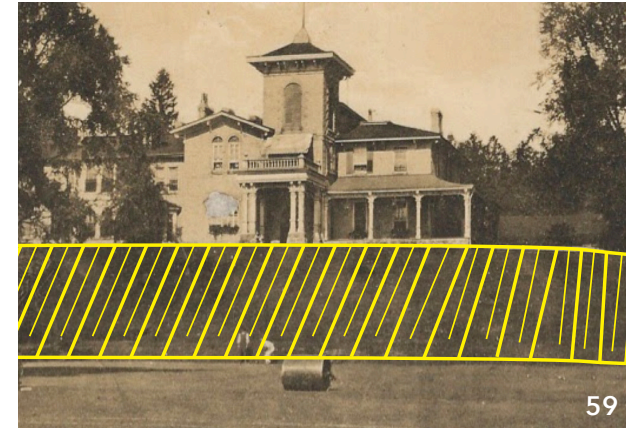
28 Terraced grading at Homewood Grounds (2014)

29 1862 Historic map showing the topography during Estate ownership

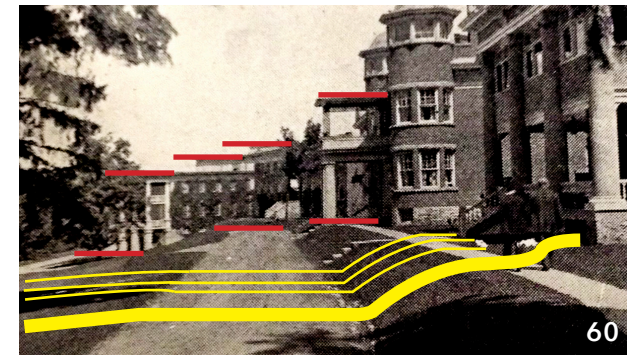
30 Graded Banks (Historic, west of Craiganour)

31 Micro-grading at main approach to Homewood, building floor elevations follow the cascading landscape

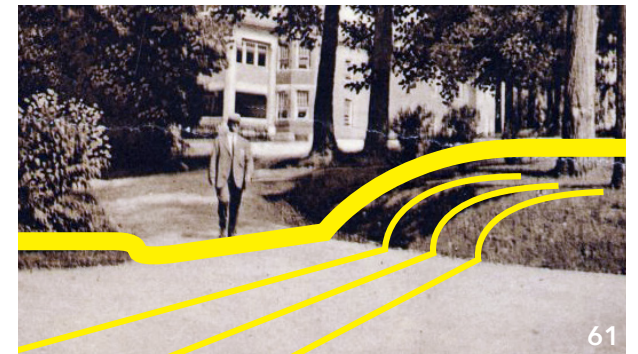
32 Micro-grading and berming where landscape meets pedestrian routes



59

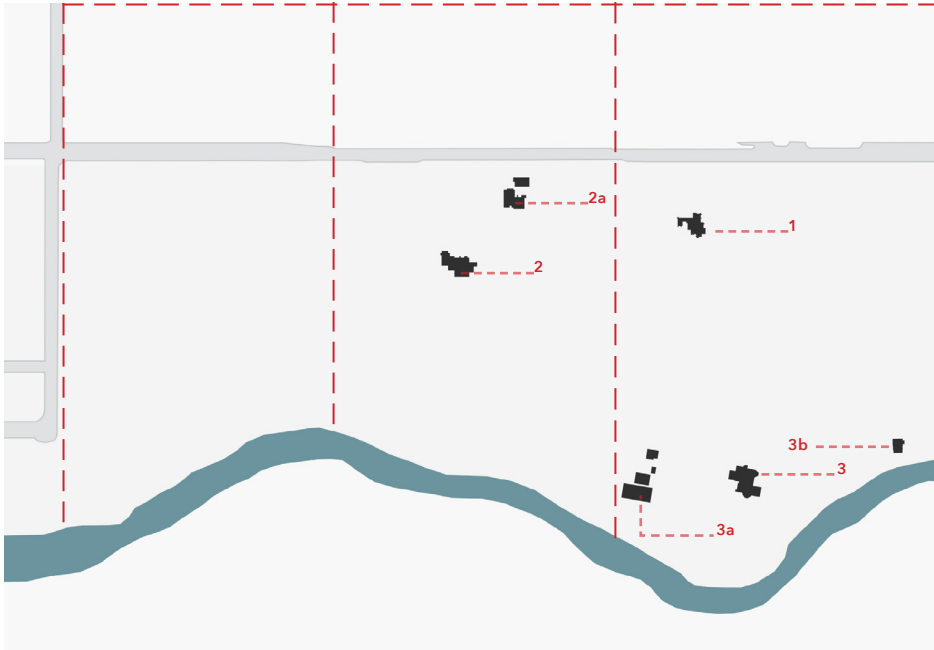


60



61

3.07 Built Features - Chronology



1859 - 1889

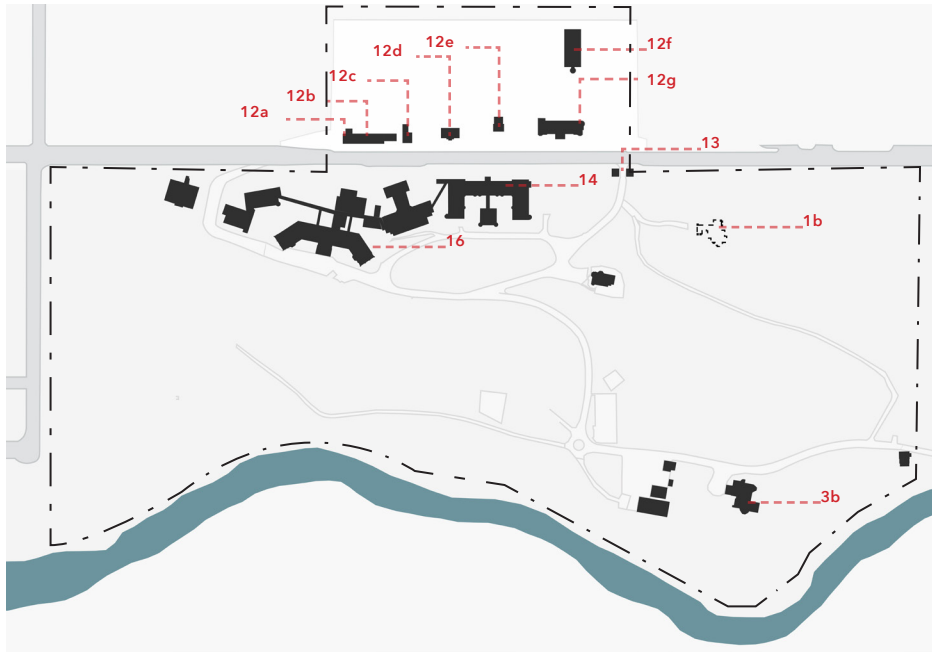
- 1 1859-60 - Rosehurst Estate
- 2 1862 - Craiganour
 - 2a 1862 Craiganour outbuildings
- 1872 - Donald Guthrie, Q.C. MP acquires Craiganour and a 19-acre estate (Park lot 12)
- 1883 - Homewood Retreat is established. Craiganour is converted to serve as Homewood's main building
- 3 1890-91 - Riverslea
 - 3a c.1890 - The Riverslea out buildings
 - 3a 1859-60 - The Gatehouse is built



1892 - 1912

- 4 1903 - The First Nurse's residence, demolished circa 1940
- 5 1903 - The Superintendent's house
- 6 1906/07 - The Colonial (additions after 1911)
- 7 1906/07 - The Vista (additions after 1911)
- 2b 1911 - Craiganour, with the Homewood addition, burns down
- 8 1912 - The Manor Building
- 9 1912 - The Mackinnon dining hall
- 10 1912 - The Bungalow Residence (used until 1923)

3.0 PATTERN ANALYSIS | understanding the campus



1913 - 1949

¹² 1915-1925 - Various service buildings along Delhi are completed:

- ^{12a} Garages
- ^{12b} Laundry (1915)
- ^{12c} Tool Shed
- ^{12d} Chauffeur's Residence
- ^{12e} Cottage
- ^{12f} Barn
- ^{12g} Second Nurse's residence (1925)

^{1b} 1925 - Rosehurst is demolished following a fire

¹³ 1933 - Cameron Gates built along Delhi Street by Homewood

^{3b} 1946 - Riverslea is purchased and renovated as a patient unit

¹⁴ 1940s - Additions to the Manor building are constructed



1950 - 2014

¹⁵ 1960-69 - Renewal program commences (applies to the entire Homewood Campus);

various buildings are restored, renovated along with new additions

¹⁶ 1966 - Addition to front of the Colonial

¹⁷ 1966 - Activity Therapy Building

¹⁸ 1960s-80s - Staff housing added in the late-1960s. Other buildings on east side of Delhi are demolished, modified or re-purposed and leased for office uses.

¹⁹ 1991 - Hamilton Building

²⁰ 1996 - Trillium Wing

²¹ 1990s - Riverwood

3.07 Built Features - Inventory



Rosehurst - c. 1900



Rosehurst & River - Pre 1925



Craiganour - 1892



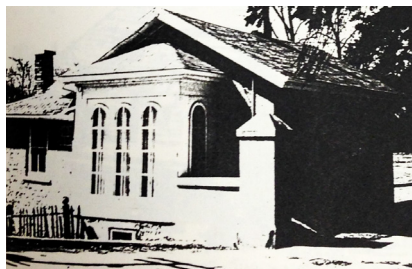
Craiganour - 1903



Riverslea - c. 1900



Riverslea Outbuildings - 2009



The Gate House - Pre 1930



The Gate House - 2009

1 Rosehurst

Rosehurst is built for William Clark. The house was later demolished following a fire in 1925.

Significant Dates
1859-60 constructed
1925 demolished
Architect/Contractor
Unknown

2 Craiganour and outbuildings

Craiganour is constructed for G. McKenzie Stewart in 1862. Ten years later, Donald Guthrie Q.C. MP acquires Craiganour with a 19-acre estate. In 1883, the Homewood Retreat is established and Craiganour is converted to serve as Homewood's main building. An addition is added, designed by Guelph architect John Hall Jr. (1839-1886). On January 6th, 1911, Craiganour is destroyed in a fire.

Significant Dates
1862 constructed
1883 converted
1911 burned down
Architect/Contractor
Addition: John Hall Jr.
Main Block: Unknown

3 Riverslea and outbuildings

3a This handsome Richardsonian Romanesque style house was built for James Goldie. It remained in private hands until it was acquired by Homewood in 1946. James Goldie was a prominent member of the Guelph community, successful miller, and three-time Conservative candidate. The outbuildings are one-storey brick buildings to the north of Riverslea. They are currently used for grounds maintenance for Homewood. Little documentation has been found about these structures.

Significant Dates
1890-91 constructed
Architect/Contractor
Unknown
Heritage Status
Listed

3b The Gatehouse

The Gatehouse building is located at the foot of Arthur Street North, formerly named Perth Street. It was acquired when Homewood purchased the Riverslea estate in 1949. Research indicates the gatehouse likely did not mark the entrance to Homewood, but rather could have been built for Riverslea or an earlier estate home, named Rosehurst, that stood near Riverslea between 1859 and 1925.

Significant Dates
C. 1855-60*
Architect/Contractor
Local builder/architect
Heritage Status
Listed

*Construction date provided by Municipal Register of Cultural Heritage Properties Non-Designated Properties Guelph.

3.0 PATTERN ANALYSIS | understanding the campus



First Nurse's Residence - 1903

4 First Nurse's Residence (1)

The first Nurses' Residence building was constructed concurrently with the Superintendent's house in 1903 and demolished in the 1940s. It is one of the earliest buildings on site built specifically for Homewood. The building was designed by Guelph architect William Frye Colwill, who also designed the Homewood Superintendent's House.

Significant Dates
1903 constructed
Circa 1940s demolished
Architect/Contractor
William Frye Colwill

Photographs of the building show it was located on the east side of the present day Nurse's residence (built in 1925). Refer to building 12g on page 55 - Second Nurses' Residence.



The Superintendent's House - 1915



The Superintendent's House - 2009

5 Superintendent's House

The Superintendent's House was built concurrently with the first Nurses' Residence in 1903. The building currently houses The Residence at Homewood, a premier private facility for addiction and mental health treatment.

Significant Dates
1903 constructed
Architect/Contractor
William Frye Colwill
Heritage Status
Listed



Colonial - 1919



Colonial - 2013

6 The Colonial

The Colonial became Homewood's central building following the 1906/07 expansion. The expansion reoriented the campus from the Craiganour (with its 1883 additions) to the north west. The 1915 Prospectus for Homewood tells us that its walls are of locally quarried limestone.

The stone building has a C-shaped plan with balconies (now enclosed) at the end of each wing. A three-storey addition was added at the entrance after 1966.

Significant Dates
1906/07, addition 1912
Architect/Contractor
George Miller
Heritage Status
Listed

3.07 Built Features - Inventory



The Vista - 1972



The Vista - 2009

7 The Vista

The three-storey, irregularly shaped Vista building was constructed as an auxiliary to the Colonial for long-term patients. The building originally had balconies on the second and third floors, in a style similar to balconies on the wings of the Colonial before they were enclosed at some point after 1915.

An addition, also designed by Miller, was added to the rear as part of the reconstruction project after the major fire of 1911. This addition was used for long-term patients. A front addition, in place of the balconies, and side additions were constructed on the 1906/07 block between the mid-1940s and 1966.

The building is included on the City of Guelph's Municipal Register of Cultural Heritage Properties.

Significant Dates
1906/07, addition 1912

Architect/Contractor
George Miller

Heritage Status
Listed

8 The Manor Building

The Manor includes a two-storey building in a C-shaped plan set around a house-like structure, referred to historically as the Administration Building. Although both parts were constructed concurrently, their distinct forms give the impression that the Administration section once stood as the estate house prior to the founding of the hospital before the fire of 1911. Material salvaged from the Craiganour was used in the construction of the Manor.

Additions to the Manor were constructed after the mid-1940s. These included a basement-level infill addition, enlargement of the corridor section connecting the Administration section, additions to the north sides of the Administration section and north wing, and infill additions on the Delhi Street side. The Trillium wing was added on the south side in 1996.

The additions on the Delhi Street side have obscured much of the building's original detail. A considerable amount of original form and detail are found on elevations facing the Speed River.

Significant Dates
1912

Architect/Contractor
George Miller

Heritage Status
Listed

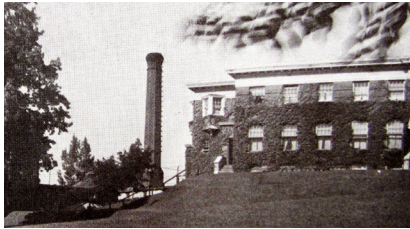


The Manor Building - 1977



The Manor Building - 2013

3.0 PATTERN ANALYSIS | understanding the campus



The Mackinnon - 1920



The Mackinnon - 2013

9 The Mackinnon (Dining Hall)

This building was constructed as part of rebuilding following the Craiganour fire of 1911.

Significant Dates
1912

Architect/Contractor
George Miller

Heritage Status
Listed

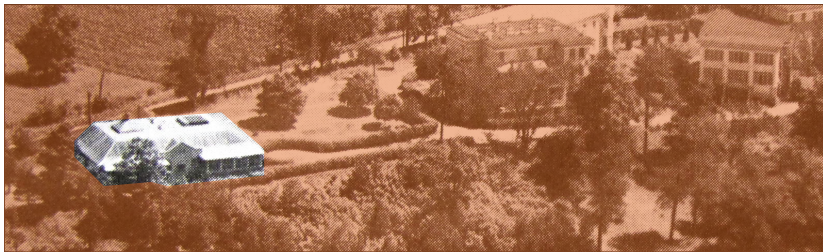
10 The Bungalow

The Bungalow was constructed in the approximate current location of the Activity Therapy building. It was used for high acuity care until 1923.

Significant Dates
1912

Circa 1920 demolished

Architect/Contractor
Unknown



The Bungalow - 1933 Aerial View

12a to 12e Staff Houses, Delhi Street

These structures were built for Homewood staff, and also originally included a brick laundry building and small frame cottage (both demolished). They include structures built between 1915 and 1925, with an additional residential structure evident by 1967. The buildings are no longer part of Homewood's programming space.

Significant Dates
Various dates - Constructed

Architect/Contractor
Unknown

Heritage Status
Not Listed



Staff Houses - 1920 - (Laundry Bldg)



Staff Houses, c. 1980

12d Chauffeur's Residence, Delhi Street

The Chauffeur's Residence is a semi-detached building constructed between 1915 and 1925. The building is no longer part of Homewood's programming space.

Significant Dates
Between 1915-1925

Architect/Contractor
Unknown

Heritage Status
Not Listed



Chauffeur's Residence - 1960



Chauffeur's Residence - 2011

3.07 Built Features - Inventory



Second Nurse's Residence - 1925



Second Nurse's Residence - 2013

12g (Second) Nurses' Residence (2)

The Second Nurse's Residence building was constructed in 1925 to house nursing staff. Walter Herbert George, an architect from Ottawa who was known as a specialist in institutional architecture, designed the building, and it is identified in the Couling Architectural Inventory. The building is currently vacant.

Significant Dates
1925
Architect/Contractor
Walter Herbert George
Heritage Status
Not Listed



The Cameron Gates - 1970s

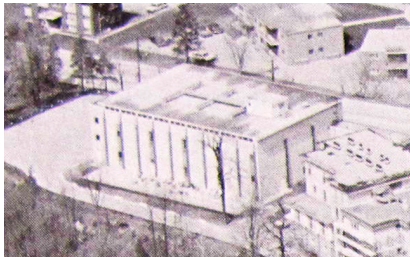


The Cameron Gates - 2009

13 The Cameron Gates

This stone and concrete gate serves as an entrance to the Homewood campus. The gates were installed in 1933 and were dedicated to Wellington Cameron, who at the time was the President of Homewood's Board.

Significant Dates
1933
Architect/Contractor
Unknown
Heritage Status
Not Listed



Activity Therapy Building - c. late 1960s



Activity Therapy Building - c. late 1960s

17 Activity Therapy Building

The Activity Therapy Building was built in order to replace the Bungalow. This building was the only component of a 1969 campus master plan by W. Cluff and P.J. Cluff that was realized.

Significant Dates
1966
Architect/Contractor
TBC
Local builder/architect
Heritage Status
Not applicable



Hamilton Building - Entrance - 2009



Hamilton Building - Entrance - 2009

19 Hamilton Building

The Hamilton Building is notable in departing from the established pattern of orienting patient care buildings toward the river valley by creating a new public face for Homewood along the west side of Delhi Street.

Significant Dates
1991
Architect/Contractor
TBC
Local builder/architect
Heritage Status
Not applicable

3.0 PATTERN ANALYSIS | understanding the campus



Riverwood - Entrance - 2009



Riverwood - Entrance - 2009

20

Riverwood

This modern office building was constructed facing Emma Street. The building and its site layout departed from the historic orientation of Homewood's buildings and introduced a new entrance into the campus from Emma Street.

Significant Dates
c. 1990

Architect/Contractor
TBC
Local builder/architect



Gazebo - Grounds - 2009



Gazebo - Deck - 2009

21

Gazebo

This structure sits in the landscape near Riverslea. While it is included on the Municipal Register of Cultural Heritage Properties, it is a contemporary structure that does not appear to have significant design, historic, or contextual value.

Significant Dates
c. 1995

Architect/Contractor
TBC
Local builder/architect
Heritage Status
Listed

4.0 Cultural Heritage Landscapes

The Homewood campus can be read as three distinct yet related cultural heritage landscapes (CHLs) that have been shaped by historical layers and patterns of development over time. These layers, visible in the interrelationship between built form and landscape, are revealing of both the growth of Guelph and evolving approaches to healthcare delivery. Established in 1883, the Homewood campus is located along the eastern banks of the Speed River, and now occupies portions of former park lots 11, 12 and 13. Along with the primary institutional buildings built in the early twentieth century, the Homewood campus also contains the Riverslea Estate, a fragment of Guelph's early residential development. While most of the early riverside estate houses on park lots 11, 12 and 13 have long been demolished, over more than a century, Homewood has transformed these original expansive residential lots into both programmed and non-programmed landscapes for therapeutic purposes. In keeping with the prevailing nineteenth century view that naturalized settings had curative qualities, the first purpose-built medical buildings within the Homewood campus designed by architect George Miller were oriented toward the valley ridge and the Speed River below, engaging patients with the landscape.

While these original Homewood buildings form the core of the present day campus, a program of incremental expansion has maintained the legibility of these structures and their relationship to the landscape, while offering new facilities for patient care. This gradual expansion process modernized and reoriented Homewood towards Delhi Street. As Homewood expanded, a second Nurses' Residence and other service buildings were built east of Delhi Street, and the campus was better connected into the transportation system of the growing city. The landscape has evolved in tandem with built form, adapting to suit new programmatic requirements of the hospital, while maintaining components linked to each era of development. Through an approach of adaptation and augmentation rather than demolition, the Homewood campus has retained a complexity that speaks to each era of its evolution. Together, these different yet complementary layers form the Homewood campus.

Research and analysis of the Homewood campus reveals that three distinct yet related component landscapes exist within the broader campus: the Homewood Therapeutic Landscape (CHL1), the Riverslea Estate Landscape (CHL2), and the Homewood Ancillary Landscape (CHL3). While these three areas are historically linked and physically connected by Delhi Street, they reflect specific attributes and planning intentions, and merit recognition as distinct cultural heritage landscapes within the larger campus.

The Homewood Therapeutic Landscape is intrinsically linked to the Homewood Health Centre and in addition to the core buildings described in the following section, contains associated campus lands which provide an organized therapeutic landscape for the treatment of patients that includes terraces, viewsapes, and programming.

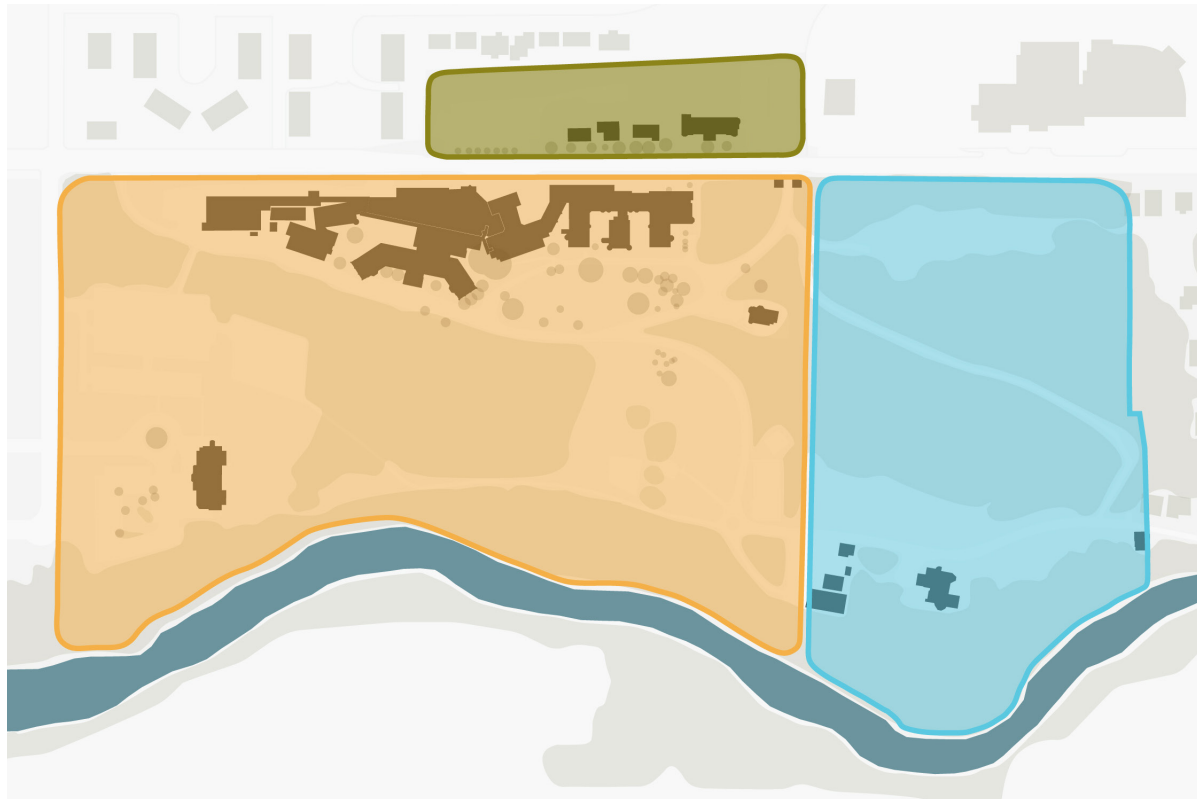
To the south, the Riverslea Estate Landscape reflects a distinctly residential character, and incorporates the picturesque arrival sequence from Arthur Street North, the land around the Riverslea building, including outbuildings, as well as canopy trees, large shrubs, woodlots, and walking trails.




To the east of Delhi Street lies the third landscape, the Homewood Ancillary Landscape. This landscape was originally developed as a group of buildings that contained a variety of supporting uses, such as the Nurses' Residence, which serviced the Homewood campus. Due to the auxiliary nature of this area, the Nurses' Residence does not feature the same level of architectural detailing as the buildings in the other CHLs, but is nevertheless contextually linked with the wider Homewood campus.

The following section will describe the themes and attributes of these three cultural heritage landscapes in further detail, and is intended to form the basis of future Part IV designation by-laws for each CHL.

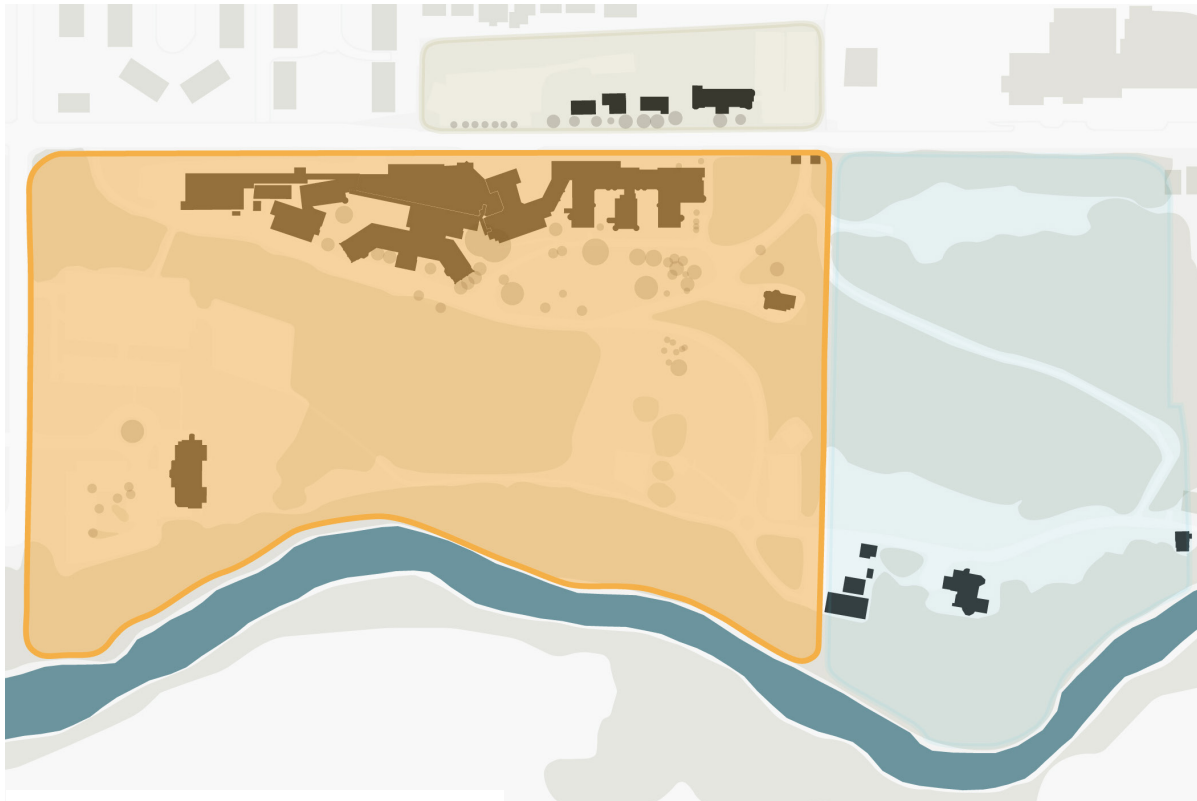
4.0 CULTURAL HERITAGE LANDSCAPE


Homewood Cultural Heritage Landscapes



-  Homewood Therapeutic Landscape
-  Riverslea Estate Landscape
-  Homewood Ancillary Landscape

Homewood Therapeutic Landscape (CHL 1)



 Homewood Therapeutic Landscape

4.01 Proposed Cultural Heritage Landscapes: Statements of Significance

Homewood Therapeutic Landscape (CHL 1)

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Therapeutic Landscape, whose heritage themes and attributes are described below.

Design Themes

The Homewood Therapeutic Landscape includes a complex of buildings clustered along Delhi Street that overlook a programmed landscape, which slopes towards the river and is framed by wooded areas. Formerly the site of several private country estates, the Homewood campus was established in 1883 as a mental healthcare facility. This transformation continued throughout the first half of the twentieth century, as the campus was designed according to prevailing ideas about the relationship between environment and mental health. The resulting therapeutic landscape featured thoughtful integration of programmed landscape, scenic and picturesque landscape features, and architecture (including a cluster of main buildings for treatment along the valley ridge and free standing secondary buildings for campus support functions such as the Superintendent's Residence). Beginning in the late 1940s, as the general approach to mental healthcare became more clinically focused, the campus entered a new phase of modernization. This phase included new construction and the reorientation of existing buildings towards Delhi Street, rather than the landscape and river. The evolution of medical healthcare is legible in the campus' patterns of development and in the continued connections

between old and new building forms and landscape features.

Historical Themes

Since 1883, this campus has maintained its association with the Homewood Health Centre, a prominent institution within the field of mental health care. The campus' ongoing use and physical development reflect the historic evolution of ideas about mental healthcare facilities. The early 20th century Homewood buildings represent the work of George Miller, a highly accomplished architect in Toronto whose projects include Toronto's Massey Hall and the University of Toronto's Annesley Hall.

Contextual Themes

The organization of the campus' elements, including the scale and orientation of buildings and the design and programming of the landscape, facilitates interaction between the Homewood Therapeutic Landscape, Delhi Street, the Speed River, and the formerly private land to the south. Forming the eastern edge of the Therapeutic Landscape, Delhi Street is also a contextual feature of CHL1, which connects and frames the public experience of this landscape.

Heritage Attributes for the Homewood Therapeutic Landscape:

- Evolved nature of the Therapeutic Landscape, which reflects distinct eras of healthcare paradigms and Guelph's history;
- Picturesque landscape, featuring composed views and a park-like composition of open lawns and trees, designed to facilitate therapeutic programming;
- Wooded areas of natural heritage significance that help frame and provide a visual backdrop to the picturesque landscape;

- Physical, visual, and programmatic connectivity between built form elements and the landscape, including paths, terracing, the rhythm created by alternating building masses and courtyard voids; and
- Location and orientation of the early 20th century institutional buildings towards the river.

Heritage Attributes of significant buildings and structures include:

Superintendent's Residence*:

- Queen Anne Revival style and detailing including the steeply pitched roof with irregular profile, prominent front bay and picturesque massing;
- Brick and stone construction;
- Original window & door openings and surrounds featuring smooth cut red sandstone lug sills in sill courses;
- Paneled and glazed front doorway with leaded transom.
- Open front/corner porch;
- Hip and gable roofline, with a conical roof over the building's front bay and a dentilated cornice; and
- Sash windows.

Colonial Building*:

- Neoclassical Revival style and detailing, representative of George Miller's work, including the verandas (now enclosed) supported by Tuscan columns at the end of each wing;
- Symmetrical C-shaped plan;
- Stone construction using locally quarried limestone;
- Dentilated soffits;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Flat roofline, featuring a wide cornice on console brackets; and
- Sash windows.

4.0 CULTURAL HERITAGE LANDSCAPES

Vista Building*:

- Neoclassical Revival style and detailing including the enclosed veranda with Tuscan columns;
- Stone construction using locally quarried limestone;
- Original window & door openings and surrounds with rusticated stone sills and lintels, including the corner bay windows;
- Flat roofline, featuring a wide cornice on console brackets and dentilated soffits; and
- Sash windows.

Manor Building*:

- Eclectic style and detailing incorporating elements representative of George Miller's work including components of Georgian, Edwardian and Neoclassical architecture;
- Symmetrical E-shaped plan, linked to its historical and continuing use as a health-care facility;
- Cross-plan pilastered columns and domed towers framing a portico on the building's west (primary) elevation and the decorative metal work framing the second storey balcony;
- Double-height porticos along the building's west elevation supported by Ionic columns and capped by pediments with tympanums containing decorative relief sculptures;
- Triangular and rounded pediments with tympanums containing decorative relief sculptures along the building's east elevation;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Varied profile of the roof, featuring a wide cornice with dentilated soffits and open balustrades; and
- Sash windows.

Mackinnon Building*:

- Georgian Revival style and detailing representative of George Miller's work including the symmetrical plan, classical detailing such as the triangular pediment with tympanum and the

pilastered entranceway on the building's west (primary) elevation;

- Brick and stone construction;
- Original window and door openings and surrounds, including rusticated stone sills and segmental arches as well as the semi-elliptical fanlight, sidelights and double-leaf paneled and glazed doors along the building's west elevation;
- Triangular oriel windows on brackets;
- Flat roofline, featuring wide eaves with console brackets, and a deep frieze with molded band; and
- Sash windows.

Cameron Gates**:

- Profile of the stone piers with separate vehicular and pedestrian entrances;
- Stone and concrete construction of the piers;
- Original light fixtures on top of the piers; and
- Ironwork of the gates.
-

The following buildings are not considered character-defining elements of the Homewood Therapeutic Landscape. As such, no heritage attributes have been described:

- *Activity Therapy Building (1966)*
- *Hamilton Building (1991)*
- *Riverwood Building (1990), surrounding surface parking lots and stone gates at the Emma Street entrance*
- *Gazebo (1995) (although listed on City of Guelph's Municipal Register of Cultural Heritage Properties, the Gazebo is a modern-day structure that does not have significant design, historic, or contextual value)*
- *Manor Building's Trillium Wing (1996), basement level addition (1940), and infill additions along Delhi Street*

**Please note that interior spaces of these structures have been highly altered over time, and do not contain heritage attributes that require retention.*

***Please also note that the Therapeutic Landscape's Statement of Significance will need to be amended if the relocation of the Cameron Gates is approved through the Site Plan Review process.*



62 Archival image of the west elevation of historic buildings within Homewood campus [Source: Guelph Public Library]

Riverslea Estate Landscape (CHL 2)



 Riverslea Estate Landscape

Riverslea Estate Landscape (CHL 2)

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Riverslea Estate Landscape, whose heritage themes and attributes are described below.

Design Themes

The landscaped setting of the Riverslea Estate in Guelph is located along the Speed River, west of Delhi Street and south of the core campus of the Homewood Health Centre, at the north end of Arthur Street North. The Richardsonian Romanesque estate building was built facing away from the river on low-lying flatlands within an open space that features carefully placed trees and shrubs, framed and enclosed by wooded areas and the river valley slope to the east. Current conditions suggest the original design of a winding driveway, leading towards the house and interacting with the landscape to create controlled views. A series of extant brick outbuildings originally associated with the functioning of the estate are located to the north of the house, and obscured from the main approach views from the south. This composition is representative of country estates from the mid to late-nineteenth century and reflective of the English garden tradition.

Historical Themes

This property is associated with two notable Guelph residents: William Clark, a politician who owned the lot in the 1850s, and James Goldie, a member of a successful milling family who constructed Riverslea. The site was acquired by the Homewood Health Centre in 1949 and has been owned by the prominent mental health institution ever since.

Contextual Themes

The Riverslea Estate is visually, historically, and functionally connected with the Homewood Health Centre's therapeutic landscape, the termination of Arthur Street North, and the Speed River, all of which contribute to views and accessibility to the estate. The brick outbuildings have contextual value for their functional linkage to the Riverslea Building, serving a supportive role in the operation of the residential estate prior to its acquisition by Homewood in 1949. Their continued presence, along with the surrounding open spaces and winding driveway, maintains the legibility of Riverslea as an estate landscape.

A stone structure at the termination of Arthur Street North, marking the southern access to the property, is thought to have operated as a gatehouse. Some evidence suggests that this building predates the construction of Riverslea, and may have originally been constructed as a gatehouse structure associated with the earlier Rosehurst estate house, which had been situated higher up the valley slope on the eastern portion of the property.

Heritage Attributes of the Estate Landscape include:

- Open lawn in which Riverslea is situated, featuring plantings positioned in a picturesque and park like manner;
- Curving driveway through an expansive lawn with plantings, integrated with the land's contours and edged by woodlands, that creates controlled views of Riverslea and the landscape as one approaches from the south; and
- Walking trails through the woodlands traversing the river valley slope.

Heritage Attributes of significant estate-era buildings and structures include:

Riverslea Building

Exterior Attributes*:

- Richardsonian Romanesque style and detailing indicative of estate development within Guelph including the decorative stone banding, rounded towers with conical roofs and the rough surface texture of the masonry;
- Stone construction;
- Varied elevations and irregular massing that indicate the distinct programmatic elements of the original composition;
- Original door and window openings and surrounds including segmental arches and pillars;
- Hip and gable roof with slate tiles and decorative terracotta hip and ridge tiles;
- Dentilated cornice; and

Interior Attributes*:

- Wood doors, including multi-panel units with wood surrounds and transoms (where extant), pocket doors with wood surrounds, and double doors with stained glass inserts leading between the vestibule and the foyer;
- Wood frame windows, including multi-pane, sash and, stained glass windows;
- Principal staircase, complete with decorative wood railing, spindles, newel posts and coffered undersides along with marble treads and decorative floor tiles from the first floor to intermediate landing;

- Marble wall paneling located throughout the first floor, and leading to the intermediate landing of the staircase;
- Wood detailing, including coffered ceilings, picture rails, paneling and baseboards;
- Decorative plaster detailing, including moldings, arches, corbels, and columns;
- Fireplaces featuring marble and wood surrounds, fire boxes, mantles, and mosaic tile and marble hearths (where extant);
- Terrazzo flooring with decorative marble inlay found within the foyer and vestibule;
- Second floor bathroom featuring wood detailing, marble wall paneling, marble vanity, and mosaic tile floor.

**Note that Riverslea's 1980s-era addition is not considered to contain either exterior or interior heritage attributes*

Riverslea Outbuildings**:

- Brick construction;
- Roof profile and detailing including boxed-in eaves

***Note that the two structures located to the west of the brick outbuildings, as well as the interiors of the brick outbuildings, are not considered to contain heritage attributes.*

and returns, dormer, as well as slate shingles (where extant);

- Rusticated stone and wood sills;
- Original door and window openings including brick segmental arches.

Gatehouse***:

- Italianate style building with projecting bay containing triple round headed windows;
- Stone construction using locally quarried limestone;
- Gable and hipped roofline; and
- Gate to the east of the gatehouse, which features cone-capped square gate posts and wing walls (the iron gate itself is not original and is not considered a heritage attribute).

****Note that the interior spaces of the Gatehouse are not considered to contain heritage attributes.*



63 Riverslea [Source: Guelph Public Library]

Homewood Ancillary Landscape (CHL 3)



 Homewood Ancillary Landscape

4.0 CULTURAL HERITAGE LANDSCAPES

Homewood Ancillary Landscape (CHL 3)

The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within this larger campus are three distinct yet related parts including the Homewood Ancillary Landscape, whose heritage themes and attributes are described below.

Contextual Themes

The Homewood Ancillary Landscape is functionally, visually, and historically connected with the Homewood Health Centre's Therapeutic Landscape, as it originally provided supportive functions for Homewood's primary care facilities located on the west side of Delhi Street. Originally located at the back of the Homewood campus, these support buildings include the Nurses' Residence, which provides insight into the historical operations of Homewood beyond primary patient care.

Forming the western edge of the Homewood Ancillary Landscape, Delhi Street is also a contextual feature of CHL3, which connects to the Therapeutic Landscape and frames the public experience of this landscape.

Heritage Attributes of the Nurses' Residence include:

- Symmetrical plan composed of a central block flanked by two small wings;
- Brick construction featuring decorative brick banding below the third storey;
- Original window and door openings and surrounds including semi-circular bays;
- Gable roof with central shed roof dormer featuring

- eaves with exposed projecting rafters;
- 9 over 1 multi-paned windows;
- Coloured glass windows in the northern and southern stairwells, where extant;
- Interior metal staircases and railings in the northern and southern stairwells; and
- Three interior fireplaces.

The following properties are not considered significant character-defining elements of the Homewood Ancillary Landscape. As such, no heritage attributes have been described:

- 151, 153, 155 & 157 Delhi Street

5.0 SYNTHESIS AND CONCLUSIONS



- 5.01 Enduring Patterns and Core Values
 - A) Continual evolution and improvement
 - B) Cultivating a picturesque landscape setting
 - C) Architecture engaged in landscape
 - D) A meaningful arrival experience

5.01 Enduring Patterns and Core Principles

This analysis of patterns of the Homewood campus reveals that a number of guiding principles have driven the design, planning, evolution and function of the campus over each of the three identified eras of transformation: (1) the 19th century private estates; (2) the adaptation of the estates into a therapeutic campus, and (3) the post World War II modernization of the campus. These principles have created three distinct and significant cultural heritage landscapes on the Homewood Campus: The Homewood Therapeutic Landscape, the Riverslea Estate Landscape and the Ancillary Landscape.

These principles can be summarized as:

A) Continual evolution and improvement

Like many long-standing institutions, Homewood has evolved over time in order to stay current and lead within its field. This evolution has allowed older features of the site to be reintegrated with new building forms, innovations in health care programming and changing functional requirements for operating a complex institution. Continued evolution can therefore be considered in keeping with historic patterns of site development.

B) Cultivating a picturesque landscape setting

Homewood's campus evolution has maintained what can be described as an evolving picturesque landscape setting. It is a style characterized not by a particular set of features, rather an approach to landscape design which incorporates natural features, meandering pathways through the site and buildings framed in a park-like setting.

C) Architecture engaged in landscape

Architecture at the Homewood Campus is largely sympathetic to and informed by the campus landscape and the topography of the site. Homewood's key buildings represent styles from different eras and reflect the continual evolution of the campus. This variety contributes to the character and richness of the campus.

D) A meaningful arrival experience

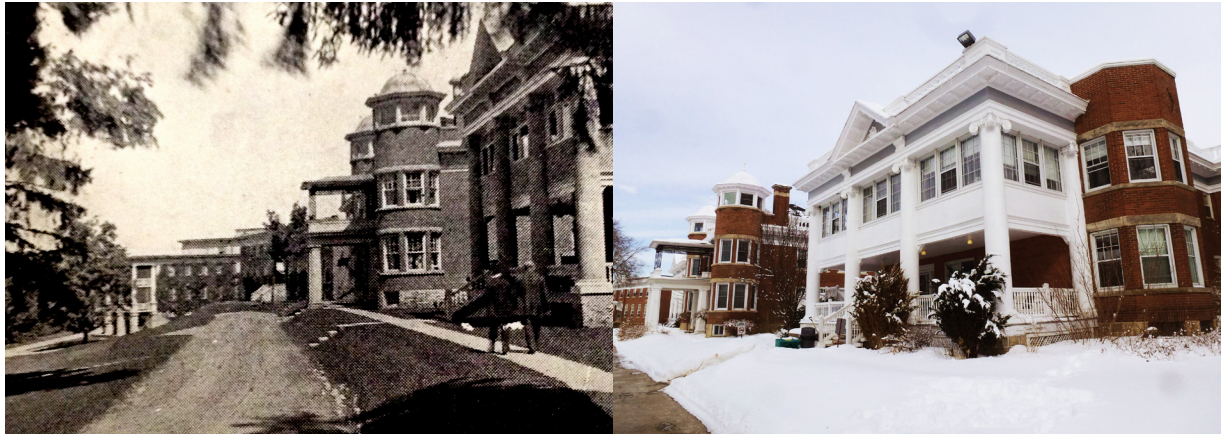
The arrival experience of patients, visitors and staff is an enduring feature of the campus as Homewood has evolved. Arrival experiences have changed over time, from early access from the river valley, to the Cameron Gate entrance, and the current access at Delhi Street. Throughout, arrival has emphasized a sense of entrance into a distinct place of care and healing. The arrival experience at Riverslea is characteristic of a historic approach to a picturesque estate.

5.0 SYNTHESIS AND CONCLUSIONS



64 Homewood Grounds in the winter [Source: Homewood Health Centre]

6.0 HERITAGE GUIDELINES



Heritage Guidelines

- 01 Supporting institutional evolution while respecting historic patterns
- 02 Respecting existing scale and typology of buildings
- 03 Architecture that is contemporary yet informed by historic precedents
- 04 Restoration and rehabilitation of heritage buildings and landscapes
- 05 Natural heritage

Heritage Guidelines

As outlined in the Heritage Review diagram, (Section 1.02) future development plans should be informed by guidelines, and then worked out in greater and more specific detail through further Cultural Heritage Resource Impact Assessment (CHRIA) studies and Conservation Plans.

New development and alterations should consider:

01 Supporting institutional evolution while respecting historic patterns

New development, as required to meet contemporary institutional needs, should be developed to complement historic patterns of development on site, ie: expanding the inter-connected pattern of buildings north and south along the west side of Delhi street (at the top of the bank) and utilizing the east side of Delhi Street to support the Campus' operations. The pattern of detached structures designed to be viewed from a number of angles and approached from within a picturesque landscape setting (such as Riverslea) could also be repeated with additional new buildings, carefully integrated into the landscape.

02 Respecting existing scale and typology of buildings

New buildings along the west side of Delhi Street should be encouraged to continue the courtyard pattern that opens to the river valley to the west, in order to minimize the scale of buildings at the crest of the valley when seen from below, and to create views and experiences of the campus landscape from within new buildings.

Balanced with the programmatic requirements of modern

health care facilities, the architectural expression of all new buildings should as much as possible, respect scale and character of nearby buildings.

03 Architecture that is contemporary yet informed by historic precedents

New architecture should be sympathetic to and be informed by existing site architecture, but should be clearly distinguishable as new construction, and expressive of the ideas and tastes of their time. The variety of architectural styles contributes to the character and richness of the Homewood campus.

04 Restoration and Rehabilitation of Heritage Buildings and Landscapes

Restoration and rehabilitation work to older site buildings should aim to improve the experience of the historic arrival sequence (outlined in section 3.02), and the integration of the buildings and landscape setting. Restoration and rehabilitation of the landscape should include:

Improvements to pathways (pedestrian and vehicular) that are better visually integrated into the site through grading, alignment and materials

New tree, shrub and ornamental planting that improves and manages the picturesque setting over time, including the management of important picturesque views and visual sequences

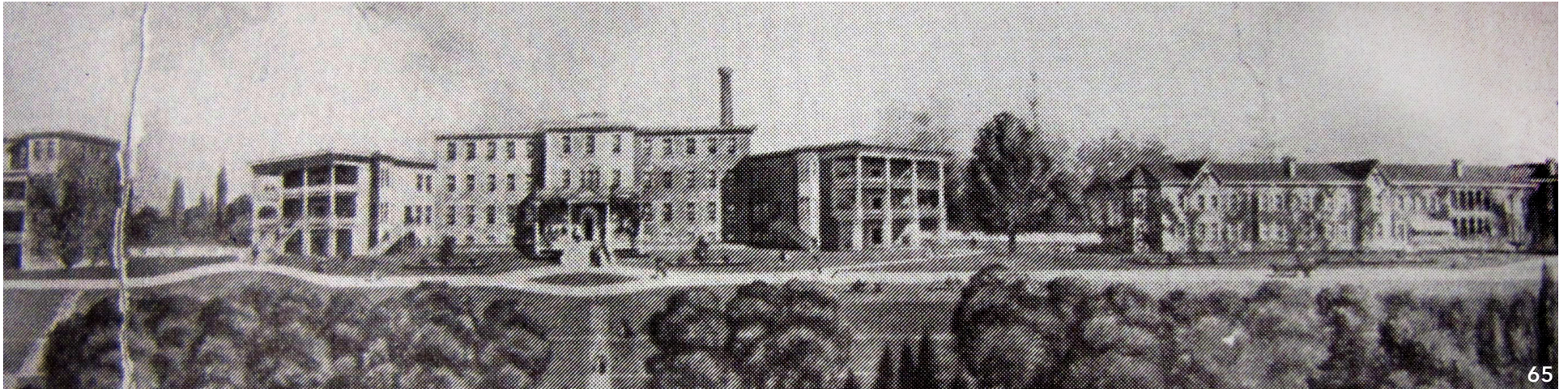
Improvements to courtyards and interstitial spaces with pathways, ramps and stairs that contribute to a picturesque setting, and the management of 'landscape' views from the courtyards into the larger landscape and from buildings into

the courtyards.

05 Natural Heritage

Identified natural heritage areas should be conserved over time.

6.0 HERITAGE GUIDELINES



65 Sketch of the Homewood grounds circa 1915

66 Homewood Grounds in the winter

Key References and Sources Consulted

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8.0 APPENDIX MATERIALS

8.01 City Of Guelph Municipal Register Of Cultural Heritage Properties:

Select Pages

<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built 1904-8, 1911</p> <p>Georgian Revival, 2 storey + basement (+ attic centre section), irregular shape basically symmetrical E-shape plan, centre entrance block with circular corner towers with dome, finial and band windows, cross plan pilastered columns to entrance porch, balcony above, pilastered entrance, rusticated sills, head courses, console brackets to entablature with open balustrade above, tower brickwork in English bond, windows mainly 6/1, some refenestration, decorative stone-banded and capped South end chimney. North and South end wings: tetrastyle Ionic portico, upper balcony section glazed in as sunroom, lower section with pilastered entrance, sidelights, vertical oval hall window, double window (bricked in on North wing), console brackets to cornice of centre pediment with decorative feature to tympanum, open balustrade above.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1920</p> <p>Georgian Revival, 2 storey + basement, 9 bay, flat roof, wide eaves with console brackets, deep frieze with moulded band, rusticated stone sills, gentle segmental arches, lower windows 8/1, upper 8/8, pilastered centre entrance section with pediment doorcase with semi-elliptical fanlight, sidelights and double leaf panelled and glazed doors, triangular orioles on bracket at ends, tuck-pointed stone base.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1910</p> <p>Late Neo-Classic Vernacular, 2 and 3 storey + basement, irregular shape with symmetrical c-shaped plan with angled end sections, flat roof, wide cornice on console brackets, rusticated sills, in sill course to bays and lintels, multi-storey bays, glazed sunrooms with 2-storey Tuscan columns at ends, refenestration, (modern split concrete block 3-storey centre entrance addition).</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1910</p> <p>Late neo-Classic, 3 storey + basement, irregular shape, flat roof, wide cornice on console brackets, later enclosed heavy Tuscan second floor verandah, South addition modern, refenestration.</p>	

<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1908</p> <p>Queen Anne Revival, 2 storey + attic, irregular shape, hip and gable roofs, 2 storey bays, smooth cut red sandstone lug sills in sill courses, rusticated red sandstone base to bays, Tuscan verandah, denticulated cornice, projecting gable on brackets, carved stone panels below, conical roof to front bay, panelled and glazed door with leaded transom.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built 1903</p> <p>Romanesque Revival, irregular shape, 2 storey with 1 storey wings, hip and gable roofs, very elaborate composition with extravagant and varied bold detail in tower forms, roof silhouettes, chimneys, fenestration, stonework, parapets, slate roofs, a most notable landmark enhanced by a splendid landscape setting of lawn and deciduous and coniferous specimens.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1905</p> <p>Storage - neo-Classic Functional, 1 storey, L-shape, gable roofs with boxed-in eaves returns, rusticated stone sills, segmental arches, panelled and glazed doors, 2/2 sash.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1905</p> <p>Storage - neo-Classic Functional, 1 storey, 1 bay (2-bay side with triangular dormer), gable roof with boxed-in returns, slate roof, vertical V-joint boarded door, 6 pane sash, wood sills, segmental arches.</p>	
<p>148 Delhi St</p> <p>Part Lots 10-13, Part Broken front Lot 2, Concession 1, Division F, Lot 1, Part Lot 40, Lot A, Lots 25 and 26, Part Perth and King closed, Plan 221 Built c. 1995</p> <p>Gazebo - Modern frame garden shelter with decagon conical roof, lattice balustrade and frieze accompanying formal planting in raised weeping ash alleys.</p>	
<p>280 Arthur St N</p> <p>Pt Broken Front Lot 2, Division F, Pt Lots 10-13, Concession 1, Lot 1, Plan 221, Lot 1, Lots 25 and 26, Plan 40 Built c. 1855-1860</p> <p>Italianate; 1 storey, 1 bay to south, 2 to east gable roof; projecting south front rectangular bay with hip roof, triple round-head windows; internal "white" brick corbel-capped stone chimney; bush-hammered, cone-capped square gate posts and wing walls; replacement iron gates to east side; hip-roofed, 1 storey plus basement west wing; with verandah.</p>	

HISTORICA RESEARCH

February 6, 2018

Ken VanderWal, P.Eng,
Project Engineer
Engineering and Capital Infrastructure Services,
Infrastructure, Development and Enterprise
Guelph City Hall, 1 Carden St
Guelph, ON
N1H 3A1

Re: *Cultural Heritage Landscape Assessment - Niska Road (Pioneer Trail to City limits)*

Dear Mr. VanderWal:

This Heritage Impact Assessment is to be read as an addendum to the Historica Research *Niska Road Bridge, City of Guelph, Heritage Impact Assessment* (September 2017).

Purpose and Method

The purpose of this cultural heritage landscape assessment is to assess the landscape character of the Niska Road corridor and evaluate potential impacts of the proposed reconstruction of Niska Road. The methodology used for the identification and evaluation of the Niska Road Corridor was based on the Ministry of Tourism, Culture and Sport, *Heritage Resources in the Land Use Planning Process*, and the United States National Register of Historic Places *Bulletin #30, Guidelines for Evaluating and Documenting Rural Historic Landscapes*.¹

The landscape study area boundaries are defined in this study as:

- **East End:** Intersection of Niska Road with Pioneer Trail;
- **West End:** Brow of top of slope of west side of the Speed River valley
- **North/South:** legal road allowance – visually defined by tree cover that runs the entire length from east to west. (See Figure 1)

¹ www.nps.gov/Nr/publications/bulletins/nrb30/

The proposed Niska Road cultural heritage landscape (CHL) is located in Puslinch Township, west of the Speed River and on the east by the City of Guelph. On the east (Guelph) side of the river, the land is managed/owned by Grand Conservation Authority (GRCA). Land ownership on the west side is with multiple owners.



Figure 1. Study Area

PHYSIOGRAPHY/NATURAL HERITAGE

The Speed River flows in a north to south direction at Niska Road. Based on contour intervals in Figures 2 and 4, the river valley is about 10m deep at the study area and flows along the toe of the west valley flood plain. The road crosses a bog located between the river and the east side of the valley (Figure 2, #10).

The west slope of the valley is less steep than the east.

Flooding was a regular occurrence in the flood plain once settlement and clearing of the land commenced. The frequency and intensity of major floods increased over the 19th/20th century until flood control structures were completed in the 1950s/1960s.²

HISTORIC EVOLUTION OF LAND USE:

When the land was originally surveyed in 1831 all of the study area was part of the Puslinch Township. The Township survey produced a grid road pattern but because of the study area location at the junction of three townships, the future Niska Road allowance was surveyed at a skew to the other township roads. The reason for this road realignment is not known but may have been to provide a better road alignment than what would have been possible with the land grant survey.

² Speed River CA

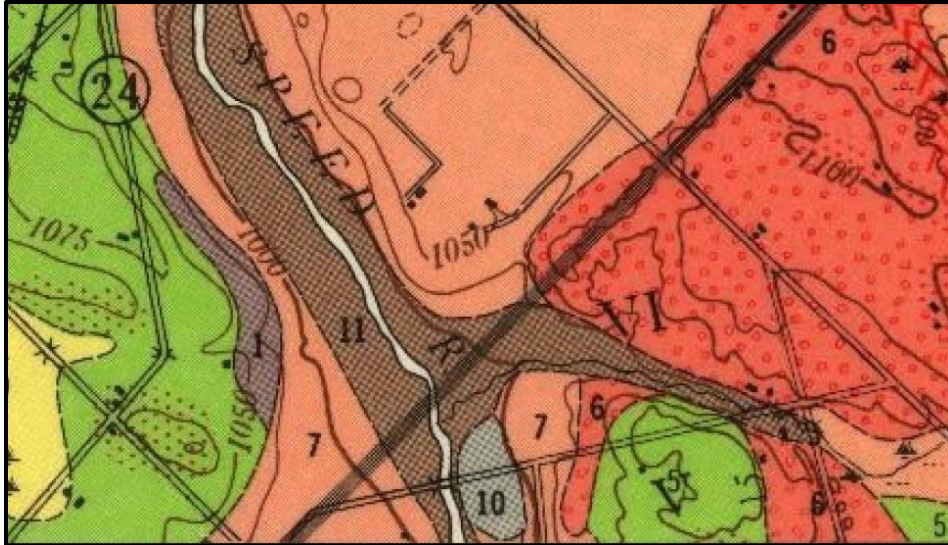


Figure 2. Karrow, P.F. *Pleistocene Geology of the Guelph Area*. Ontario. Dept of Mines Geological Report 61, 1968.

The township survey also included the right of ways for roads between the survey sections. Typically, these were 100 feet (30m, or one survey chain). The road allowance boundaries are visually defined by fence lines, ditches, road embankment and change in vegetation at the boundary between the road allowance and private land.

LANDUSE ADJACENT TO NISKA ROAD

Agriculture: From the first settlement until the 1950s, the land on both sides of Niska Road was farmed. The farming characteristics are not known but since the lands were either within the flood plain or on the valley slopes, one could assume that it was likely grazing rather than crop land.

Figure 3 indicates that by the 1950s the flood plain, the east bank and the west bank north of Niska Road, had regenerated with white cedar (Fig. 3, #24) The south-east side, however was predominately black cherry. (Fig 3, #14a). The 1953 *Speed Valley Conservation Report* (Part II, p.12) noted that black cherry was a second growth tree typically associated with sugar maple, red oak, red maple, white ash, basswood, white elm and hemlock. It was rare in the watershed with only a total of 38 acres. By contrast 26 percent of the watershed tree coverage was in white cedar. (Part II, p.12-13)

By the 1940s, the farm on the floodplain on the north side of Niska Road was known as the Grange/Crane farm while on the south side it was the Buchanan farm.³

³ CHC Limited. *Niska Road Cultural Heritage Landscape Addendum*, p.15.

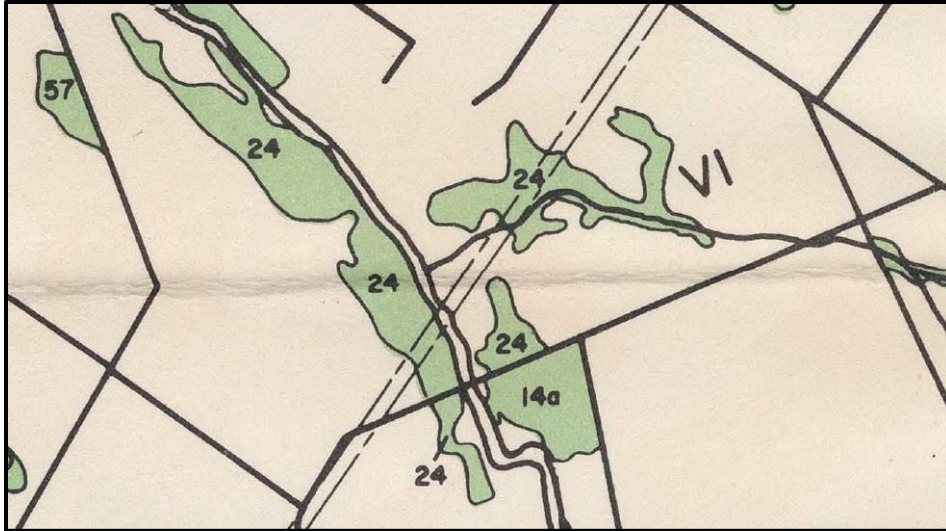


Figure 3. Speed River Conservation Report, 1953 – see text for number legend.

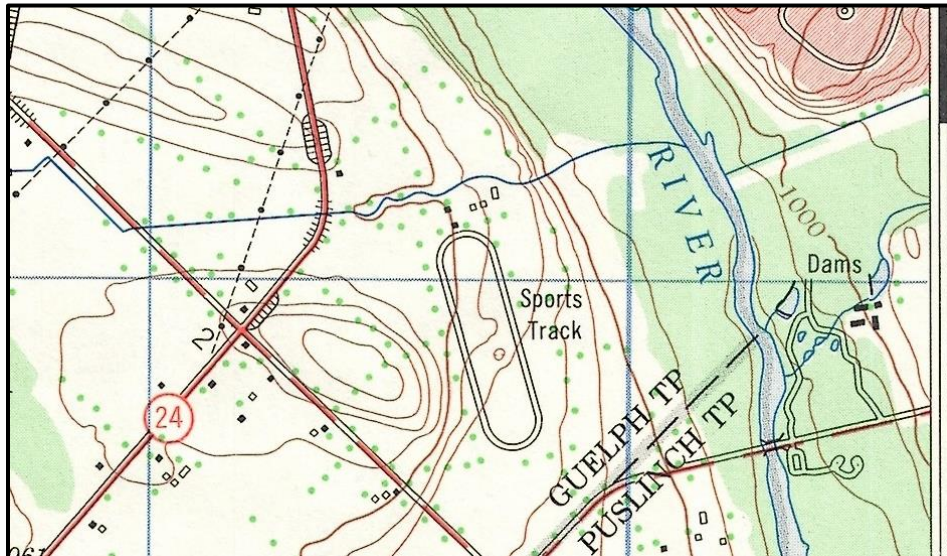


Figure 4. NTS Map 1:25,000 Guelph 1975

Post 1950

Since approximately 1950 properties on both sides of Niska Road were developed as privately owned natural parks. The Niska Game Farm, started in 1948, became the Kortright Waterfowl Park 1959 and ultimately included 47 ha. It was acquired by the Grand River Conservation Authority in 1976 but closed in 2005 and allowed to resume natural regeneration. Some physical evidence of the former park still exists but is visually screened from Niska Road.

Cultural heritage landscape features include the Niska Road bridge and elevated road over the flood plain, the paths, boardwalks, bridges, *etc.* of the former Niska Waterfowl Park, and fence rows/hedge rows that line portions of the road.

Over time the Niska Road embankment over the flood plain has been widened and raised. The view from the road right-of-way is screened today by regenerated trees. Much of it is dense bush, but in some areas, it is only a hedge or tree screen that hides scrub open space behind.

NISKA ROAD

The original name of the road was not determined. The name, Kortright Road, was in use by the mid-20th century and the name Niska Road adopted in 1986.

The road allowance was surveyed between Puslinch Twp Concessions 5 and 6 as part of the crown survey of Puslinch Township. The survey laid out road allowances on a grid, regardless of the underlying physiographic characteristics of the land. The Niska Road allowance crosses the Speed River valley at approximately right angles. One consequence of this alignment was that the road crossed a wetland between the bridge and the eastern slope. The road became part of the City of Guelph during the municipal annexation of 1966.

Niska Road crosses the valley floor partially on a raised, earth embankment. Historically, the road crossed a marshy area (Figure 2 #10). It is likely that the road was raised gradually over time as money and labour became available. As well, the embankment would likely have been widened over time, particularly to accommodate motor vehicle traffic in the early/mid-20th century.

POTENTIAL IMPACTS AND RECOMMENDATIONS

1. The bridge replacement program also includes widening the earthwork embankment across the flood plain between the bridge abutments and the east slope. The height and width of the embankment today was the result of previous efforts over many decades by the municipality to improve the road crossing over the flood plain. The proposed upgrading of the road may reduce the landscape character of this earthwork.

Mitigation: Assuming that the profile of the earthworks is not significantly changed and that fence lines and vegetation defining the road allowance are not impacted, the heritage landscape would be minimally altered. The following actions are recommended:

- a) Improvements to the approach embankment should stay within the existing road allowance.
- b) If deep excavation of the existing embankment is undertaken, the stratigraphy of the cut should be assessed to determine if lower, historic road levels can be identified.

2. This does not contradict the Niska Road CHL recommended by CHC Limited, *Niska Road Cultural Heritage Landscape Addendum* (February 5, 2015).



Figure 5. Looking west (down slope) along Niska Road from Pioneer Trail (on left) to Speed River. *Source: Google Earth 2016 image*



Figure 6. Looking east (up slope) from Niska Road bridge to Pioneer Trail. *Source: Google Earth 2016 image*



Figure 7. Looking west (up slope) along Niska Road to top of valley. *Source: Google Earth 2016 image*

SOURCES

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- U.S. National Register Bulletin #30 *Guidelines for Evaluating and Documenting Rural Historic Landscapes* (1999)
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Yours sincerely,

A handwritten signature in black ink, appearing to read 'Chris Andreae', written in a cursive style.

Christopher Andreae, PhD, Principal,
HISTORICA RESEARCH