



# Brooklyn and College Hill Heritage Conservation District Study and Plan

## Heritage Assessment Report

### City of Guelph

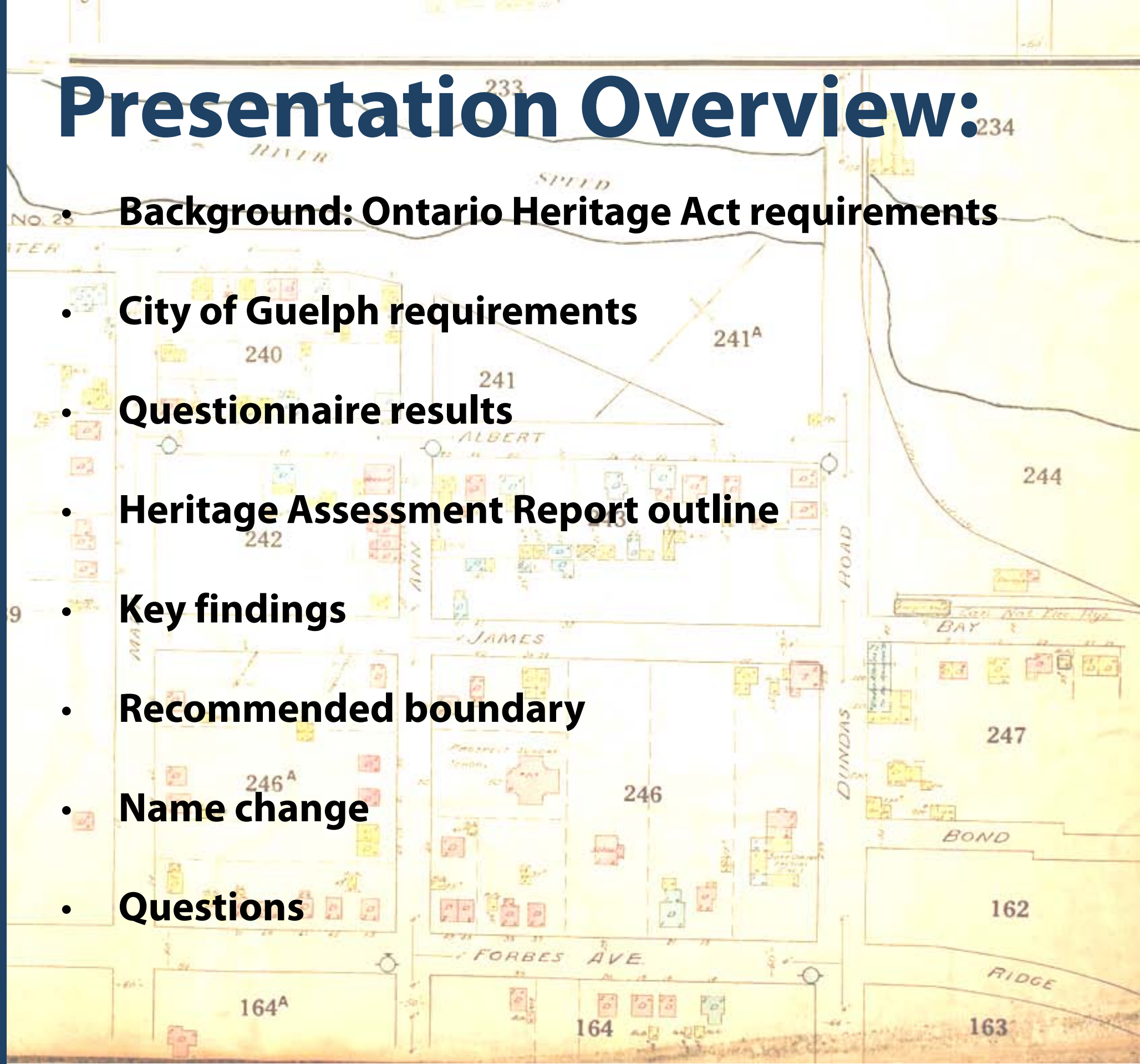
Public Meeting #2  
January 17<sup>th</sup>, 2012

# Review to date:

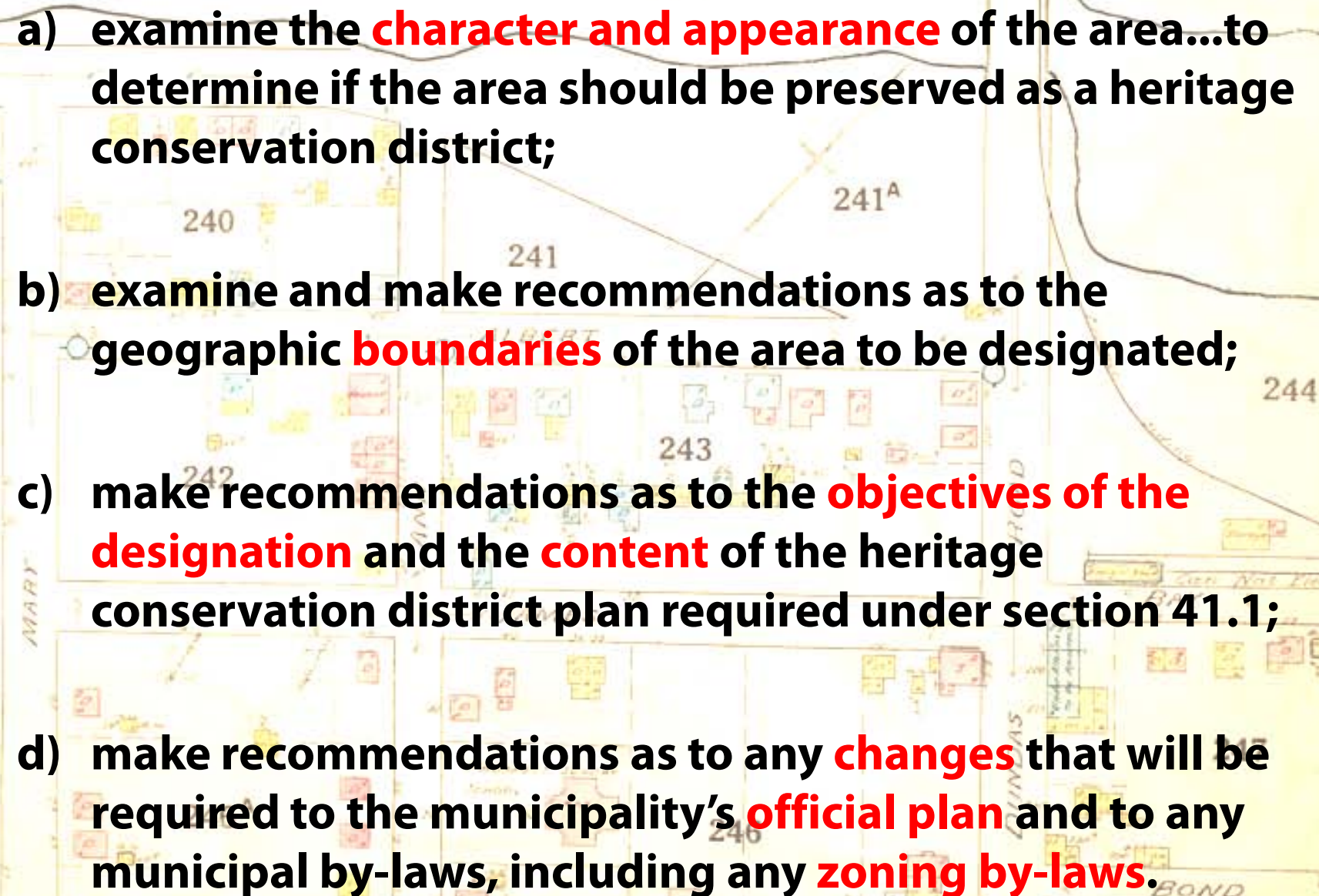
- **Heritage Conservation District Process initiated by Council (Spring 2011)**
- **Proceeding under Part V of the Ontario Heritage Act**
- **Two phase process**
- **Phase 1: Prepare heritage assessment**
- **This is the second public meeting of Phase 1**
- **If Council decides to proceed with designation**
- **Phase 2: Prepare district plan and guidelines**

# Presentation Overview:

- **Background: Ontario Heritage Act requirements**
- **City of Guelph requirements**
- **Questionnaire results**
- **Heritage Assessment Report outline**
- **Key findings**
- **Recommended boundary**
- **Name change**
- **Questions**

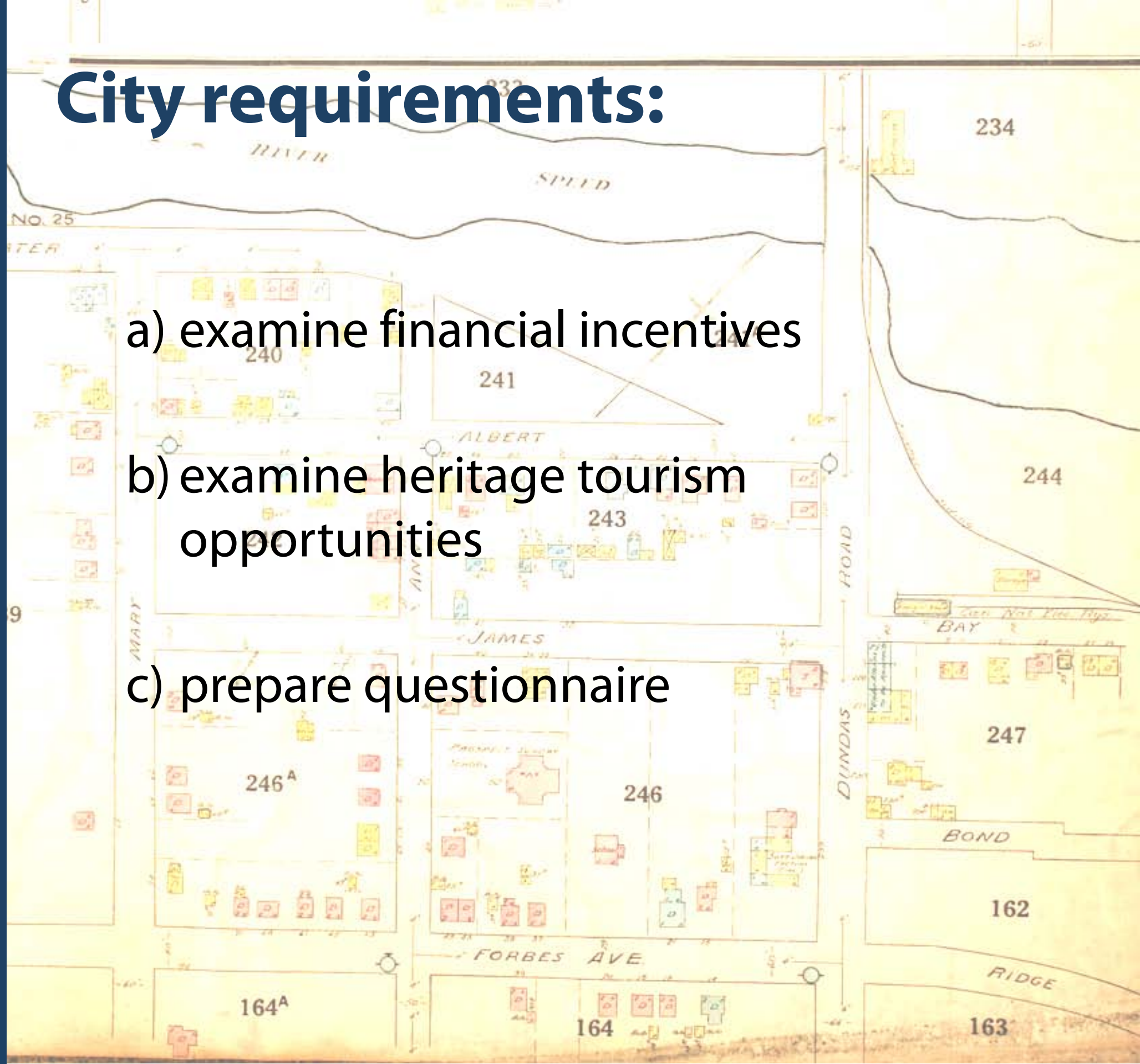


# OHA requirements:

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- a) examine the **character and appearance** of the area...to determine if the area should be preserved as a heritage conservation district;
  - b) examine and make recommendations as to the geographic **boundaries** of the area to be designated;
  - c) make recommendations as to the **objectives of the designation** and the **content** of the heritage conservation district plan required under section 41.1;
  - d) make recommendations as to any **changes** that will be required to the municipality's **official plan** and to any municipal by-laws, including any **zoning by-laws**.

# City requirements:

- a) examine financial incentives
- b) examine heritage tourism opportunities
- c) prepare questionnaire



# Questionnaire results:

**Less than twenty responses (out of 455 mailed to property owners in study area and adjacent lands within 120 metres)**

## **“Important features”**

Covered bridge and McCrae (Gow’s) bridge

Royal City Park

Boathouse

McCrae House

Stone, red brick, late nineteenth and early twentieth century buildings

Variety and uniqueness of housing stock

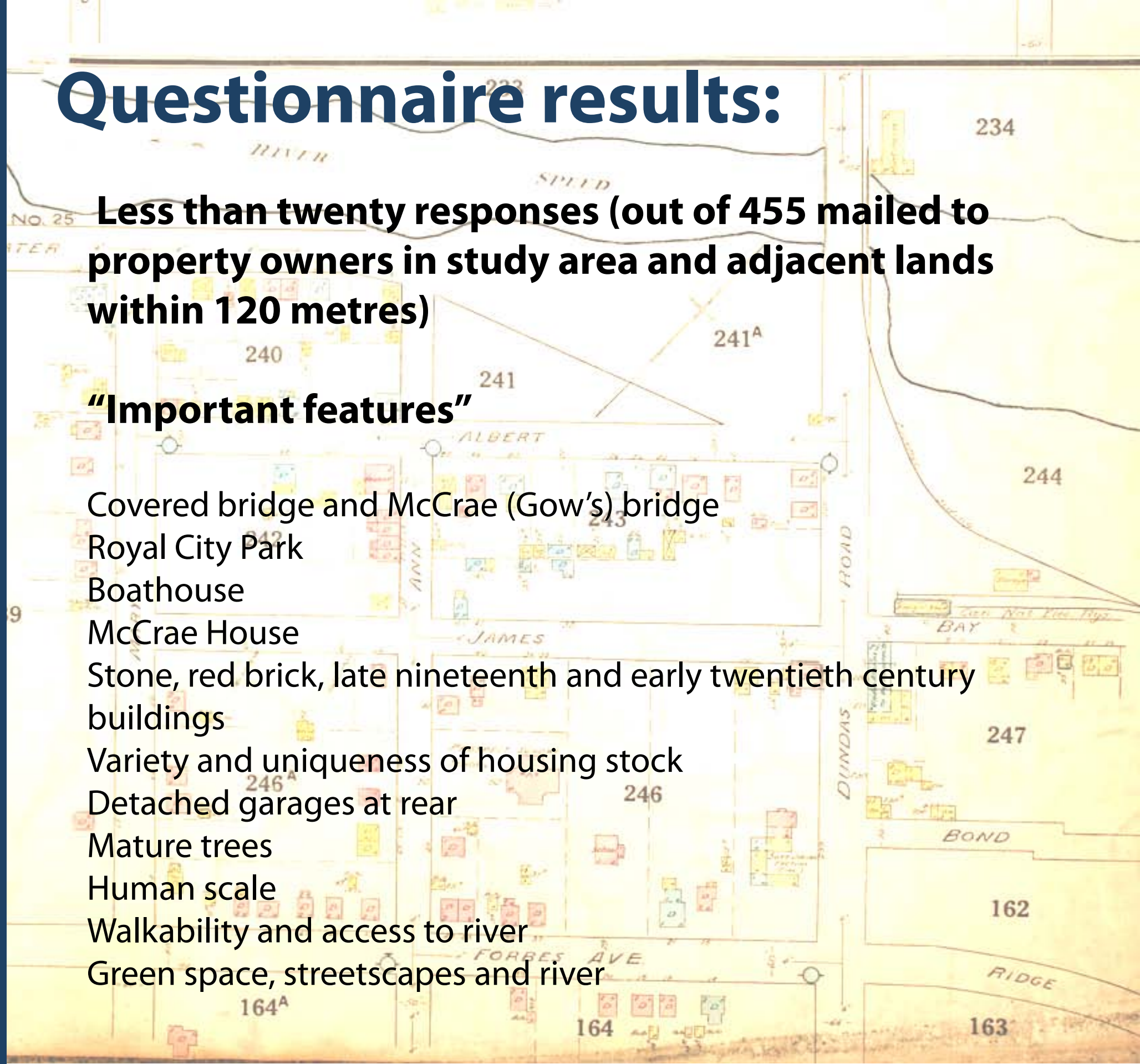
Detached garages at rear

Mature trees

Human scale

Walkability and access to river

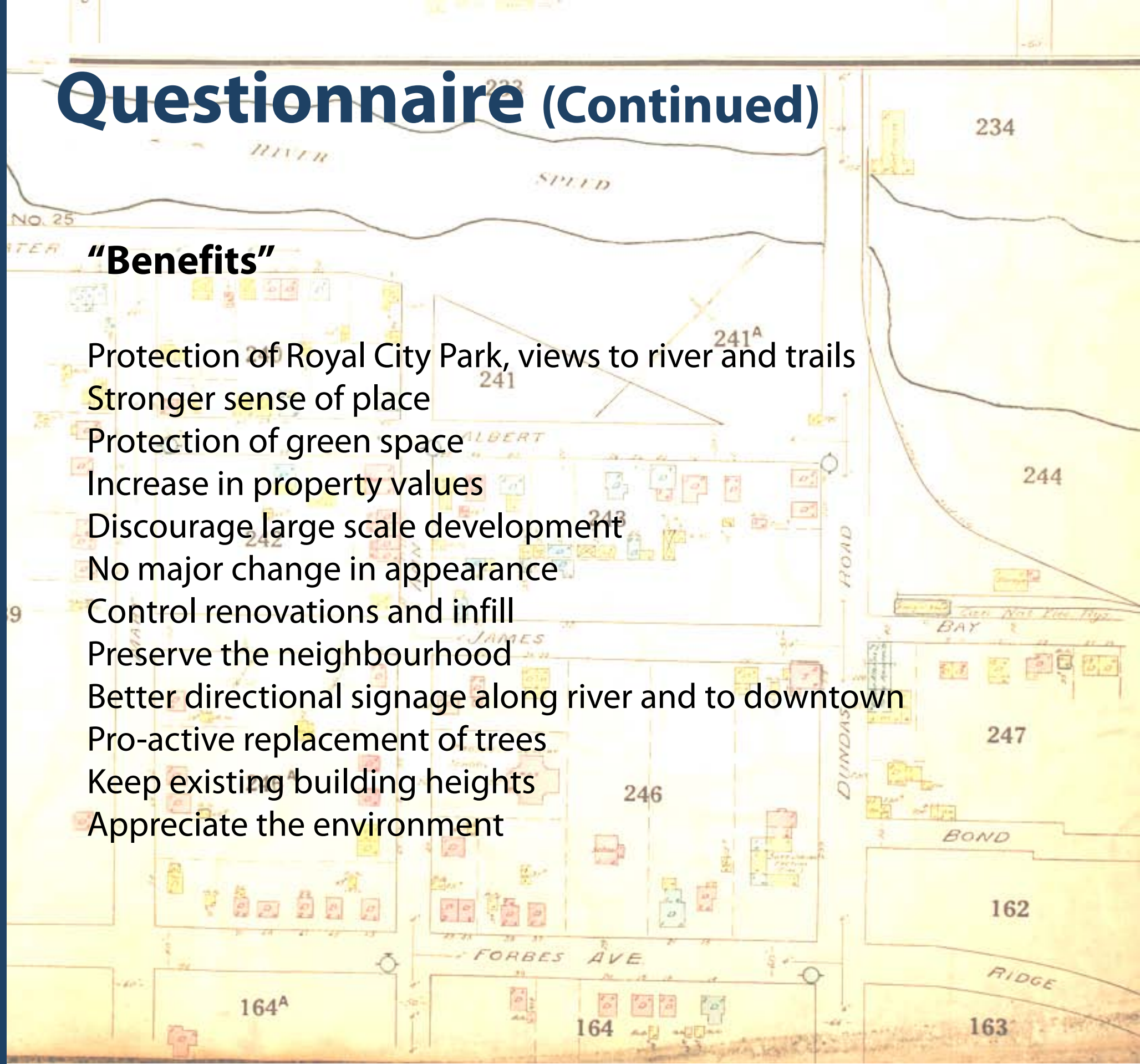
Green space, streetscapes and river



# Questionnaire (Continued)

## "Benefits"

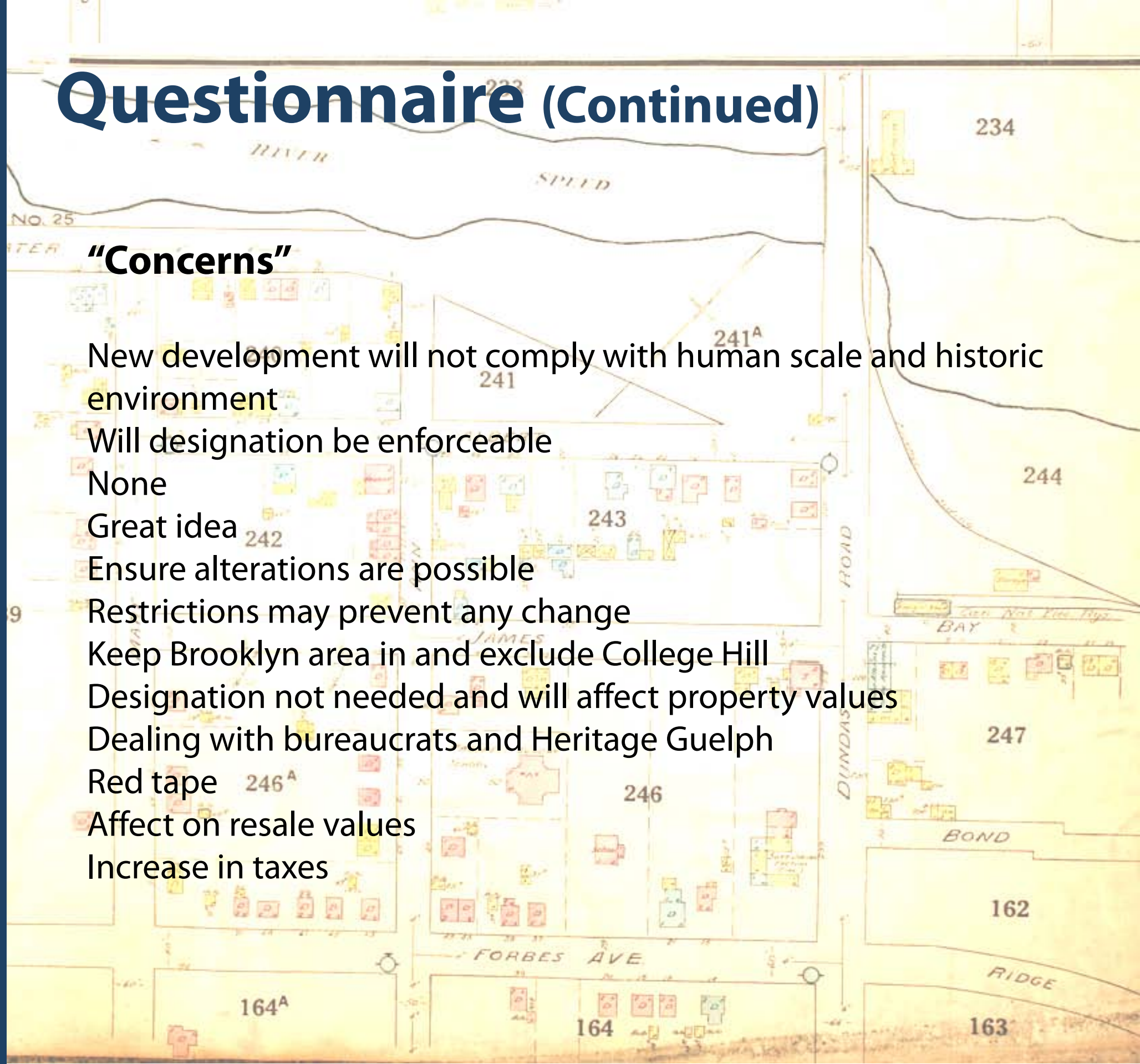
- Protection of Royal City Park, views to river and trails
- Stronger sense of place
- Protection of green space
- Increase in property values
- Discourage large scale development
- No major change in appearance
- Control renovations and infill
- Preserve the neighbourhood
- Better directional signage along river and to downtown
- Pro-active replacement of trees
- Keep existing building heights
- Appreciate the environment



# Questionnaire (Continued)

## "Concerns"

- New development will not comply with human scale and historic environment
- Will designation be enforceable
- None
- Great idea
- Ensure alterations are possible
- Restrictions may prevent any change
- Keep Brooklyn area in and exclude College Hill
- Designation not needed and will affect property values
- Dealing with bureaucrats and Heritage Guelph
- Red tape
- Affect on resale values
- Increase in taxes





# Questionnaire (Continued)

## "Policy suggestions"

Strict building height and mass

Remain walkable

Financial incentives

Regulations on demolition

Allow additions that are in scale

Financial compensation for tax increases or property value decreases

Building guidelines

Preserve streetscapes, front yards and elevations

Allow side and rear additions

Preserve trees, tree removals and tree replacement program

Design of infill houses

Do not have a lot of limitations or a lot of rules

Eco-friendly and environmentally friendly living

No commercial buildings

College Hill should be left out

# Questionnaire (Continued)

## "Other comments and ideas"

No widening of Gordon Street

Traffic should be slowed

Provide safe crossing of Gordon Street at the Boathouse

Rules for absentee landlords

Publicise as a special place (Newspapers, signage and tours)

Set reasonable preservation goals

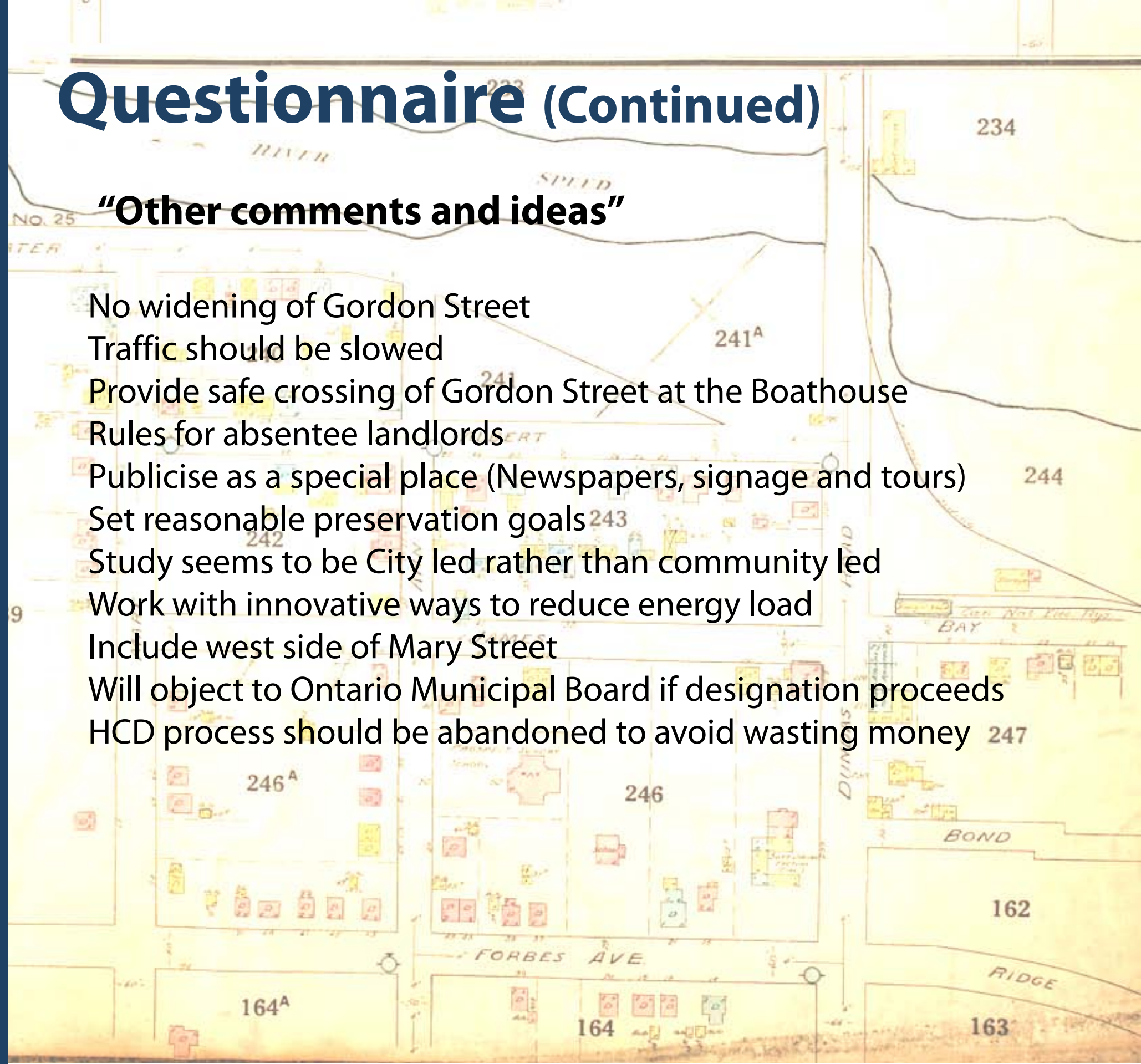
Study seems to be City led rather than community led

Work with innovative ways to reduce energy load

Include west side of Mary Street

Will object to Ontario Municipal Board if designation proceeds

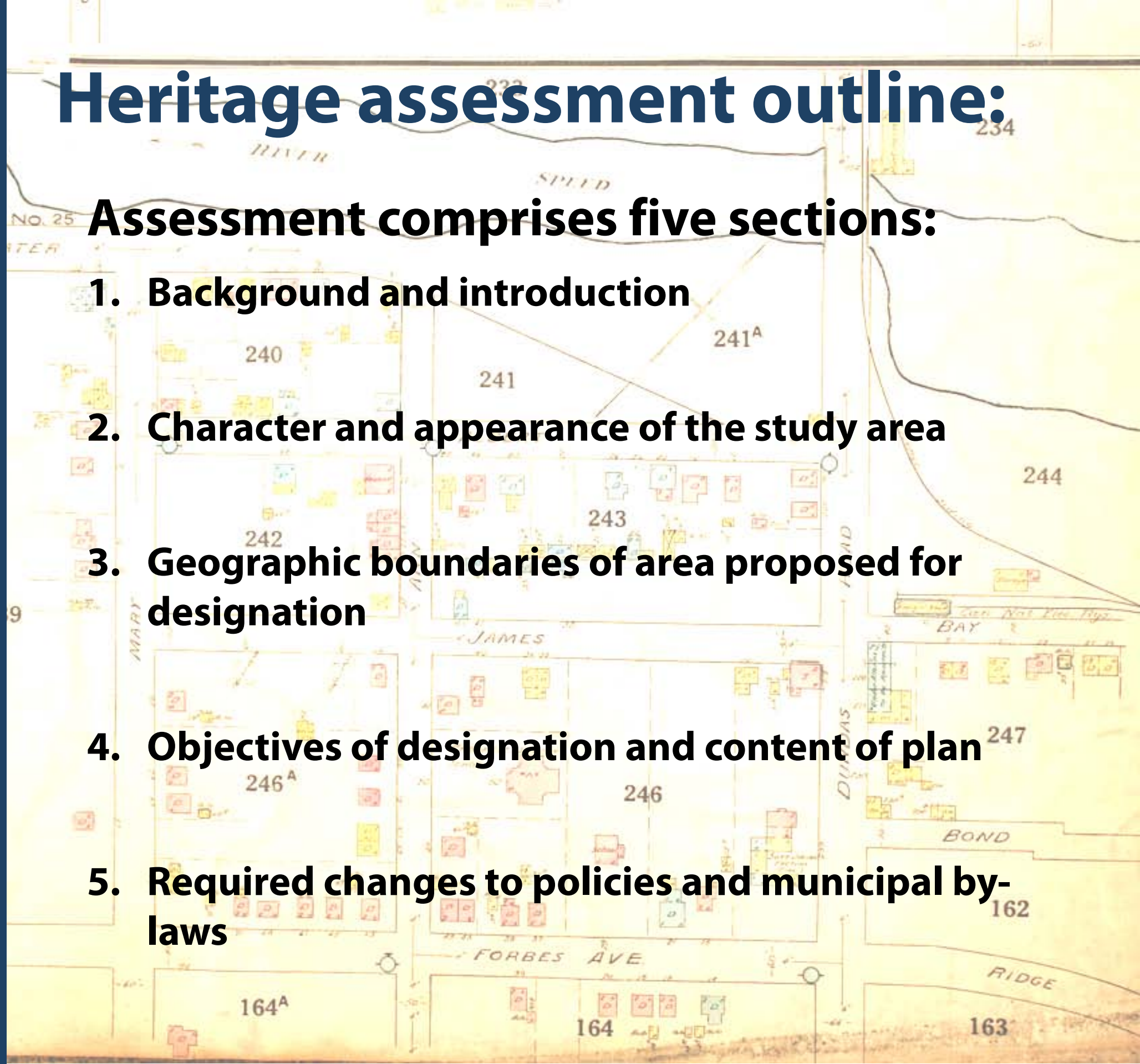
HCD process should be abandoned to avoid wasting money



# Heritage assessment outline:

## Assessment comprises five sections:

1. Background and introduction
2. Character and appearance of the study area
3. Geographic boundaries of area proposed for designation
4. Objectives of designation and content of plan
5. Required changes to policies and municipal by-laws

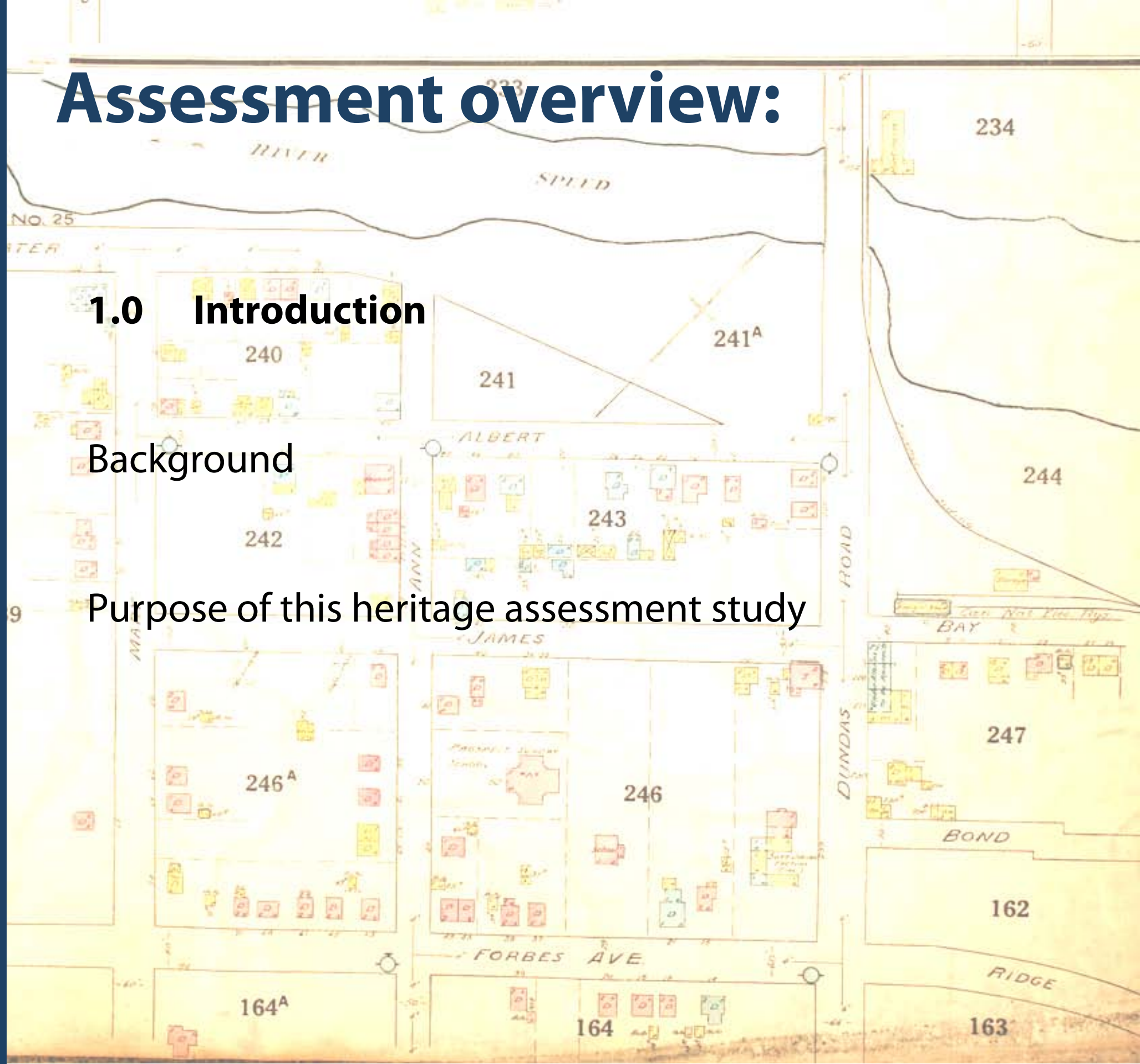


# Assessment overview:

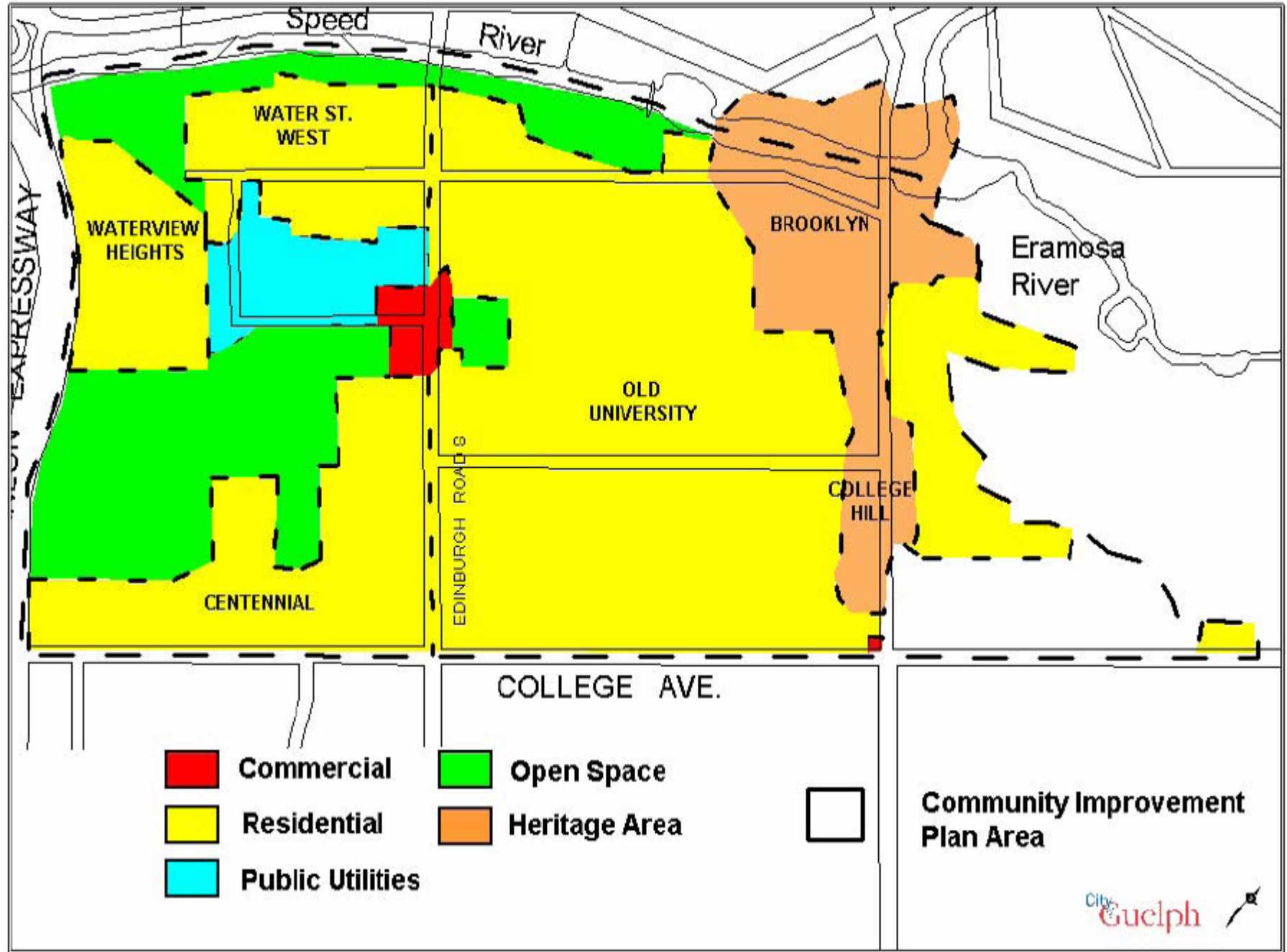
## 1.0 Introduction

Background

Purpose of this heritage assessment study



## Old University and Centennial Neighbourhoods Community Structure



P:\OU&CN CIPMaps\CIP area Community Structure.wor

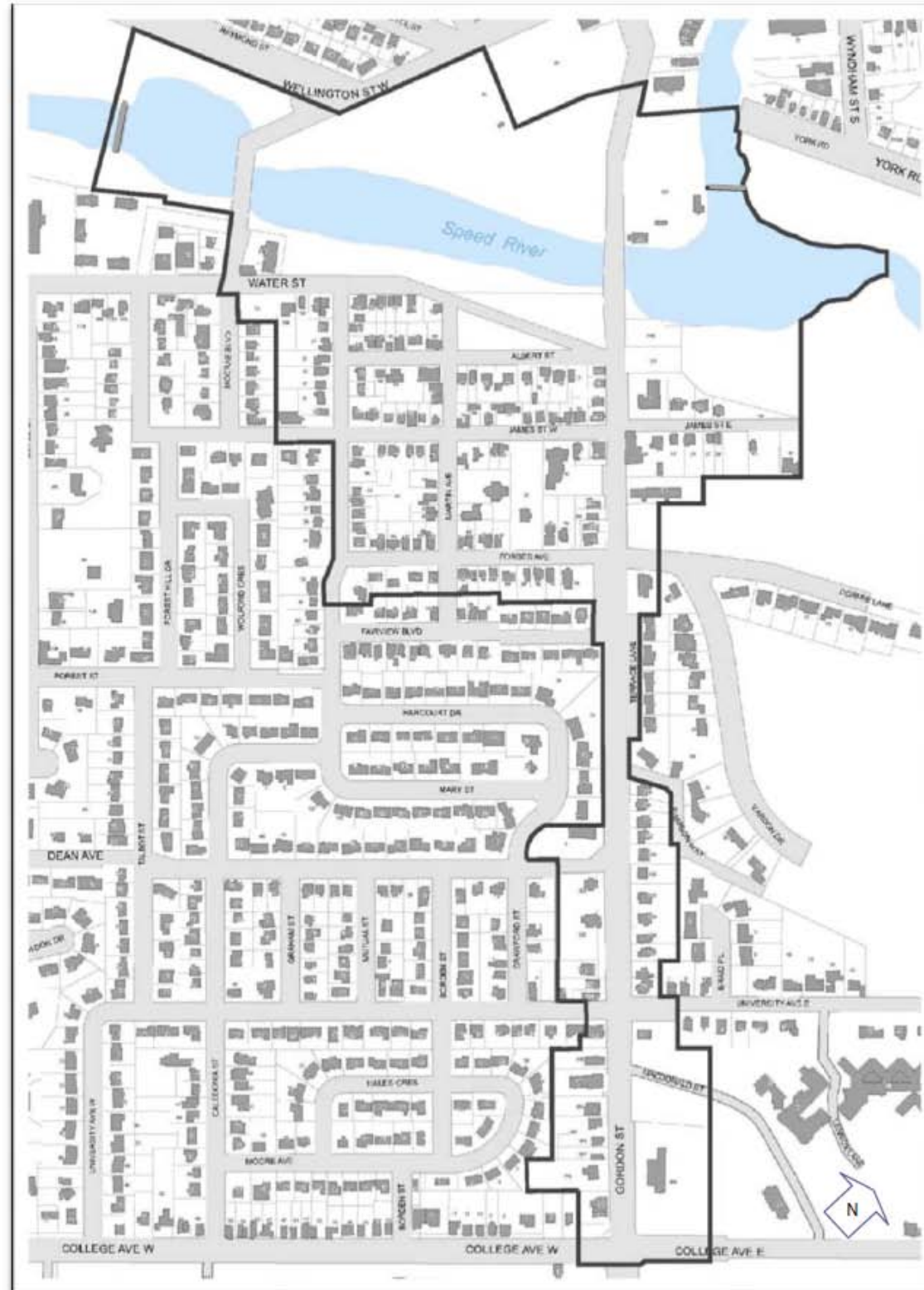


Figure 1.3: Refined area for the purposes of streetscape and building survey.

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# Assessment overview

## 2.0 Character and appearance of the study area

Introduction

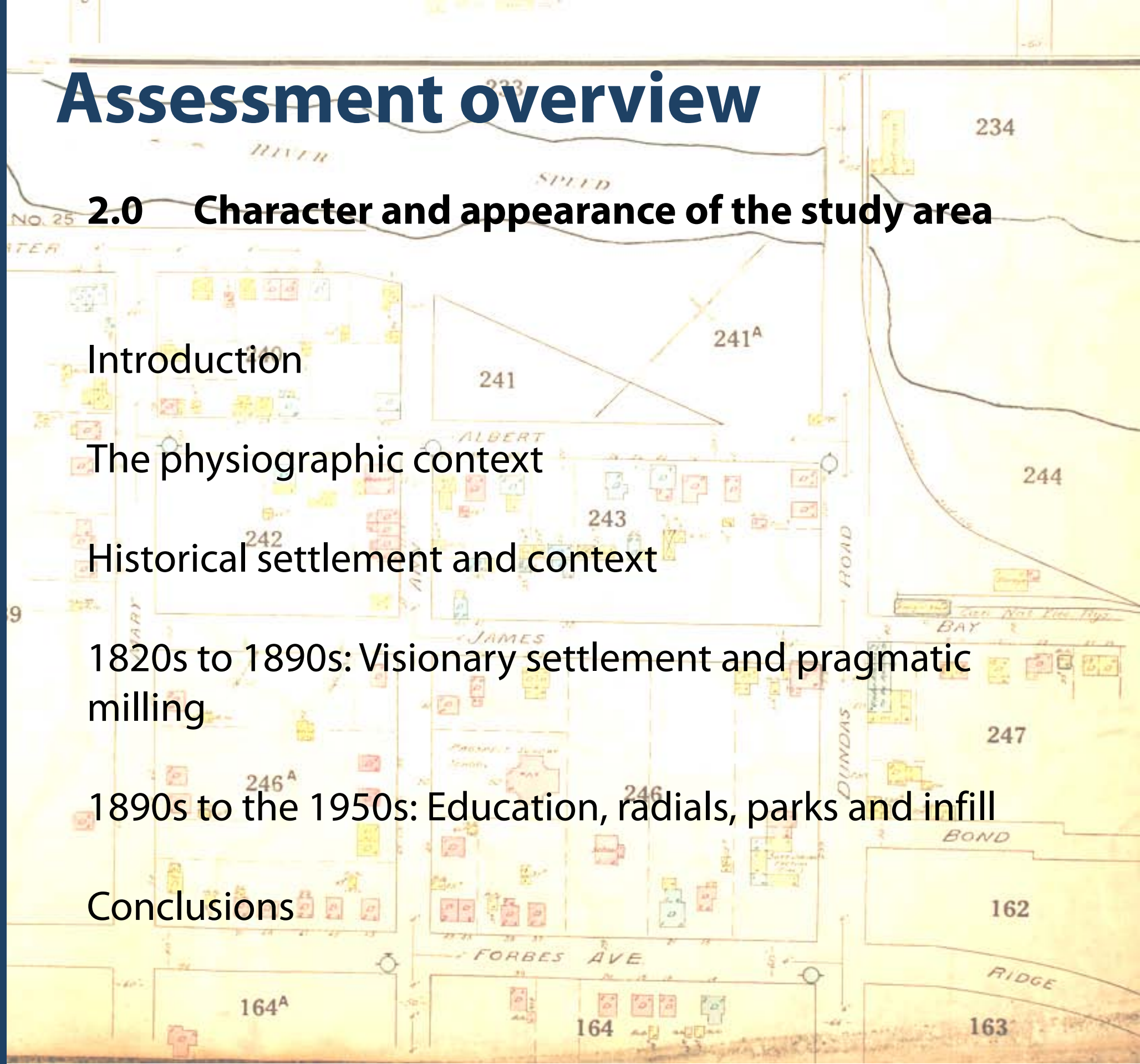
The physiographic context

Historical settlement and context

1820s to 1890s: Visionary settlement and pragmatic milling

1890s to the 1950s: Education, radials, parks and infill

Conclusions





Looking west from the confluence of the Speed and Eramosa.

Both the Speed and Eramosa River valleys are also the direct result of glaciations. Both are classified as underfit or misfit watercourses as they occupy large valley lands formed by quantities of water that are now no longer present. The current valley form and appearance of the confluence channels are the result of former meltwaters known as glacial spillways.

The glaciated landscape of the study area, notably the river valley lands, outwash slopes and till table land would all set the stage for later human activity,

either providing resources to be exploited, such as stone and water power, or obstacles to be overcome in the process of settlement. These historical human activities that modified the study area landscape are described in the following section.

### 2.3 Historical settlement and context

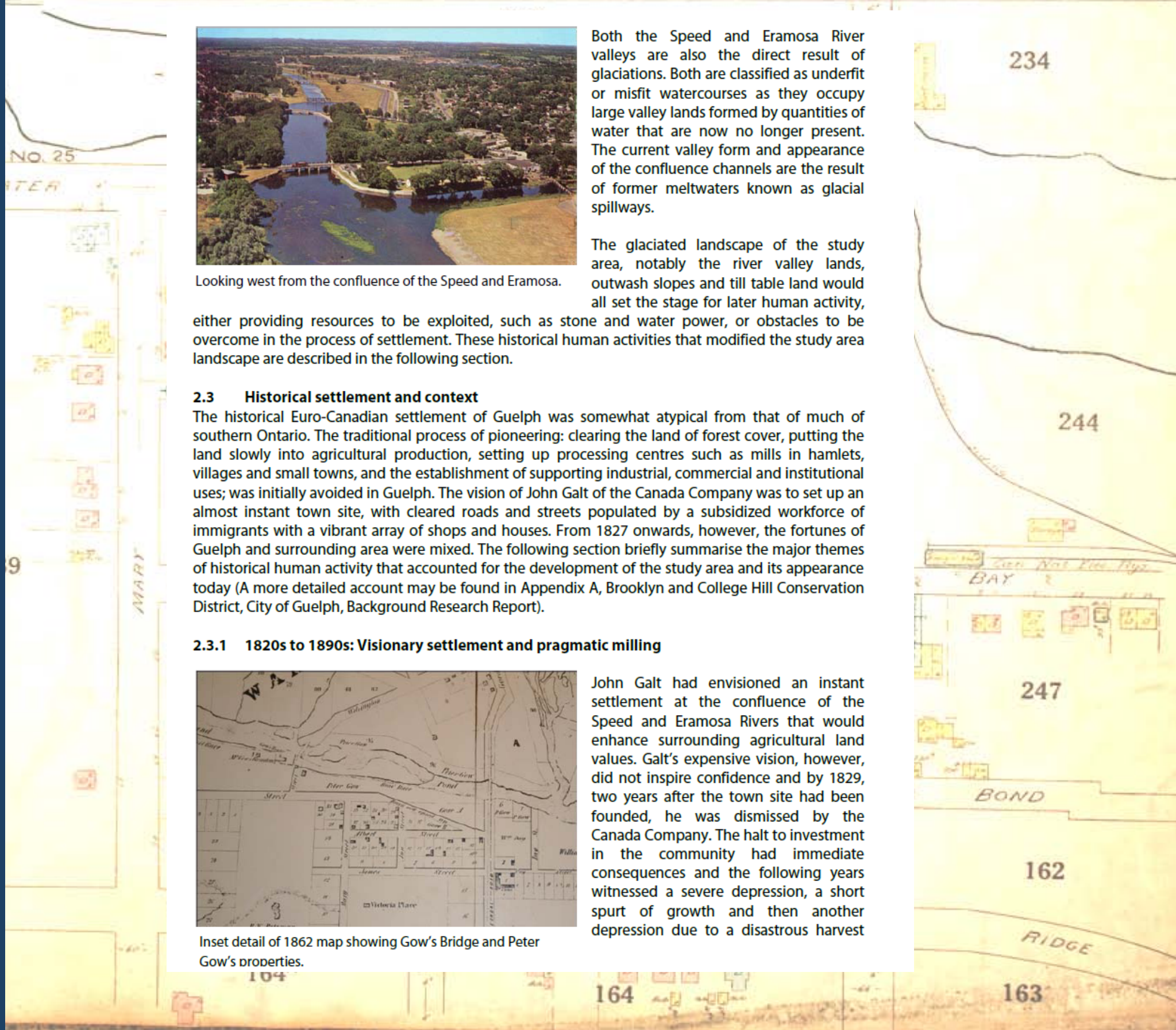
The historical Euro-Canadian settlement of Guelph was somewhat atypical from that of much of southern Ontario. The traditional process of pioneering: clearing the land of forest cover, putting the land slowly into agricultural production, setting up processing centres such as mills in hamlets, villages and small towns, and the establishment of supporting industrial, commercial and institutional uses; was initially avoided in Guelph. The vision of John Galt of the Canada Company was to set up an almost instant town site, with cleared roads and streets populated by a subsidized workforce of immigrants with a vibrant array of shops and houses. From 1827 onwards, however, the fortunes of Guelph and surrounding area were mixed. The following section briefly summarise the major themes of historical human activity that accounted for the development of the study area and its appearance today (A more detailed account may be found in Appendix A, Brooklyn and College Hill Conservation District, City of Guelph, Background Research Report).

#### 2.3.1 1820s to 1890s: Visionary settlement and pragmatic milling



Inset detail of 1862 map showing Gow's Bridge and Peter Gow's properties.

John Galt had envisioned an instant settlement at the confluence of the Speed and Eramosa Rivers that would enhance surrounding agricultural land values. Galt's expensive vision, however, did not inspire confidence and by 1829, two years after the town site had been founded, he was dismissed by the Canada Company. The halt to investment in the community had immediate consequences and the following years witnessed a severe depression, a short spurt of growth and then another depression due to a disastrous harvest





# Assessment overview

**Number of historical themes account for change:**

Road transportation and bridge building

Milling and associated housing

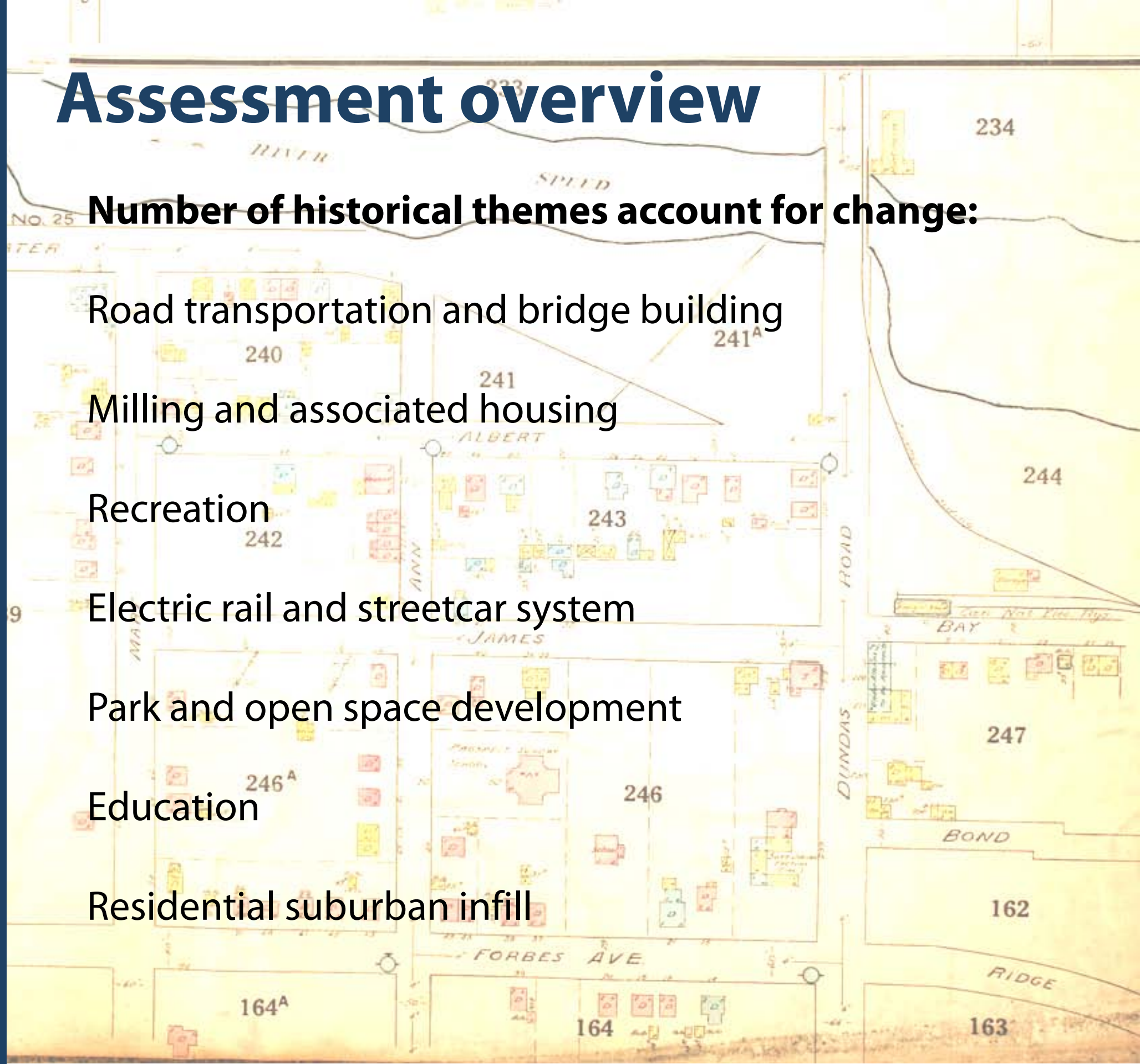
Recreation

Electric rail and streetcar system

Park and open space development

Education

Residential suburban infill



# Assessment overview

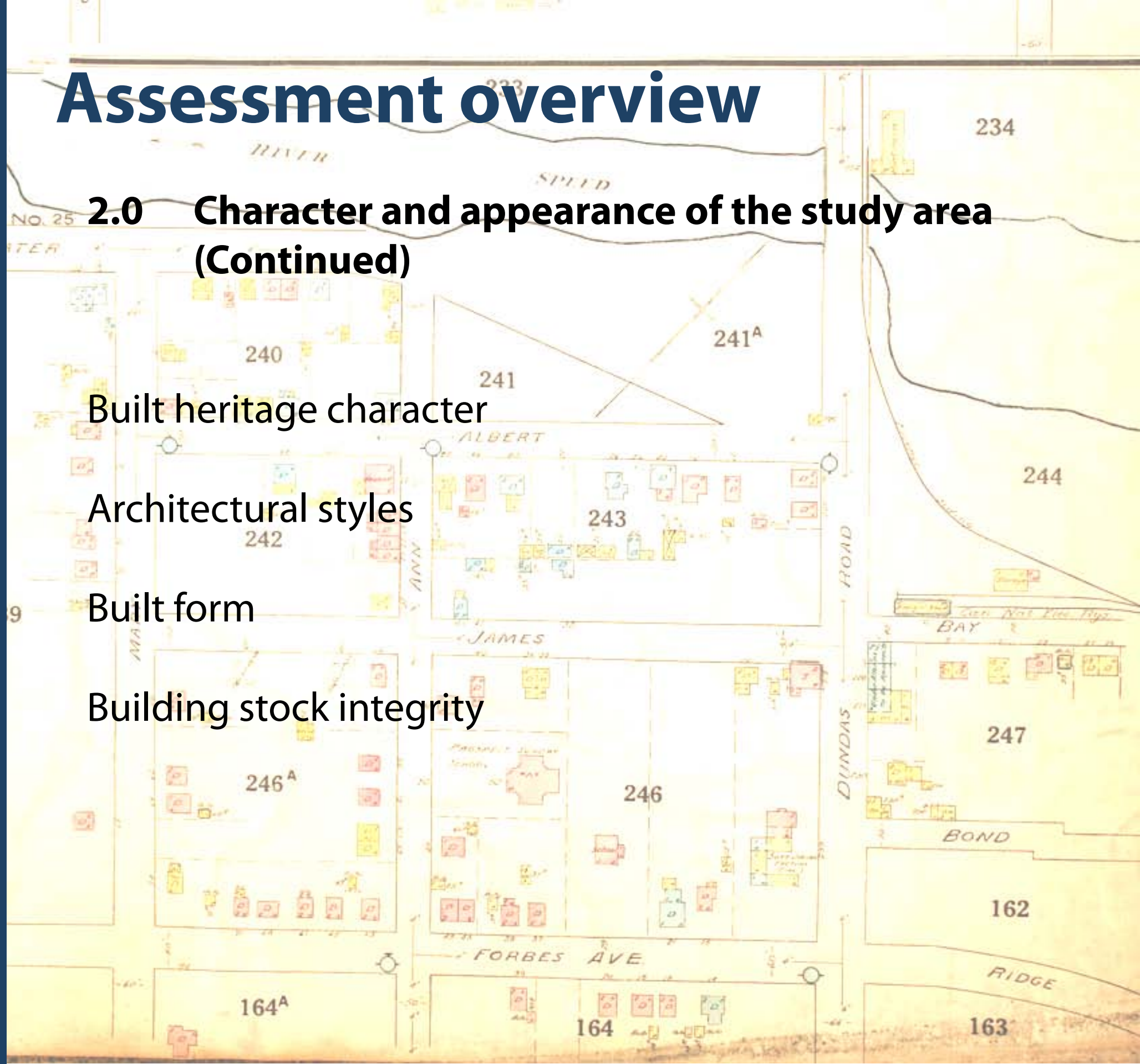
## 2.0 Character and appearance of the study area (Continued)

Built heritage character

Architectural styles

Built form

Building stock integrity



#### 2.4.1 Architectural styles

The residential portions of the study area, not surprisingly, contain a diverse and eclectic group of residential buildings in both age and architectural style. Of the approximately 180 buildings inventoried the earliest buildings are located near the Speed River and are generally built of local stone in the Georgian, Neoclassical or Gothic Revival style. These are few in number and account for only eight percent (8%) of the building stock. A significant portion of residential buildings are large, brick houses constructed in the Queen Anne Revival and Edwardian styles accounting for twenty-one percent (21%) of inventoried buildings with a concentration of these residences on Gordon Street.



John McCrae Birthplace on Water Street, now the McCrae House Museum.

Twentieth century infill is scattered throughout the area and consists of small-scale, low-profile dwellings built with Bungalow, Colonial Revival or Period Revival influences. These account for eight per cent (8%) of inventoried buildings. Mid-to-later 20<sup>th</sup> century construction, classified either as “Mid-Century Modern” and as Contemporary buildings account for about twelve per cent (12%) of surveyed structures and include a few low-rise apartment buildings. There are a large proportion of buildings that cannot be associated with a particular style, either because they are very eclectic, have no distinguishing features, or have been radically altered.

These buildings, for the purposes of this assessment, are termed “vernacular” and account for forty-two percent (42%) of buildings.

**Italianate (1860-1900)**

Popular in Ontario for both residential and commercial buildings, the Italianate style is characterized in residential buildings by low-pitched hip roofs with wide overhanging eaves and decorative cornices and brackets, often paired. The tall, often paired, narrow window openings usually have either segmental arched, rounded or traditional rectangular heads. One or two storey bay windows are a typical feature. The L-shaped plan of the Gothic Revival style was often adapted with Italianate features including dichromatic brick accents such as quoins. Buff brick was used extensively for Italianate buildings in South-Western Ontario.



84 Forbes Avenue

- Examples:      16 Albert Street      27 Forbes Avenue (Institutional)      84 Forbes Avenue  
                         359 Gordon Street

**Edwardian Classicism (1900-1930)**

Edwardian Classicism refers to a British architectural style that represented a rejection of High Victorian styles and a return to a more restrained classicism. In this period, the rich ornamentation and structural complexities of High Victorian buildings, gives way to simpler forms and a selective use of strong Classical elements. This is a transitional style from nineteenth-century eclecticism to twentieth-century Beaux-Arts Classicism. Stylized and exaggerated classical elements are a typical feature of this style. In North America the "Four-Square" house evolved in response to this new taste for simplicity. These houses are typically built of brick and are two-and-a-half storeys high with a hipped roof and central dormer. A large verandah across the front has classical details. Variant of the "Four-Square" features a front gable or a wrap-around porch and side entrance, both features associated with the earlier Queen Anne period.



65 Forbes Avenue



337 Gordon Street

- Examples:
- |                      |                                    |                   |
|----------------------|------------------------------------|-------------------|
| 15 Forbes Avenue     | 16 Forbes Avenue                   | 18 Forbes Avenue  |
| 20 Forbes Avenue     | 37 Forbes Avenue                   | 38 Forbes Avenue  |
| 39 Forbes Avenue     | 43-45 Forbes Avenue (double-house) |                   |
| 63 Forbes Avenue     | 65 Forbes Avenue                   | 67 Forbes Avenue  |
| 69 Forbes Avenue     | 322 Gordon Street                  | 334 Gordon Street |
| 335 Gordon Street    | 337 Gordon Street                  | 338 Gordon Street |
| 340 Gordon Street    | 343 Gordon Street                  | 351 Gordon Street |
| 40 James Street West | 59 Martin Avenue                   | 61 Martin Avenue  |
| 21 Mary Street       | 56 Mary Street                     | 64 Mary Street    |

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**Vernacular**

Strictly speaking the term “vernacular” is used to describe buildings that are specific to a particular region and are produced by a local building tradition that evolves over time based on the local skills and materials available in that region. For the purposes of assessing buildings in the study area the term “vernacular” has been applied more loosely to refer to buildings that do not fit a particular stylistic category for the following reasons: they have no defining features associated with a particular style, or they have been so radically altered that they are no longer a representative example of a particular architectural style. These buildings are diverse in character, size and age and account for close to half of the buildings in the study area.



63 James Street West

Examples:

**Vernacular**

- |  |                      |                         |                      |
|--|----------------------|-------------------------|----------------------|
| 63 Albert Street                       | 40 Forbes Avenue     | 44 Forbes Avenue        | 205 Gordon Street    |
| 318 Gordon Street                      | 341 Gordon Street    | 27-29 James Street East | 53 James Street East |
| 34-36 James Street West (double-house) |                      | 39 James Street West    | 45 James Street West |
| 47 James Street West                   | 63 James Street West | 1 Martin Avenue         |                      |
| 21-27 Martin Avenue (terrace)          |                      | 32 Martin Avenue        | 66 Martin Avenue     |
| 75 Mary Street                         | 100 Water Street     |                         |                      |

**Vernacular (Georgian influences)**

- Examples: 9-11 James Street East 17 James Street East

**Vernacular (Italianate influences)**

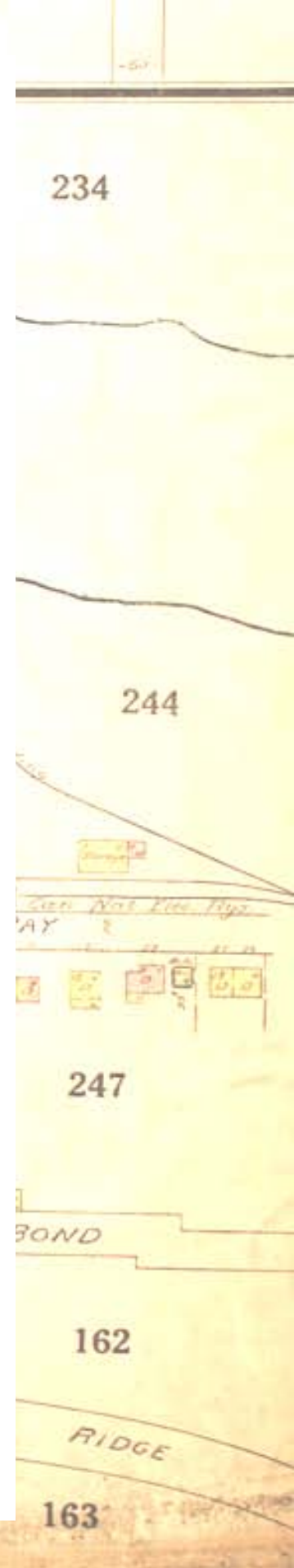
- Examples: 70-72 Water Street

**Vernacular (Queen Anne influences)**

- Examples: 116 Gordon Street 23 James Street East

**Vernacular (Queen Anne/Edwardian influences)**

- Examples: 12 Albert Street 197 Gordon Street  
 217-219 Gordon Street (commercial) 357 Gordon Street



**Contemporary (1970-Present)**

Contemporary refers to buildings built since 1970. These buildings are diverse. They employ modern materials such as metal and synthetic siding along with brick and /or stone cladding. Houses from this period generally reflect a rejection of the Modernist vocabulary employed in the preceding decades and a return to a familiar and popular language of traditional architectural styles. Large built-in garages and traditional roofs styles such as hipped and gabled roofs are typical features of houses from this period.



48 Albert Street

- Examples:
- |                      |                   |                   |
|----------------------|-------------------|-------------------|
| 48 Albert Street     | 67 Albert Street  | 69 Albert Street  |
| 64 Forbes Avenue     | 242 Gordon Street | 243 Gordon Street |
| 65 James Street West | 65 Mary Street    | 82 Water Street   |

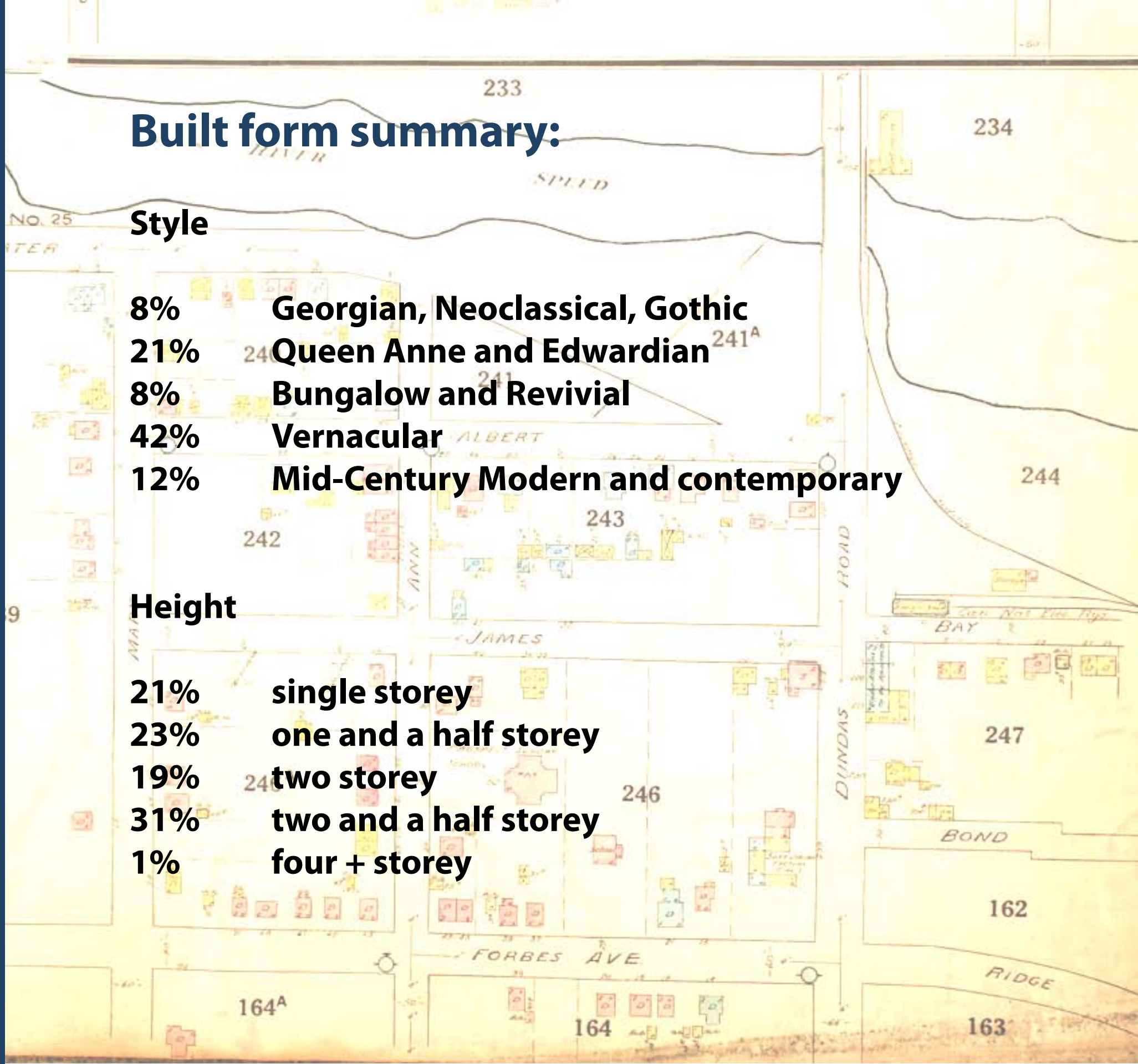
## Built form summary:

### Style

- 8% Georgian, Neoclassical, Gothic
- 21% Queen Anne and Edwardian
- 8% Bungalow and Revival
- 42% Vernacular
- 12% Mid-Century Modern and contemporary

### Height

- 21% single storey
- 23% one and a half storey
- 19% two storey
- 31% two and a half storey
- 1% four + storey





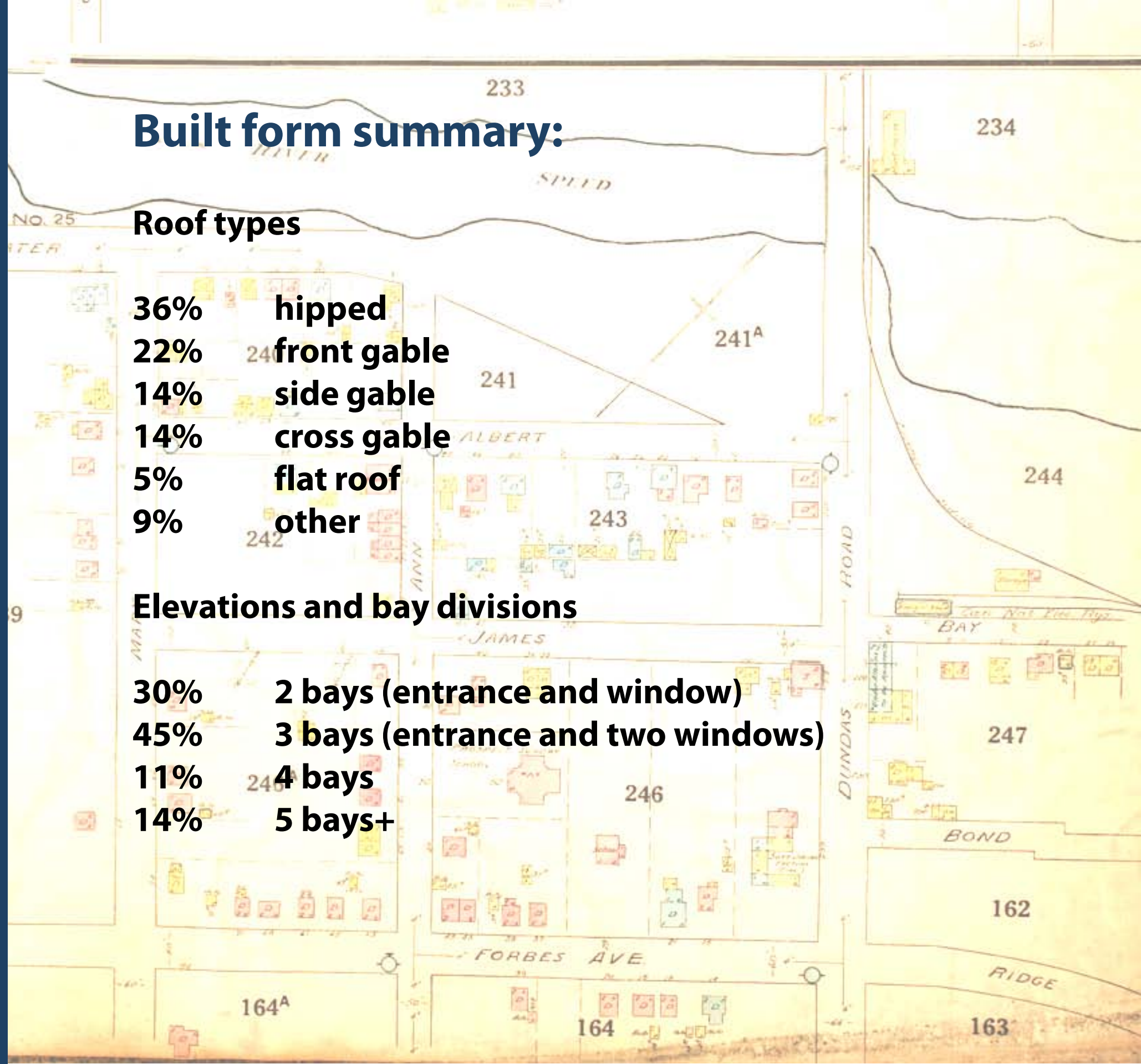
## Built form summary:

### Roof types

- 36%**      **hipped**
- 22%**      **front gable**
- 14%**      **side gable**
- 14%**      **cross gable**
- 5%**        **flat roof**
- 9%**        **other**

### Elevations and bay divisions

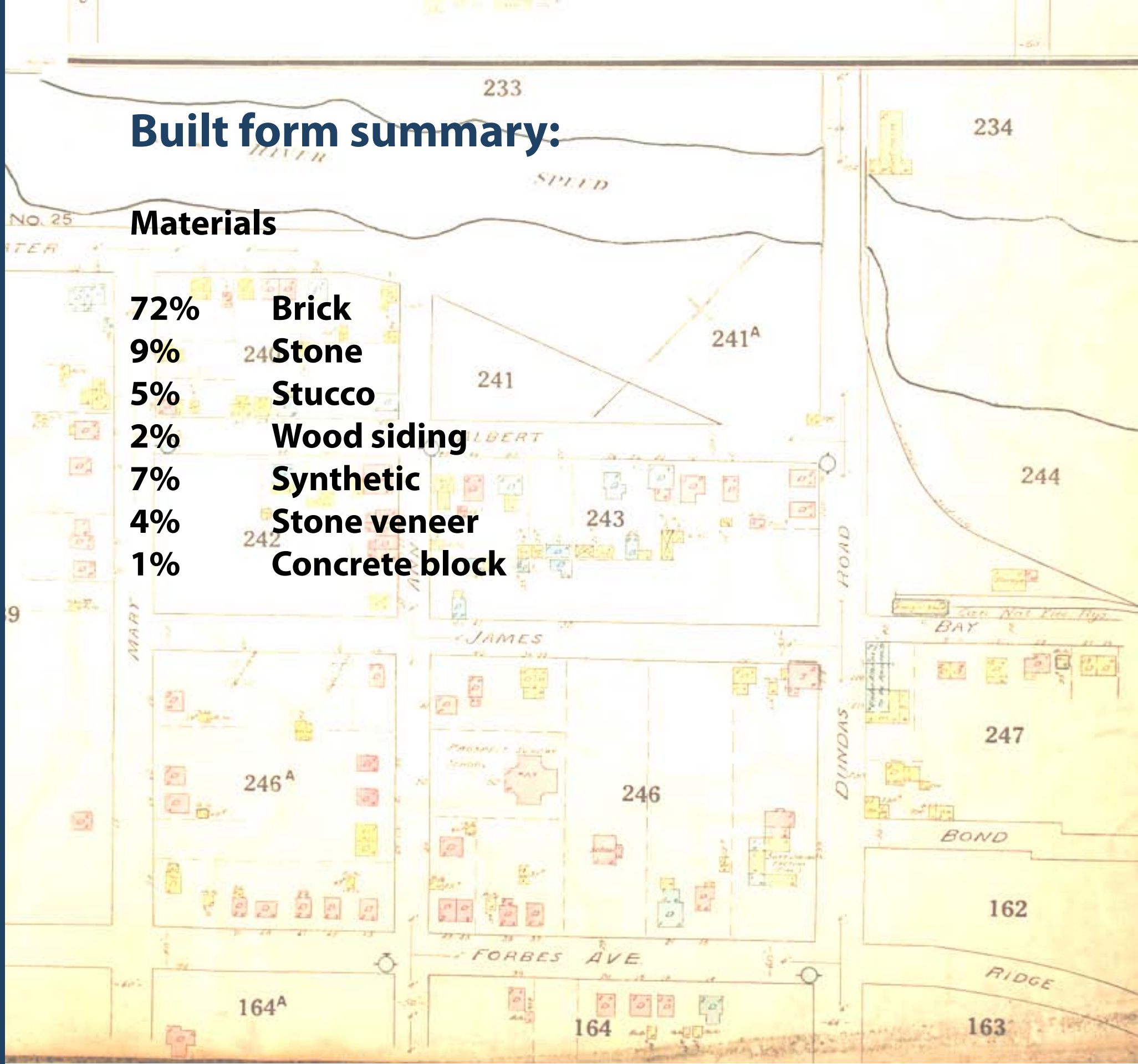
- 30%**      **2 bays (entrance and window)**
- 45%**      **3 bays (entrance and two windows)**
- 11%**      **4 bays**
- 14%**      **5 bays+**



## Built form summary:

### Materials

- 72% Brick
- 9% Stone
- 5% Stucco
- 2% Wood siding
- 7% Synthetic
- 4% Stone veneer
- 1% Concrete block



# Assessment overview

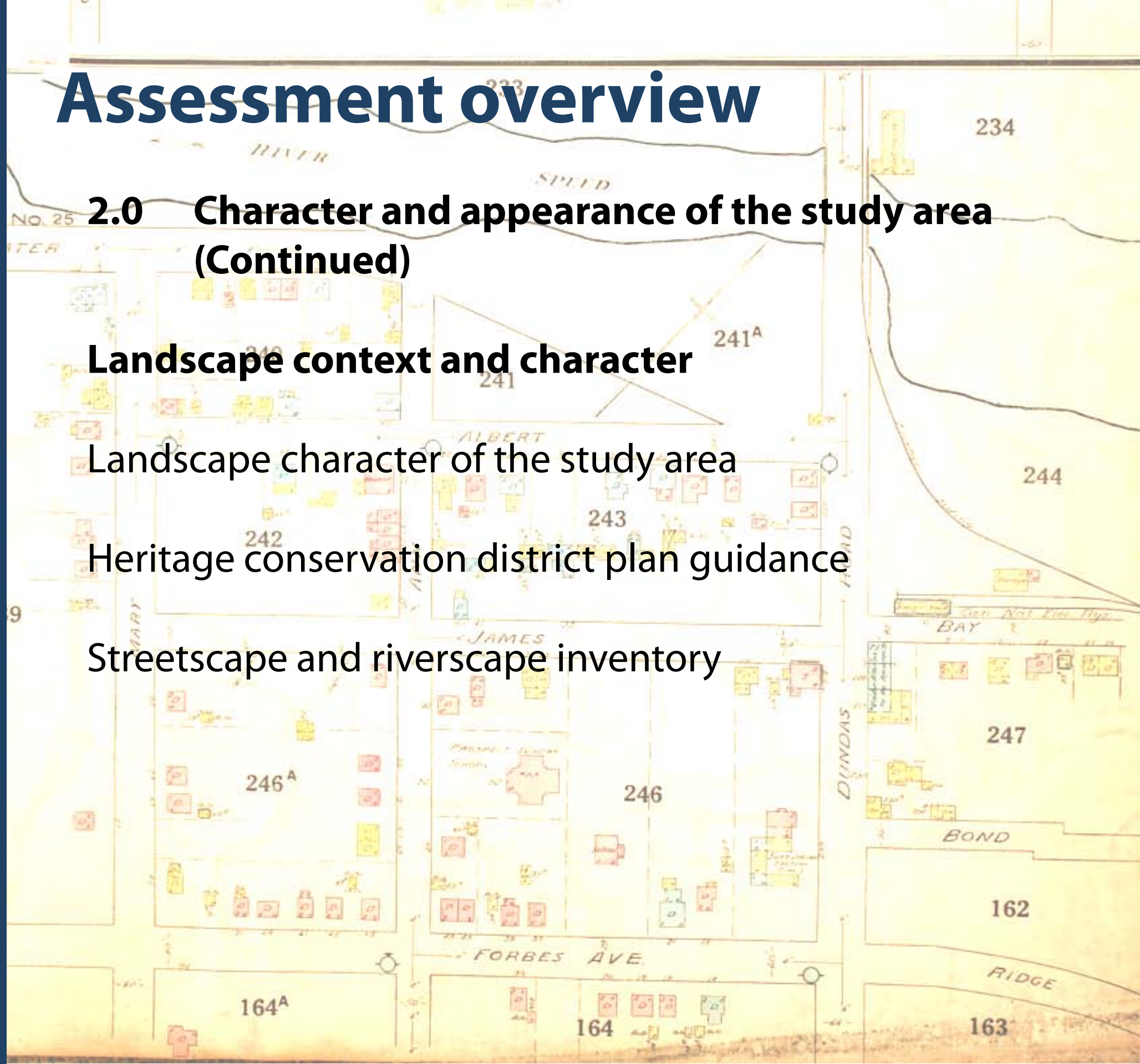
## 2.0 Character and appearance of the study area (Continued)

### Landscape context and character

Landscape character of the study area

Heritage conservation district plan guidance

Streetscape and riverscape inventory



**James Street West**  
From Mary Street to Gordon Street



Location of inventoried streetscape

James Street West is paved in asphalt bordered by grassed boulevards. There is on-street parking and curb cuts for private driveways that generally accommodate one to two cars parked in tandem. Driveways are generally accessing rear lot garages. Sidewalks are on both sides of the street and are made of concrete and are one-and-a-half-metres in width. On the south side of the street there are wood utility poles that support street lights in addition to hydro cables and telephone wires. There are semi-mature and mature sugar maple trees located in the boulevard, their canopies overhang the street but do not create a full canopy. Many large trees on private lots are located very close to the sidewalk throughout James Street West which also contribute to the streetscape character.

The views on James Street West terminate at Gordon Street to the east where there is a limestone building façade. To the west views terminate in the distance at Forest Hill Drive.

The building setbacks along James Street West are irregular and range from being very close to the sidewalks to seven metres deep. There are single detached homes which range from one to two-and-a-half-storeys in height and an apartment building that is three-storeys high. The properties include landscaped gardens with foundation plantings, specimen trees and low ornamental retaining walls. Many lots have had their front lawn replaced with perennial gardens.

One unique characteristic of James Street is lot 27 which is a through lot extending from James Street to Forbes Avenue. Historically, this lot contained the Sunday School and today there is a mature maple allée that leads from the sidewalk to the former school that is visible from James Street West looking south.

There is no front yard fencing on James Street. The street character is very enclosed with the houses and street trees close to the sidewalk.

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View looking east on James Street West terminating at Gordon Street.



View looking west on James Street West from Martin Avenue.



View of James Street West looking east.



View from James Street West looking south into lot 27 and the mature maple allée.

**Royal City Park - West Side -**  
 From McCrae Boulevard to Gordon Street



■ Location of inventoried open space

Royal City Park includes parkland west and east of Gordon Street. The west side is planted with mature deciduous trees in a random and spacious manner. Mature species include Silver maple and sugar maple trees which overhang the river bank. More recent plantings include tulip trees. All of the trees show evidence of pruning and good arboricultural maintenance practices. There are no shrub plantings. Large perennial beds separate vehicular circulation from the walkways. The walkways are approximately two-and-a-half metres in width and paved with asphalt. There are benches, picnic tables and litter bins. Parking is available in the park along the driveway. There is a play structure and gazebo at the north east end and a raised flower bed for seasonal displays adjacent to Gordon Street. There are also some markers (Queen Elizabeth II Coronation) in the park at the base of trees. One unique feature of the park is Garbosaurus Rex, the dinosaur sculptor made of garbage pulled from the river.

The views within the park include sightlines to both the Gordon Street Bridge and the Gow's Street Bridge. Views of the Speed River and its walled banks can also be seen from within the park.

Royal City Park is a designed landscape with historical associations to Frederick Gage Todd, a prominent early Landscape Architect who was commissioned by the Imperial Order of Daughters of the Empire in the early 1900's. The walls along the river's edge were constructed during the Great Depression and employed many local men, with stone quarried from the river bed. This area of the river contrasts significantly with the naturalized setting of the west side of Gow's Bridge where the Wellington Street Dam is located and similarly on the south east side of Gordon Street Bridge adjacent to the covered bridge.

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View looking west towards Gow's Bridge.



View looking west towards the play structure and the band stand.



View looking west from Gow's Bridge at the Wellington Street Dam and naturalized edge.



View of the walled river edge and park band stand in distance.

**Speed River Riverscape**  
From the Wellington Street Dam to the Covered Bridge



The Speed River riverscape includes the area from the Wellington Street Dam to the west and the Covered Bridge to the north-east. There are two distinct areas along the river, the naturalized setting west of Gow's Bridge and generally east of Gordon Street Bridge, and the designed stone wall banks between these two bridges. This area of the river between the two bridges is a designed landscape with historical associations to Frederick Gage Todd, a prominent early Landscape Architect who was commissioned by the Imperial Order of Daughters of the Empire in the early 1900's. The walls along the river's edge were constructed with stone quarried from the rivers bed during the Great Depression and employed many local men.

Along the raised banks of the stone walls there are mature species which include Silver maple and sugar maple trees which overhang the river bank. More recent plantings in the adjacent parkland include tulip trees and white pine. All of the trees show evidence of pruning and good arboricultural maintenance practices. There are no shrub plantings.

The parged stone wall on the south side of the river extends immediately east of Gordon Street Bridge. The area further east has naturalized edges. The naturalized banks include many species that have established themselves such as Manitoba maple and buckthorn. To the west of Gow's Bridge there have been naturalized plantings that include a variety of native species.

The views along the river from Gordon Street Bridge to the west and east are some of the most picturesque in Guelph. These include the stone walls, the mature deciduous trees and Gow's Bridge. This picturesque view is similar in nature looking east from Gow's Bridge, with the stone walls, mature deciduous trees and the Gordon Street Bridge in the distance. Views east from Gordon Street Bridge include the Covered Bridge, open water and the naturalized, far banks of the Speed, a significant contrast to the western views. The open water is generally calm and allows for the dramatic reflection of the overhanging vegetation adding scenic value to the area.

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View of Gow's Street Bridge with mature trees overhanging the stone wall banks.



View of Gordon Street Bridge with similar views of mature trees and the stone walls.

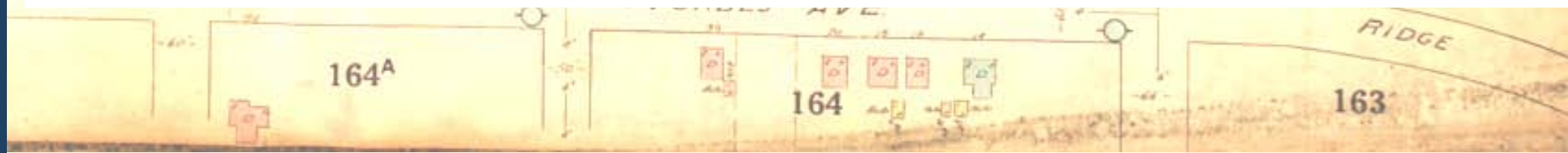


View of the Wellington Street Dam with naturalized edges.



View of the Covered Bridge and naturalizing vegetation on the east bank.

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# Key findings

## 2.0 Character and appearance of the study area (Continued)

### Land use and community character, development, and policy review

Study area land uses and traffic patterns

Study area demographics

Study area policy review

City of Guelph Official Plan

Draft City of Guelph Official Plan

City of Guelph Zoning By-law

Site Plan Control

Property Standards By-law

Tree Preservation

Potential development issues

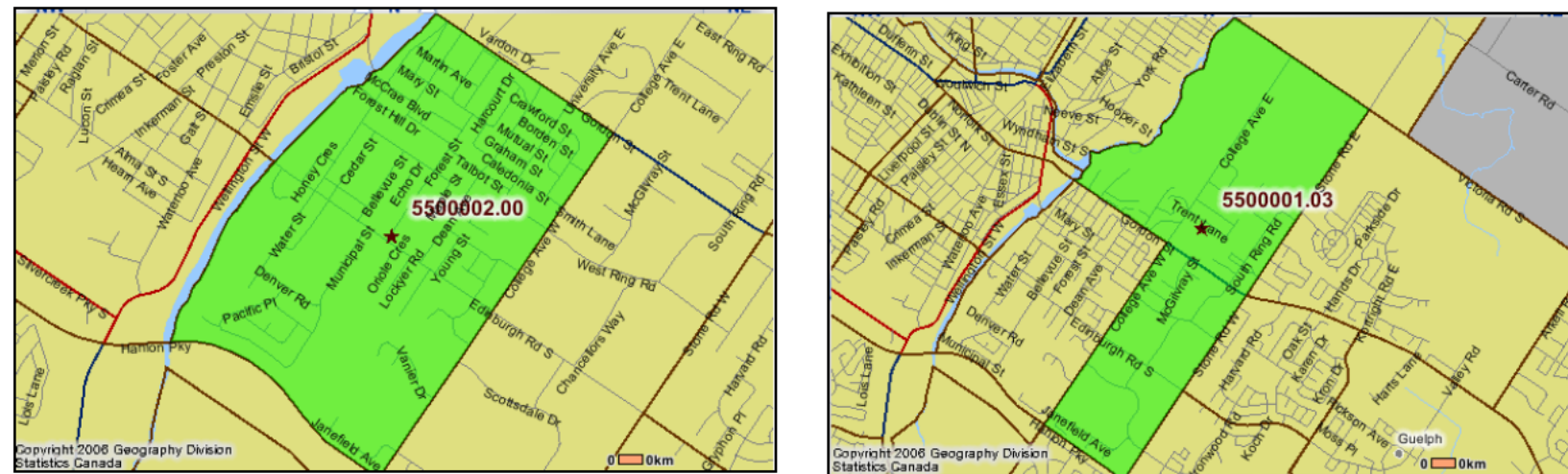


Figure 2.1: Census Tract maps obtained from Statistics Canada.

The census tract has a 2006 population of 4,158, which remains unchanged from the 2001 population of 4,158 people. The following chart summarizes the population distribution for the census tract:

<b>Age Group</b>	<b>Population</b>
0 to 14 years	545 (13%)
15 to 29 years	1,070 (26%)
30 to 44 years	800 (19%)
45 to 59 years	815 (20%)
60 to 74 years	595 (14%)
Over 74 years	335 (8%)

The population mix comprises younger families, middle aged people, and seniors within the census tract. According to the census data, the mean population age is 39.9 years old, with nearly 87% of the population being aged 15 years and older. There are 1,160 reported families within the census tract, with an average household size of 2.8 people. The neighbourhood also appears relatively stable, with about 66% of the population living at the same address reported 5 years ago.

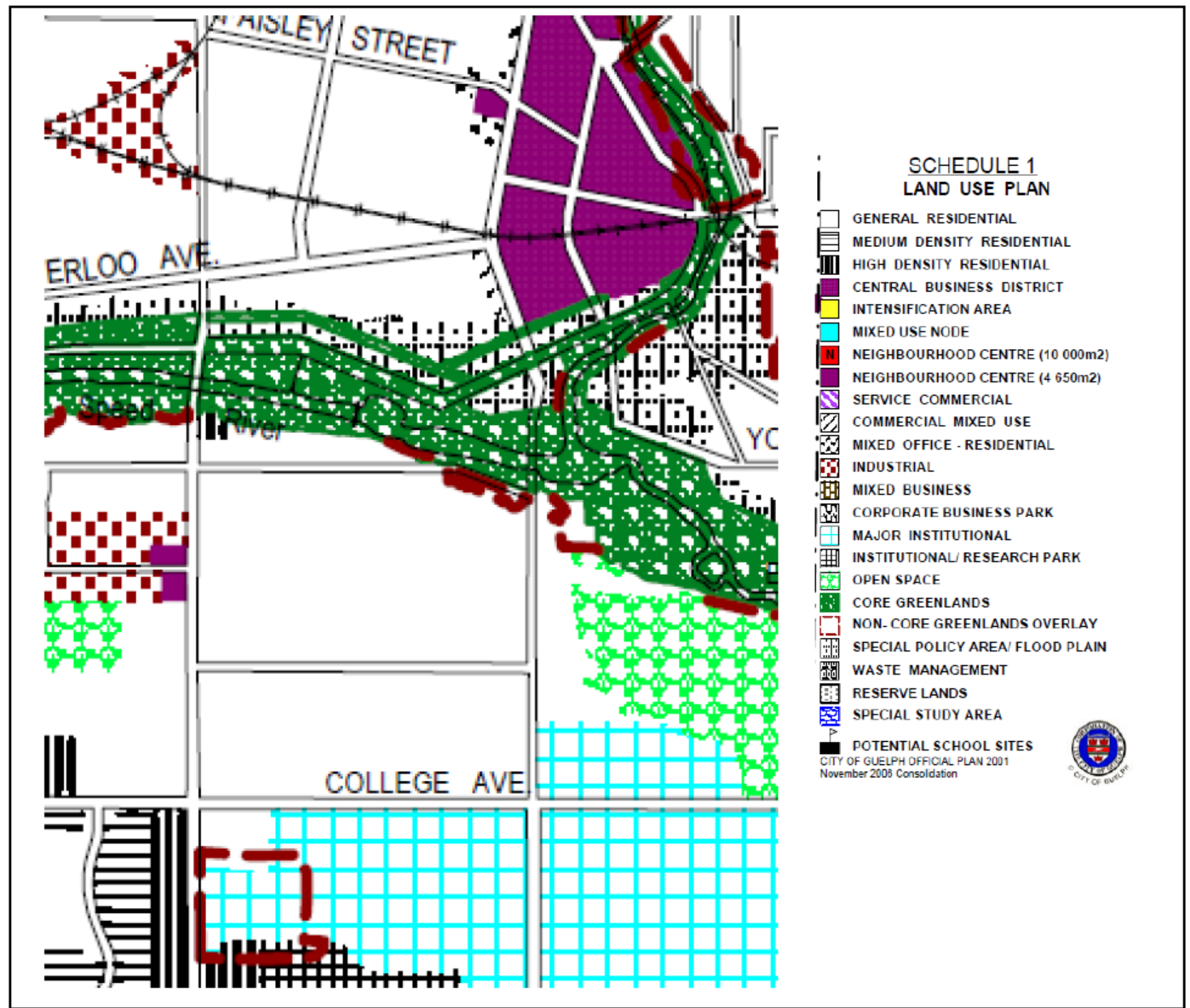


Figure 2.2: City of Guelph Official Plan Schedule 1 – Land Use Plan

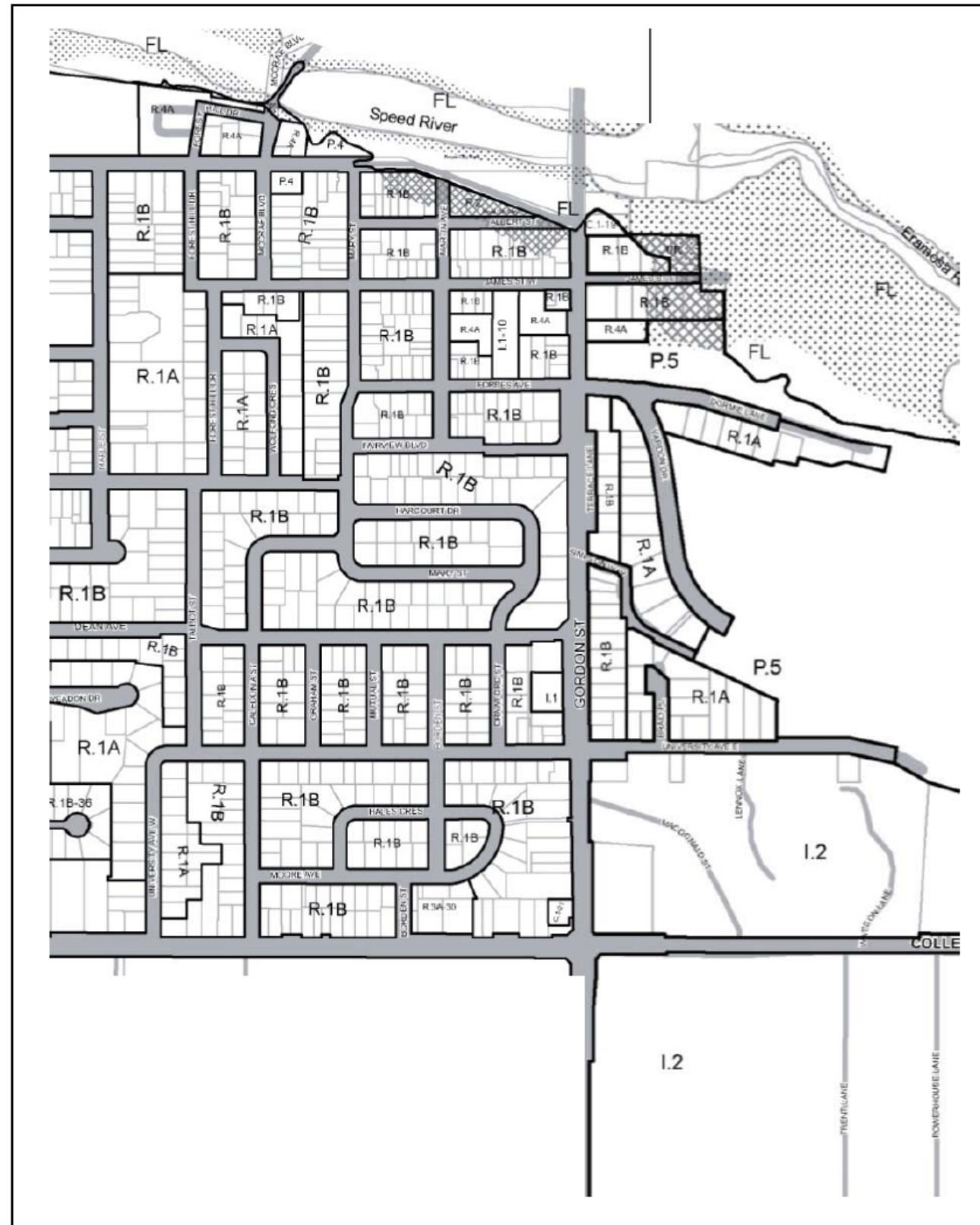


Figure 2.3: City of Guelph Zoning By-law - Extracts from Maps 26 and 39

# Assessment overview

## 2.0 Character and appearance of the study area (Continued)

### Heritage conservation and tourism strategies

Benefits of cultural heritage conservation

Considerable and positive advantages

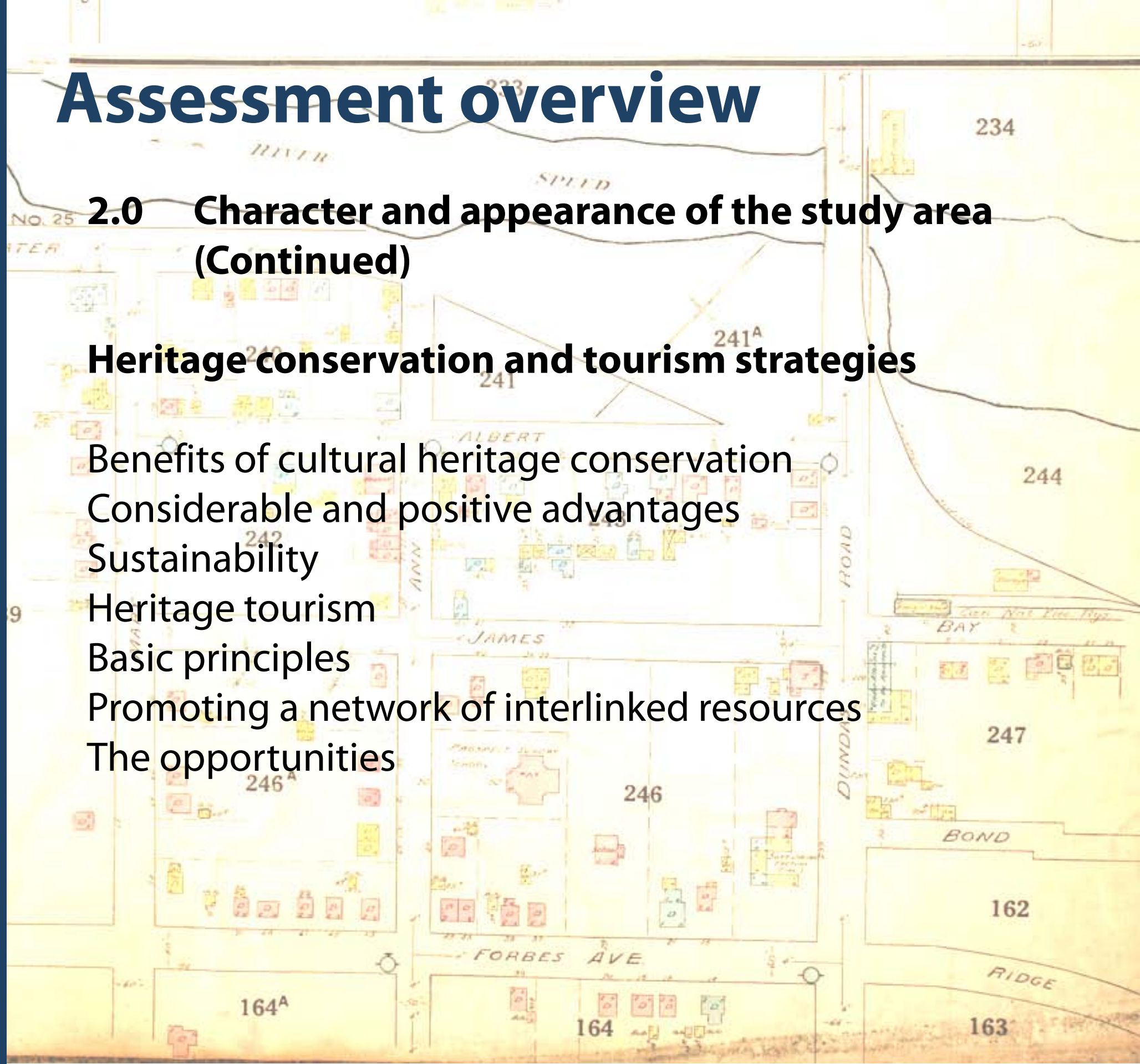
Sustainability

Heritage tourism

Basic principles

Promoting a network of interlinked resources

The opportunities



Beneficial effects include:

- furthers the objectives of the humanities, science and education;
- provides for aesthetic appreciation and other life enhancing activities;
- promotes environmental diversity and local distinctiveness amidst global sameness;
- reinforces a sense of place and stability necessary to good psychological health;
- boosts community and ethnic pride;
- improves the safety, security and cleanliness of neighbourhoods;
- increases the supply of affordable housing through building renovation;
- enhances the competitive advantage of revitalized historic downtowns;
- attracts investment in prestige or special locations of high amenity value;
- increases property tax revenues for municipalities from renovated buildings;
- increases activity in the building supplies and construction sectors;
- increases revenues in the tourism industry (attractions, hospitality, etc);
- stimulates spin-off products and services industries supplying heritage sites;
- creates business for archaeological and other professional heritage services;
- provides subject material for the visual arts and crafts industries;
- provides themes for the performance of music, dance and drama;
- provides heritage character locations for the film and television industries;
- stimulates enterprises that display and/or sell artifacts or reproductions;
- creates business in digitizing and/or electronic transmission of heritage images;
- creates business for journalists, writers and publishers specializing in heritage;
- enhances local employment opportunities in several sectors;
- saves the spent resources and energy embodied in the existing building stock;
- reduces flow of waste materials to landfill sites from demolished structures;
- curbs urban sprawl and wasteful consumption of land and cost of new infrastructure.

“cultural” and “natural” heritage are both included in the meaning of the term “heritage tourism”. As well, there are other terms such as “cultural tourism” and “eco-tourism” that include cultural heritage resources. There are two overarching issues in heritage tourism:

- (1) the relationship between the host community and tourists; and
- (2) maintaining the balance between tourism development and protection of the environment.

It is not the purpose of the *Brooklyn and College Hill Conservation District Study* to outline a detailed approach to heritage tourism. Nevertheless, the following ten points are basic principles for successful heritage-driven community tourism:

- build broadly-based public support and involvement in coordination;
- ensure the community does it for itself as an act of pride, celebration and sharing;
- understand what residents want to share for the community and which “special places” to keep sacred;
- use an overall theme that creates a clear image of community distinctiveness;
- define the role of heritage attractions and cultural institutions;
- give the visitor an authentic experience through participation, animation, and immersion in local life;
- communicate culturally sensitive issues without exploitation;
- address growth management and capacity of heritage resources in promotion and site use;
- avoid incompatible construction that compromises authenticity; and,
- link initiatives to the statutory/regulatory framework concerning resource protection and sustainability.





## Linked heritage opportunities:

- The McCrae House, located on the banks of the Speed River is a well established nationally recognized historic site commemorating the birthplace of Lieutenant Colonel John McCrae the noted doctor, soldier and author of *In Flanders Field*. (This site can be found electronically in the *What to do? Heritage and History* link on *Visitguelphwellington* web page);
- The Boathouse Tea Room, "Where Guelph Gathers: The Boathouse Tea Room is Guelph's favourite spot for tea time, wholesome lunches, premium scooped ice cream and magical private events - all on the riverside." (This site can be found electronically in the *Where to eat?*
- The Macdonald Stewart Art Centre "a public art gallery that annually presents 15 exhibitions of contemporary and historical art and craft drawn from regional, national and international sources. A major thrust of the program is to provide a rigorous, in-depth presentation of contemporary art practice in Canada". (This site can be found electronically in the *What to do? Arts and Culture* link on *Visitguelphwellington* web page); and
- The potential Brooklyn and College Hill heritage conservation district as an area for guided walking tours as all ready described in *Brooklyn and College Hill* published by the Guelph Arts Council.

# Assessment overview

## 2.0 Character and appearance of the study area (Continued)

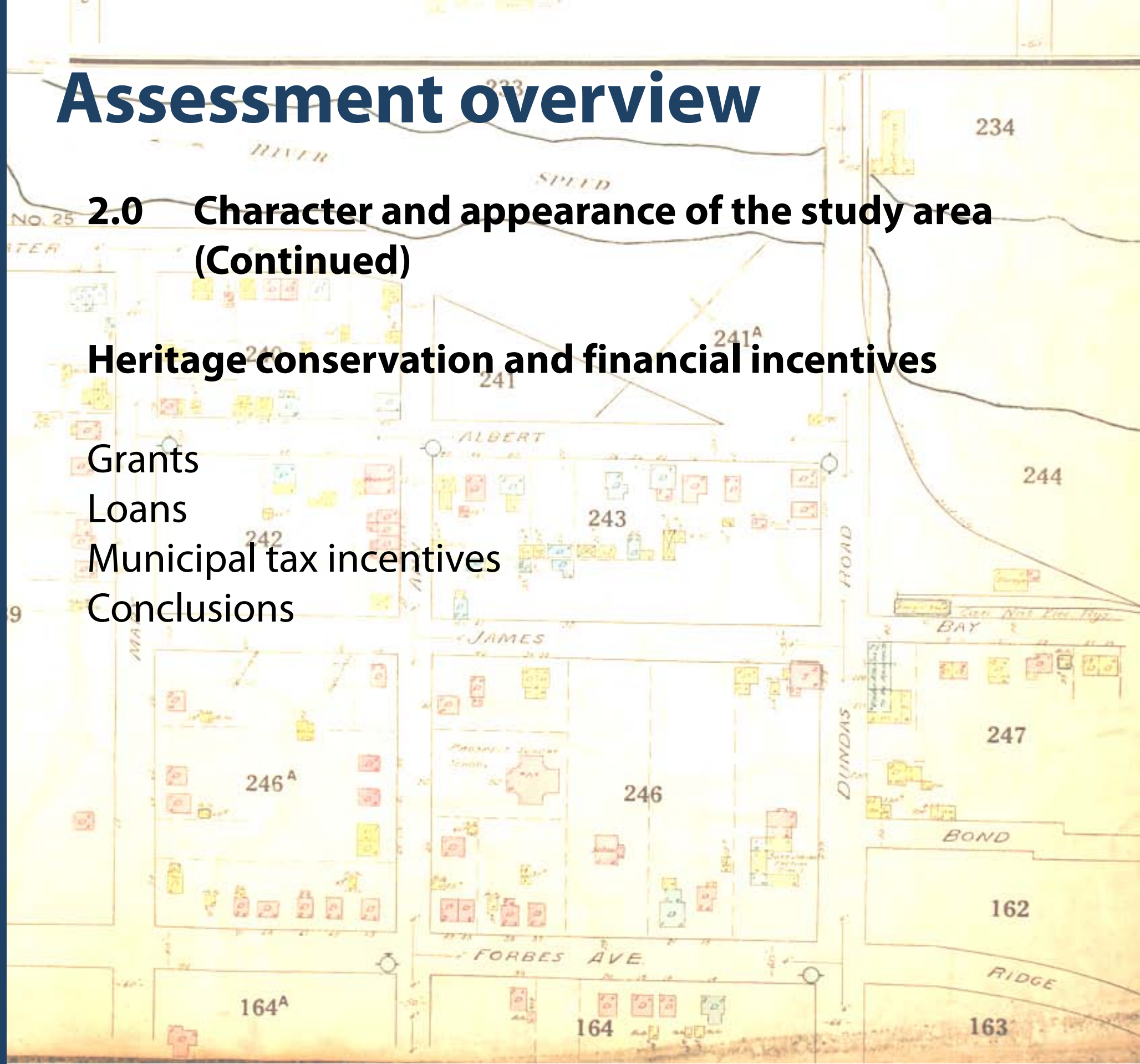
### Heritage conservation and financial incentives

Grants

Loans

Municipal tax incentives

Conclusions



# Boundary

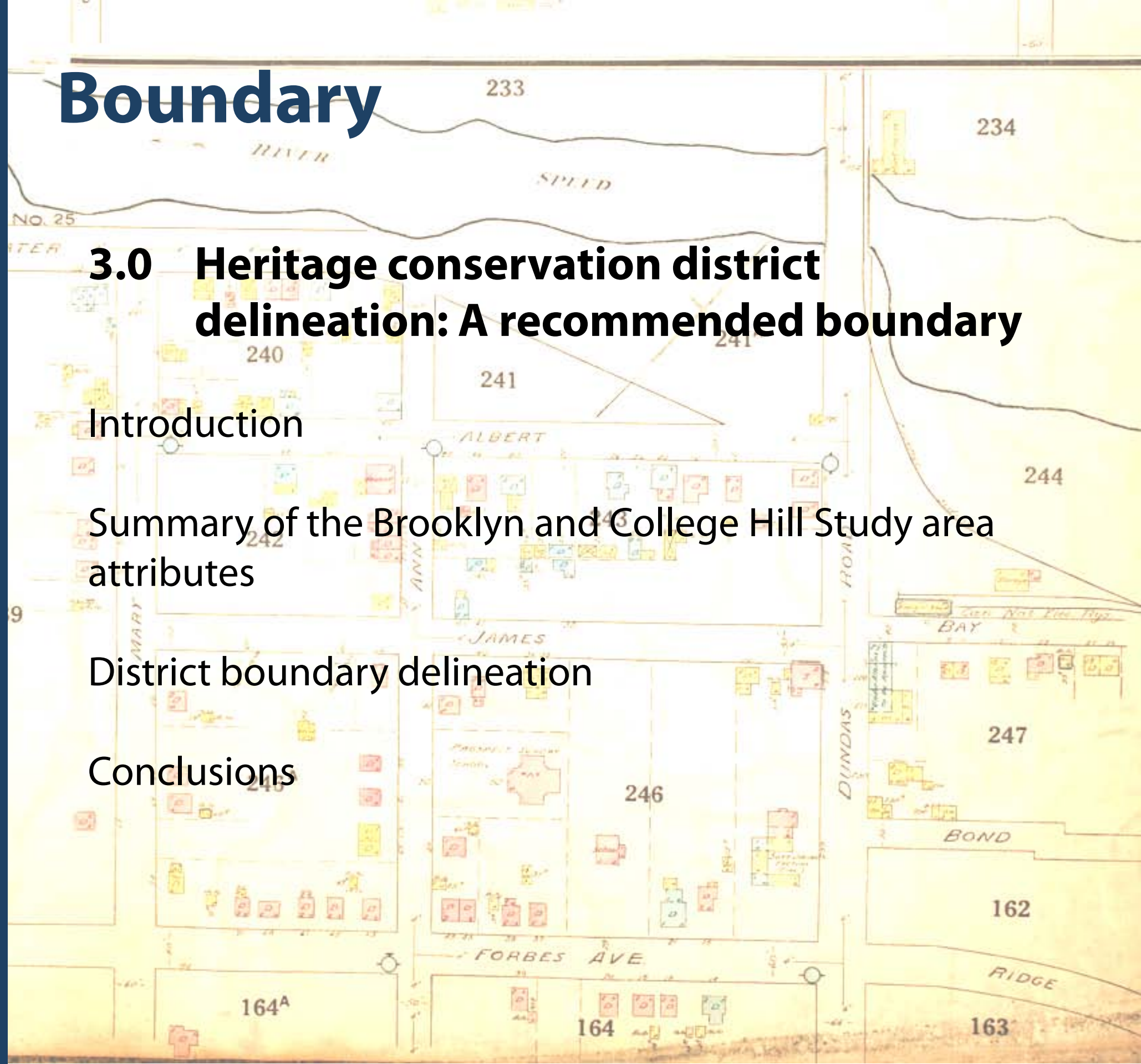
## 3.0 Heritage conservation district delineation: A recommended boundary

Introduction

Summary of the Brooklyn and College Hill Study area attributes

District boundary delineation

Conclusions



# Boundary

## Ministry of Tourism, Culture and Sport: guidance

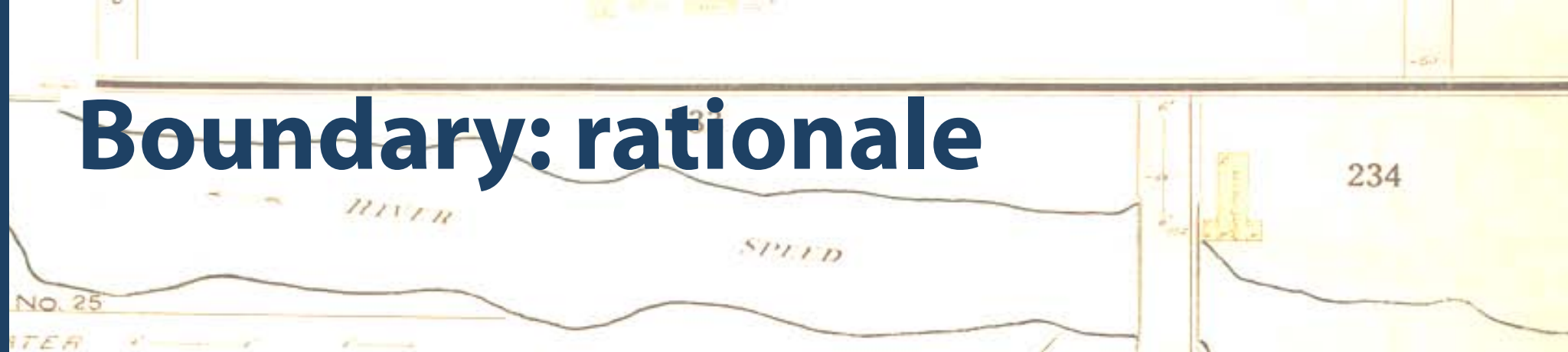
*A **concentration** of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use.*

*A **framework of structured elements** including major natural features such as topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.*

*A sense of **visual coherence** through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place.*

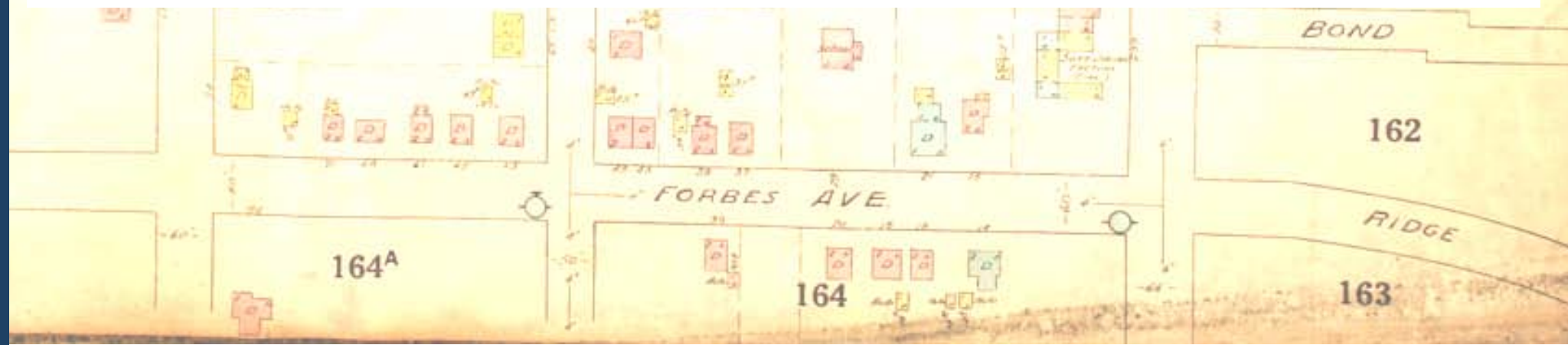
*A **distinctiveness** which enables districts to be recognised and distinguishable from their surroundings or from neighbouring areas.*

# Boundary: rationale



The boundary of the proposed heritage conservation district follows, for the most part, the conceptual area as originally approved by Council and the refinements undertaken for field work which more closely followed property lines. The delineation of the proposed boundary was intended to capture four distinctive areas, as follows:

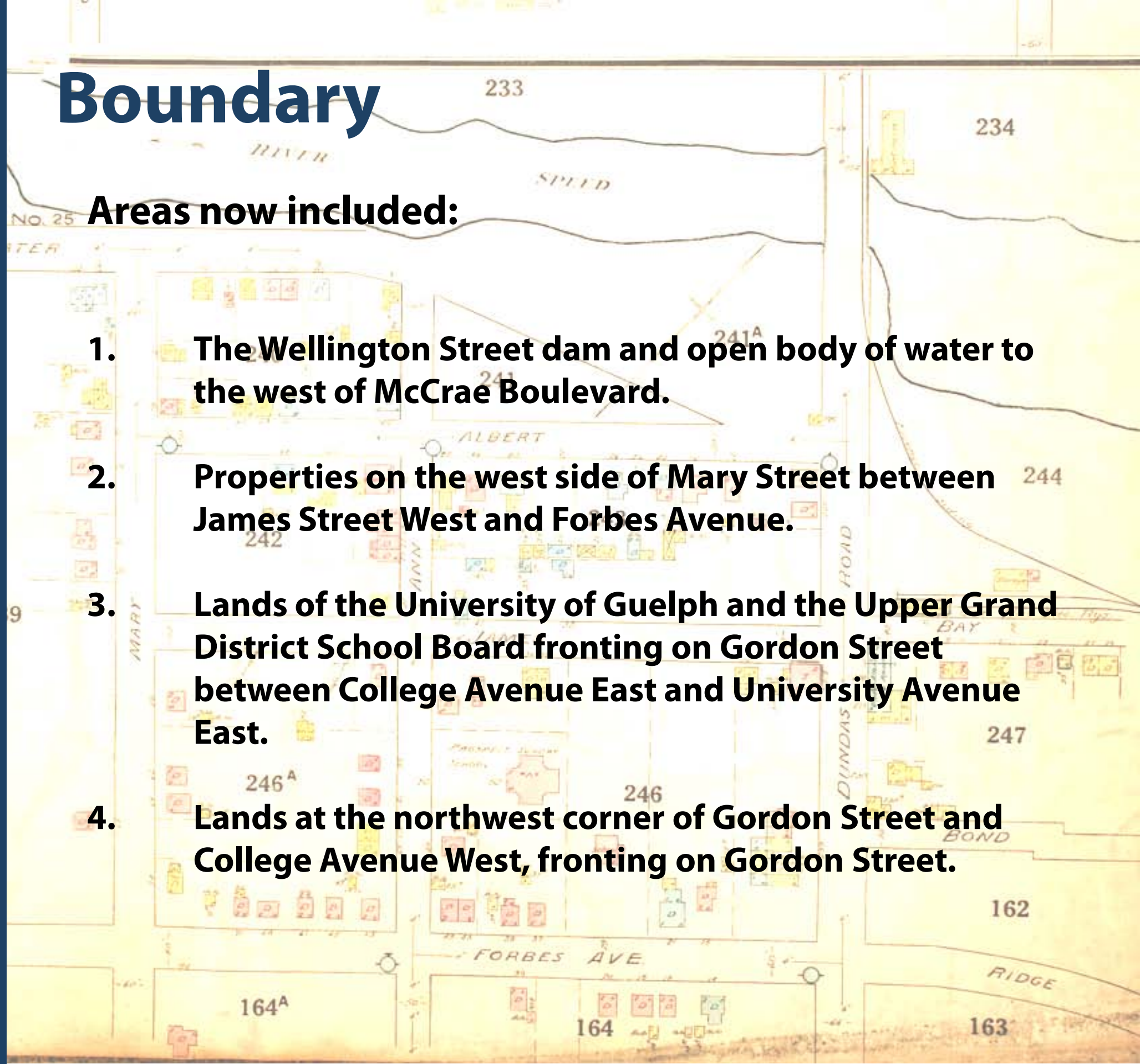
- The Speed and Eramosa Riverscapes which include the linear body of water from the confluence of the two rivers to the Wellington Street Dam, the naturalised river edges and retaining walls, the intervening bridge crossings, and associated riverside parks and structures;
- The Gordon Street corridor from its intersection with College Avenue at the south end and its gateway attributes as a point of entrance and exit, to the crossing of the Speed River at the north end as it meets the open and expansive area of parkland at its east and west sides;
- The residential area of Brooklyn, a compact clustered settlement around Water Street, Albert Street, James Street, Forbes Avenue (formerly Charles Street) and Mary Street which includes a variety of stone, frame and brick residences; and
- A small residential area on James Street East (formerly Bay Street) which originally incorporated the electrical rail line, power house and station of the Toronto Suburban Railway.



# Boundary

## Areas now included:

- 1. The Wellington Street dam and open body of water to the west of McCrae Boulevard.**
- 2. Properties on the west side of Mary Street between James Street West and Forbes Avenue.**
- 3. Lands of the University of Guelph and the Upper Grand District School Board fronting on Gordon Street between College Avenue East and University Avenue East.**
- 4. Lands at the northwest corner of Gordon Street and College Avenue West, fronting on Gordon Street.**



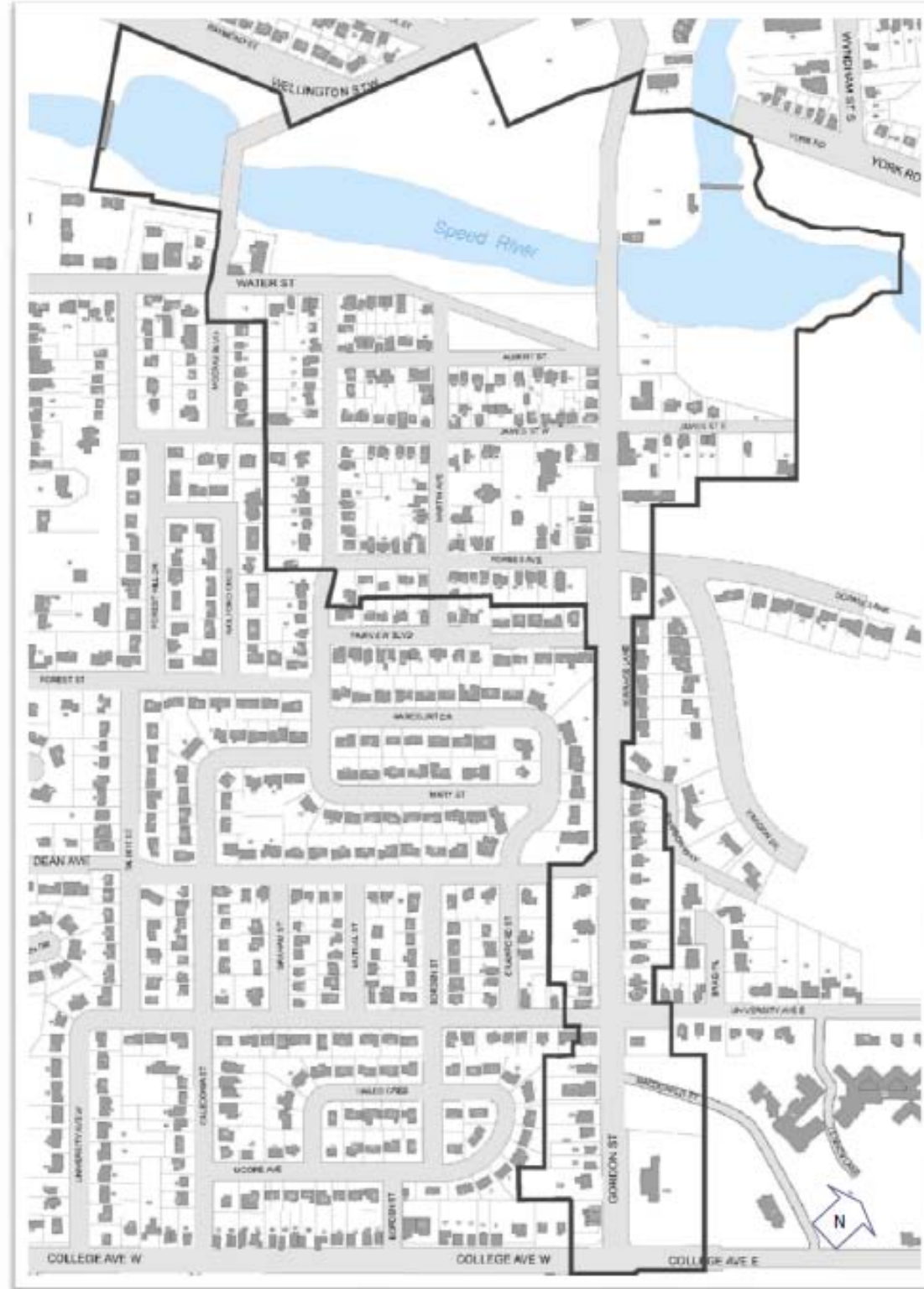


Figure 3.1 Proposed Heritage Conservation District Boundary

No. 25

9

MARY

234

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BOND

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RIDGE

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# Boundary: rationale

## Proposed heritage conservation district has all four of those Ministry identified characteristics for a district:

The proposed heritage conservation district contained within this boundary meets a number of those characteristics identified by the Ministry of Tourism and Culture. The area contains a **concentration** of heritage buildings, sites, structures, designed and natural landscapes. These include the nationally recognised McCrae House, the Macdonald Stewart Art Centre, railway terminal building, distinctive bridges, numerous vernacular heritage residences, Royal City Park, the Speed and Eramosa waterways and the historical Guelph and Dundas Road. These features also have unique historical associations with transportation routes, community growth, City beautification and institutional development.

The proposed district is also distinguished by a **framework** of structuring elements. In the north are the underfit former glacial stream channels of the Speed and Eramosa Rivers, now occupying broad and expansive valley lands. Gordon Street, a historic transportation corridor with its origins in the 1820s, comprises the main spine of the district and carves out a route from the valley lands to the north, up the former glacial outwash slope to the table lands of the Wentworth Till plain in the south, at the intersection with College Avenue.

The framework of structuring elements also provide a considerable degree of **visual coherence** through the layering of human activities and designs on the landscape. The valley lands have been extensively designed and used as public open space and parkland. Portion of these lands and outwash slope are also distinguished by a structured grid of generally low profile residential forms from the 1850s to the 1950s. All provide a distinct sense of time and place.

All the above attributes result in an area and landscape of **distinctive** character that separates it from the University campus to the south, the commercial and downtown core to the north, the golf course to the east and the mid-twentieth century residential suburb to the west.

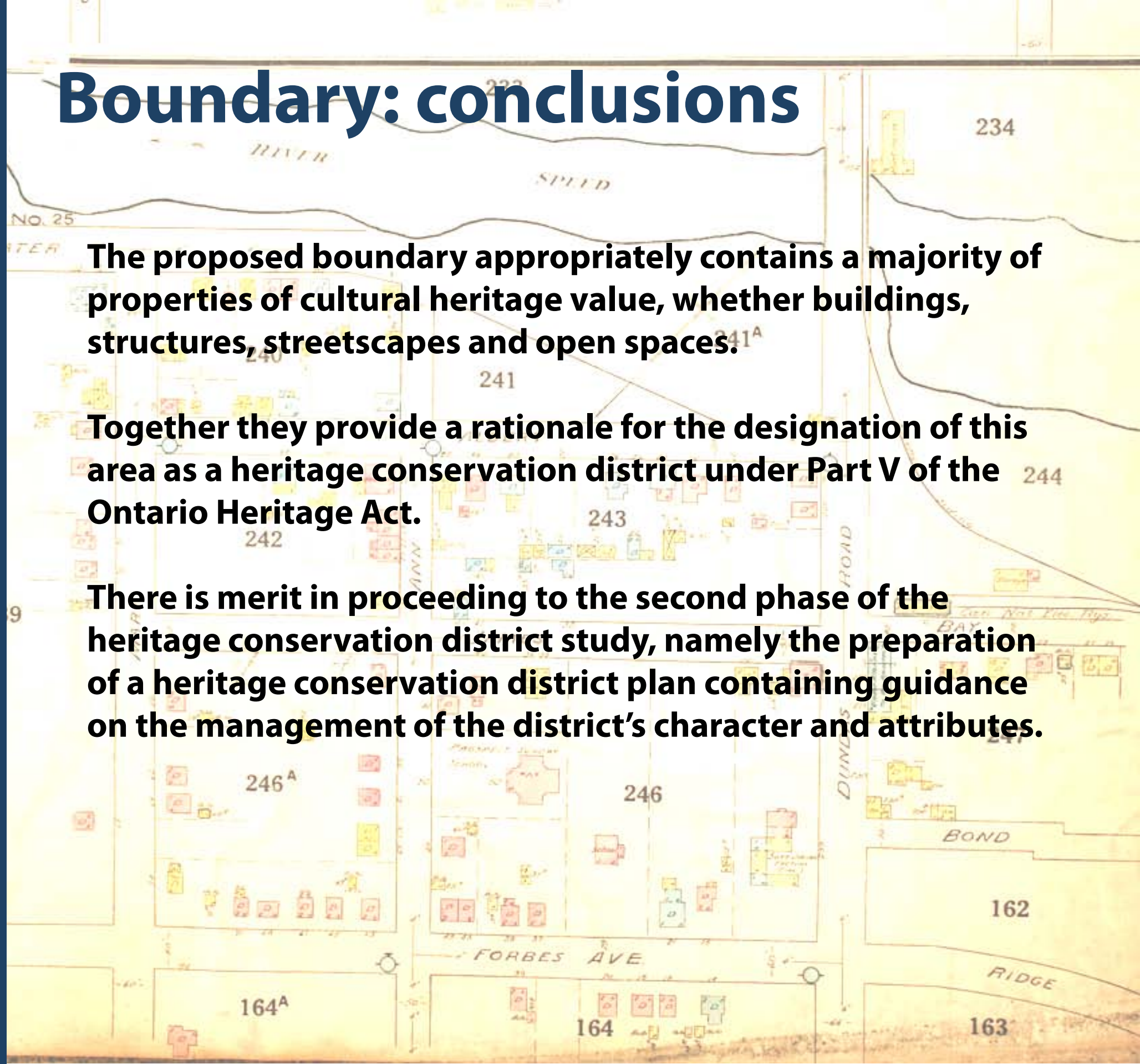


# Boundary: conclusions

**The proposed boundary appropriately contains a majority of properties of cultural heritage value, whether buildings, structures, streetscapes and open spaces.**

**Together they provide a rationale for the designation of this area as a heritage conservation district under Part V of the Ontario Heritage Act.**

**There is merit in proceeding to the second phase of the heritage conservation district study, namely the preparation of a heritage conservation district plan containing guidance on the management of the district's character and attributes.**



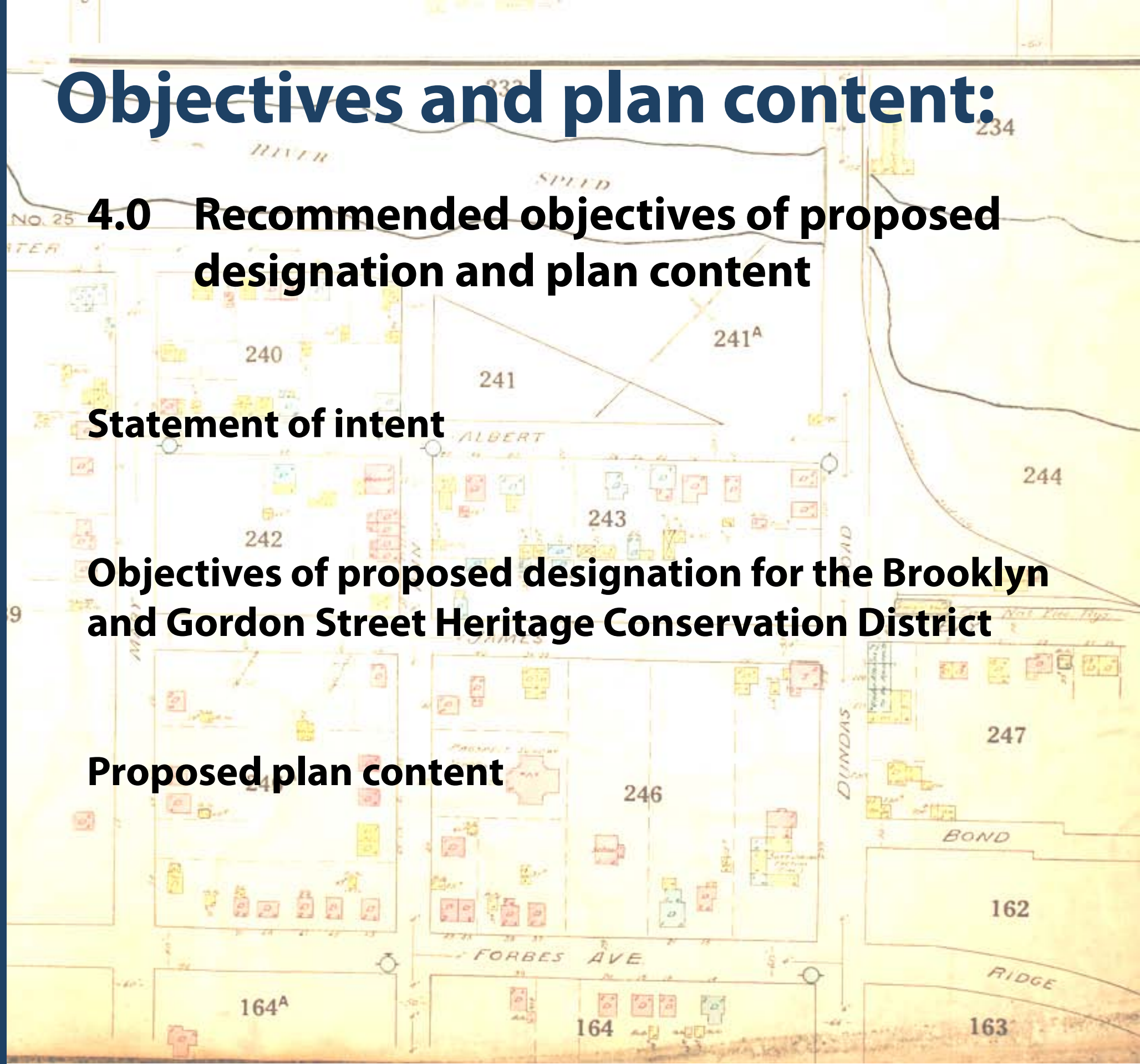
# Objectives and plan content:

## 4.0 Recommended objectives of proposed designation and plan content

Statement of intent

Objectives of proposed designation for the Brooklyn and Gordon Street Heritage Conservation District

Proposed plan content



# Statement of intent

Heritage interests, property owner interests and community interests

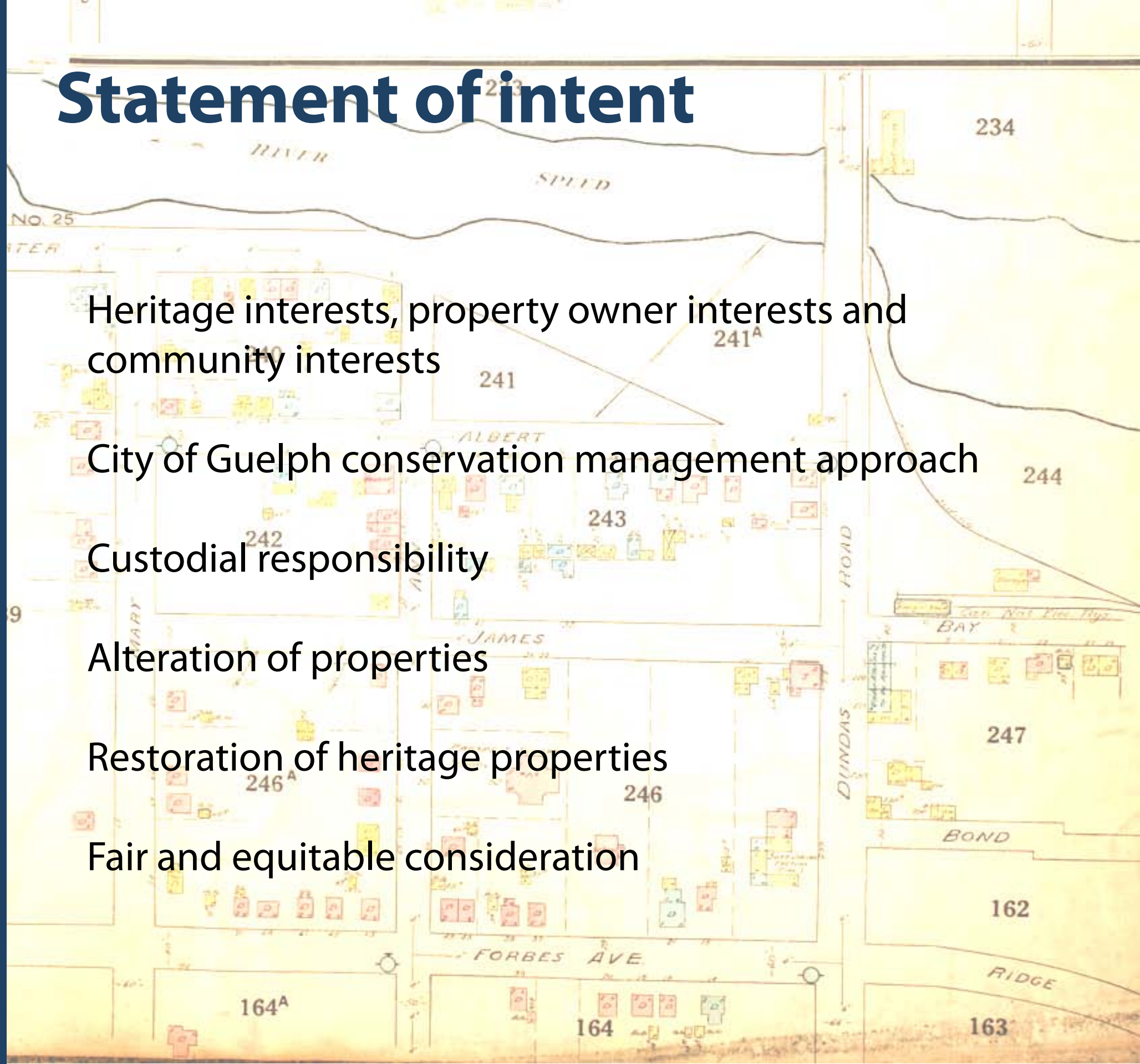
City of Guelph conservation management approach

Custodial responsibility

Alteration of properties

Restoration of heritage properties

Fair and equitable consideration



# Objectives of proposed designation (17), examples:

To maintain and conserve the heritage character of the Brooklyn area, the Gordon Street corridor, the Speed and Eramosa Riverscapes and Royal City Park.

To protect and enhance heritage property in both the public and private realm including existing heritage residential buildings, institutional structures, road bridges, parks and open spaces, riverscape corridors and associated trees and vegetation.

To encourage the maintenance and protection of the public realm of the District, as well as avoiding or minimizing adverse effects of public undertakings.

To manage trees, treelines and grass boulevards that contribute to the cultural heritage value of the District.

# Proposed plan content:

A statement of the objectives to be achieved in designating the area as a heritage conservation district.

A statement explaining the cultural heritage value or interest of the heritage conservation district.

A description of the heritage attributes of the heritage conservation district and of properties in the district.

Design guidelines for alterations and additions to heritage buildings and structures.

Design guidelines for alterations and additions to contemporary buildings and structures.

Guidelines on new construction as infill development

# Proposed plan content (Continued)

Guidelines on demolition and removals

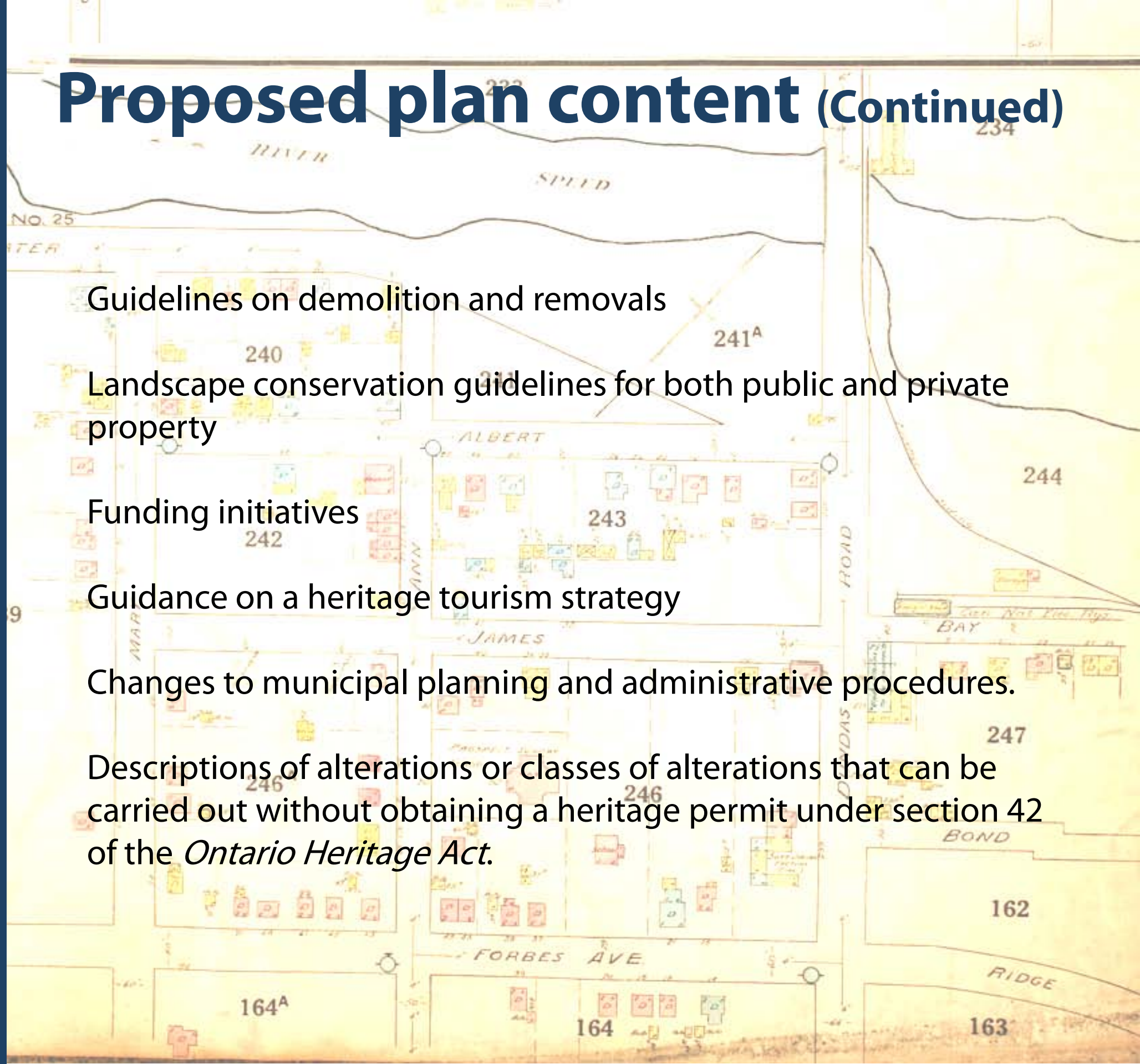
Landscape conservation guidelines for both public and private property

Funding initiatives

Guidance on a heritage tourism strategy

Changes to municipal planning and administrative procedures.

Descriptions of alterations or classes of alterations that can be carried out without obtaining a heritage permit under section 42 of the *Ontario Heritage Act*.



# By-law, policy and administrative changes:

## 5.0 Recommended changes to municipal planning mechanisms and by-laws

Zoning by-law

Heritage permit application form and process

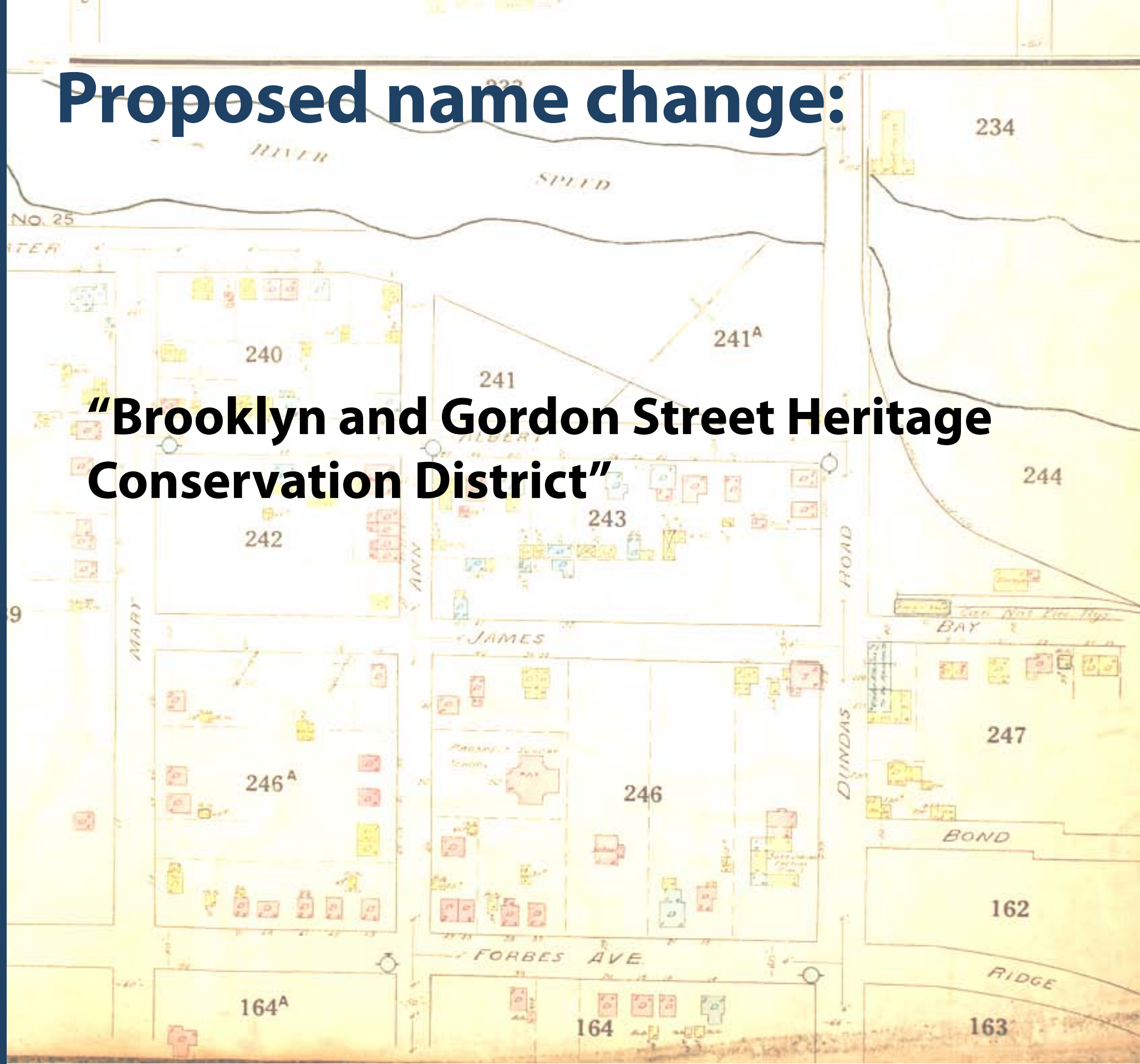
Delegated approval authority for alterations

Heritage property standards

Ontario Heritage Act Part IV designations and heritage conservation easement agreements

# Proposed name change:

**“Brooklyn and Gordon Street Heritage Conservation District”**





# Next key meetings:

**February 21<sup>st</sup>, 2012**

**Planning and Building, Engineering and  
Environment Committee, City Hall, 12:30 pm**

**February 27<sup>th</sup>, 2012**

**Council Meeting, City Hall, 7:00 pm**

**Decision point: about commencing phase 2, and  
preparation of HCD Plan**





**Public delegations may be made at both meetings.**

**Delegations arranged through City Clerks:**

**City Clerk's Office**

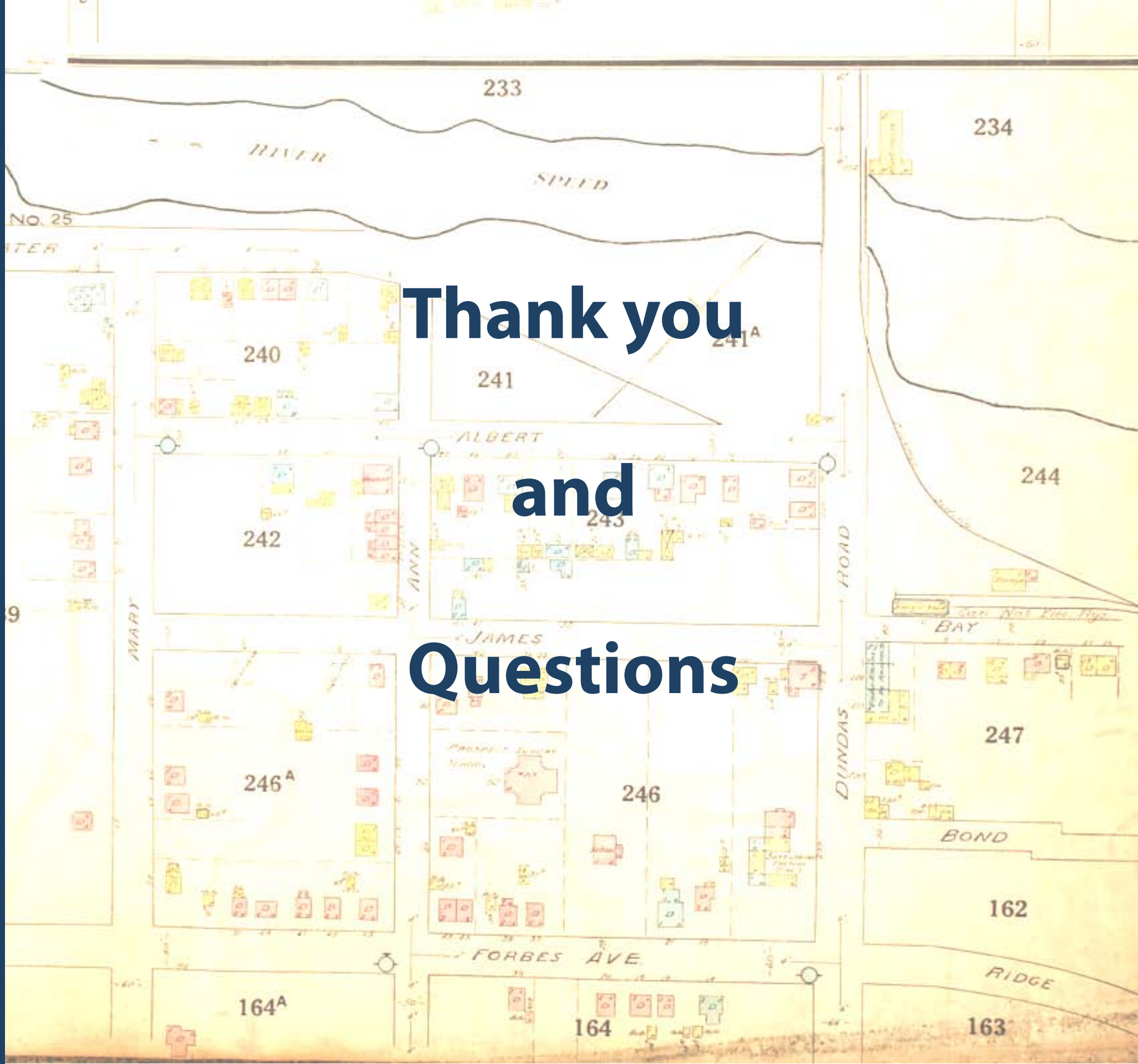
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**E [clerks@guelph.ca](mailto:clerks@guelph.ca)**



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**Thank you**

**and**

**Questions**