



BURNSIDE

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Appendix A

Cultural Heritage Existing Conditions Report

**Cultural Heritage Report:
Existing Conditions
Victoria Road, Stone Road, and Structure 116
Municipal Class Environmental Assessment
City of Guelph, Ontario
Reference Number # 25-022**

Prepared for:

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Project No: 2025-110
Report: December 8, 2025



EXECUTIVE SUMMARY

R. J. Burnside & Associates Limited (R. J. Burnside), on behalf of the City of Guelph, has engaged TMHC Inc. (TMHC) to produce a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) for the Victoria Road, Stone Road, and Structure 116 Municipal Class Environmental Assessment (MCEA) in City of Guelph, Ontario (the “Study Area”).¹ This CHR has been completed in partial fulfillment of the heritage requirements under the *Environmental Assessment Act (EAA)* and was prepared in accordance with the *Victoria Road, Stone Road, and Structure 116 Environmental Assessment Terms of Reference (2024)*. This CHR: Existing Conditions report represents Phase 1 of the CHR.

The Study Area is approximately 64 hectares (ha) in size and consists of Victoria Road South between York Road and Stone Road East, and Stone Road East between Victoria Road South and Watson Parkway South in the City of Guelph. The Study Area includes a 60 metre (m) buffer from the Right of Way (ROW) to assess potential impacts to adjacent heritage resources. Any identified potential Built Heritage Resources (BHRs) and/or Cultural Heritage Landscapes (CHLs) within the Study Area will be considered for possible direct or indirect impacts. Any potential mitigation recommendations arising from this assessment will be provided in Phase 2 of the CHR (Preliminary Impact Assessment), once design alternatives have been determined.

Accordingly, this CHR fulfills these requirements by:

- Phase 1
 - Completing a cultural heritage screening that encompasses all properties within the Study Area, based on the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* of the Ministry of Citizenship and Multiculturalism (MCM); and
 - Completing a preliminary cultural heritage review of the Study Area to identify existing conditions through the application of professional judgement regarding the potential to meet the *Ontario Heritage Act (OHA)* O. Reg. 9/06 criteria (as amended by O. Reg. 569/22) of all potential BHRs and potential CHLs flagged by the cultural heritage screening and any identified during field review; and
- Phase 2
 - Completing a preliminary Heritage Impact Assessment (HIA) of all properties identified as having potential Cultural Heritage Value or Interest (CHVI) in the preliminary review.

The cultural heritage screening and supplementary review for this CHR determined that of the 93 properties, structures, and landscapes in the Study Area, 67 required additional heritage review (see Appendix A for the screening checklist of the MCM and Maps 4-7 for historic aerial photographs and maps of the Study Area).

Following this review, 12 BHRs and nine (9) CHLs were determined to have known or potential CHVI based on professional judgement and the preliminary application of *OHA* O. Reg. 9/06 criteria (as amended by O. Reg. 569/22). Copies or summaries of CHR: Existing Conditions should inform and be available during future Public Information Centres (PICs) and other public/municipal outreach efforts as well as be made available to Indigenous communities, interested organizations or individuals upon request. Any feedback received about this CHR should be shared with TMHC and the report should be updated when and where appropriate.

¹ TMHC will undertake a separate Heritage Impact Assessment for Structure 116, also known as McQuillan's Bridge/Stone Road Bridge, a bridge that is designated under Part IV of the *Ontario Heritage Act* pending design alternatives for the CHR that are expected in Phase 2 of the project.



Cultural Heritage Report: Existing Conditions
Victoria Road, Stone Road, and Structure 116 MCEA, City of Guelph, Ontario

Following the completion of Phase 2 of the CHR (Preliminary Impact Assessment), the completed CHR and any subsequent Cultural Heritage Evaluation Reports (CHERs) or HIAs should include circulation to MCM, planning staff at the City of Guelph, interested Indigenous communities, and local organizations or individuals, as appropriate.



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LIST OF ACRONYMS

BHR	Built Heritage Resource
CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
CHR	Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment
CHVI	Cultural Heritage Value or Interest
CPR	Canadian Pacific Railway
EA	Environmental Assessment
EAA	<i>Environmental Assessment Act</i>
GID	Guelph Innovation District
GTR	Grand Trunk Railway
GWR	Great Western Railway
HIA	Heritage Impact Assessment
HCD	Heritage Conservation District
IO	Infrastructure Ontario
MCEA	Municipal Class Environmental Assessment
MCFN	Mississaugas of the Credit First Nation
MCM	Ministry of Citizenship and Multiculturalism
OHA	<i>Ontario Heritage Act</i>
OHT	Ontario Heritage Trust
OPA	Official Plan Amendment
PIC	Public Information Centre
PHPPS	Provincial Heritage Property of Provincial Significance
PPS	<i>Provincial Planning Statement</i>
RCAF	Royal Canadian Air Force
ROW	Right-of-way
TMHC	TMHC Inc.



PROJECT PERSONNEL

Principal	Holly Martelle, PhD
Senior Review	Joshua Dent, PhD, CAHP
Project Manager	Joan Crosbie MA, CAHP
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ACKNOWLEDGEMENTS

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Ministry of Citizenship and Multiculturalism	Mariana Nito
Ontario Heritage Trust	Samuel Bayefsky
Township of Puslinch	Laura Emery



TERRITORIAL ACKNOWLEDGEMENT

The Subject Site is located on the traditional lands of the Anishinaabek, Haudenosaunee, and Wendat peoples on lands connected with the Between the Lakes Treaty (Treaty 3) with the Mississaugas of the Credit First Nation. This land continues to be home to diverse Indigenous peoples (e.g., First Nations, Métis and Inuit) whom we recognize as contemporary stewards of the land.



ABOUT TMHC

Established in 2003 with a head office in London, Ontario, TMHC Inc. (TMHC) provides a broad range of archaeological assessment, heritage planning and interpretation, cemetery, and community consultation services throughout the Province of Ontario. We specialize in providing heritage solutions that suit the past and present for a range of clients and intended audiences, while meeting the demands of the regulatory environment. Over the past two decades, TMHC has grown to become one of the largest privately-owned heritage consulting firms in Ontario and is today the largest predominately woman-owned CRM business in Canada.

Since 2004, TMHC has held retainers with Infrastructure Ontario, Hydro One, the Ministry of Transportation, Metrolinx, the City of Hamilton, City of Barrie, and Niagara Parks Commission. In 2013, TMHC earned the Ontario Archaeological Society's award for Excellence in Cultural Resource Management. Our seasoned expertise and practical approach have allowed us to manage a wide variety of large, complex, and highly sensitive projects to successful completion. Through this work, we have gained corporate experience in helping our clients work through difficult issues to achieve resolution.

TMHC is skilled at meeting established deadlines and budgets, maintaining a healthy and safe work environment, and carrying out quality heritage activities to ensure that all projects are completed diligently and safely. Additionally, we have developed long-standing relationships of trust with Indigenous and descendent communities across Ontario and a good understanding of community interests and concerns in heritage matters, which assists in successful project completion.

TMHC is a Living Wage certified employer with the [Ontario Living Wage Network](#) and a member of the [Canadian Federation for Independent Business](#).

KEY STAFF BIOS

Holly Martelle, PhD – Principal, Manager – Business Operations, Community Engagement & Cultural Heritage Programs

Holly Martelle earned a PhD from the University of Toronto based on her research on Iroquoian populations in southern Ontario. In addition to 16 years of experience in the road building and aggregate industries, Dr. Martelle has worked as a Heritage Planner at the now MCM and has taught at several universities throughout the province. In 2003, she founded TMHC with Dr. Peter Timmins and in 2013 the firm was honored with the Ontario Archaeological Society's award for Excellence in Cultural Resource Management.

Holly is an experienced Project Manager and has demonstrated throughout her career the ability to manage complex projects, meeting project deliverables cost effectively and to the highest standard of quality. Under her leadership, TMHC has made a commitment to innovation, creating solutions that meet the project specific goals and also address the long-term needs of our clients.

Holly is a skilled relationship builder with longstanding relationships with the Indigenous communities throughout Ontario, and other Descendant communities and organizations including the Ontario Black History Society. Ongoing and sustained communication with communities has proven an effective means of ensuring participation from Descendant communities in meeting and exceeding consultation requirements. Through her work on several high level and sensitive provincial projects she has developed an understanding



of what works in the consultation process to ensure that it is effective in providing the client and the project with the information needed to be successful.

Holly is a Past-President of the Ontario Archaeological Society, and is also an active member of the Canadian Archaeological Association, the Society for Historic Archaeology, the Ontario Association for Impact Assessment, and the Council for Northeastern Historical Society.

Joshua Dent, PhD, CAHP – Senior Reviewer; Division Manager – Cultural Heritage and Community Engagement

Joshua (Josh) has worked extensively on cultural heritage and archaeological assessments in Ontario and Western Canada. Josh's role at TMHC has involved background research, community consultation, report production, and project management. Josh specializes in multi-faceted heritage studies including large-scale inventories, environmental assessments, and complex institutional assessments. In his role at TMHC, he regularly communicates with Indigenous communities and a variety of heritage stakeholders. These efforts were recently recognized as part of the Oakville Harbour Cultural Heritage Landscape Strategy Implementation which received the Canadian Association of Heritage Professionals' 2021 Award of Merit for Documentation & Planning. He has volunteered extensively with the heritage community in London, Ontario, in both municipal and not-for-profit roles. Josh is professional member of the Canadian Association of Heritage Professionals (CAHP).

Joan Crosbie, MA, CAHP – Project Manager; Unit Manager – Cultural Heritage

Joan has extensive cultural heritage management experience in both the private and public sectors with a strong background in preservation services, built and landscape heritage assessment, archival/historical research, and Museums services. She earned her MA in Architectural History from York University. In her role in Preservation Services with the Toronto Historical Board (City of Toronto), Joan was part of a small team of professionals who advised City Council on a broad range of heritage preservation and planning matters. Later, as Curator of Casa Loma, she gained extensive experience as part of the Senior Management team and honed her skills in cultural and community engagement and was a key staff liaison with the restoration architects and skilled trades as the Casa Loma Estate underwent a major exterior restoration program. More recently, as Manager of Culture and Community Services, Town of Whitchurch-Stouffville, Joan managed the Heritage and Museums services portfolios and has widened her experience in cultural planning to include the adaptive reuse of heritage buildings and historic main street revitalization.

She has published articles on architecture and architectural preservation for a wide range of organizations, including the Canadian Society for Industrial Heritage, the City of Toronto and the Society for the Study of Architecture in Canada. Joan is professional member of the Canadian Association of Heritage Professionals (CAHP).

Hayden Bulbrook, MA, CAHP Intern – Lead - Cultural Heritage Projects

Hayden holds a BA in History and Political Science from the University of Ottawa and an MA in History from the University of Waterloo. Hayden has extensive experience analyzing archival documents, fire insurance plans, city directories, historic maps and photography, and other primary source material, and specializes in historic, building material, and architectural research. As part of the Cultural Heritage team at TMHC, Hayden is involved in drafting cultural heritage evaluation reports, heritage impact assessments, and other projects.



Prior to coming to TMHC in 2021, Hayden worked on a contract with the City of Ottawa to assess the architectural integrity of the built environment in the Byward Market and Lowertown West heritage conservation districts. With an interest in public engagement, education, and advocacy for heritage conservation, Hayden has actively participated as an executive member for the Stratford-Perth branch of the Architectural Conservancy of Ontario. He works on digital history projects that showcase Ontario's architectural history as well as the history of the City of Stratford, with a focus on analyzing the architectural, economic, and environmental history of the city. Hayden has published historical columns in the *Stratford Times* and the Stratford-Perth ACO publication *More Than Bricks & Mortar*. Hayden is the Chair of ACO NextGen and a general member of the Toronto Society of Architects (TSA) and the Canadian Business History Association.



STATEMENT OF QUALIFICATIONS AND LIMITATIONS

The attached Report (the “Report”) has been prepared by TMHC for the benefit of the Client (the “Client”) in accordance with the agreement between TMHC and the Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report (collectively, the “Information”):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represents TMHC’s professional judgment in light of the Limitation and industry standards for the preparation of similar reports;
- may be based on information provided to TMHC which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and section thereof should not be read out of such context; and
- was prepared for the specific purposes described in the Report and the Agreement.

TMHC shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. TMHC accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

TMHC agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but TMHC makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Except (1) as agreed to in writing by TMHC and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

TMHC accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information (“improper use of the Report”), except to the extent those parties have obtained the prior written consent of TMHC to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.



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Report prepared by:

A handwritten signature in black ink, appearing to read 'Hayden', written over a horizontal line.

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Report reviewed by:

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Report reviewed by:

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Joshua Dent, PhD, CAHP
Senior Reviewer; Division Manager – Cultural Heritage and Community Engagement

Report reviewed by:

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Holly Martelle, PhD
Principal, Manager – Business Operations, Community Engagement & Cultural Heritage Programs



I INTRODUCTION

I.1 Report Scope and Purpose

R. J. Burnside, on behalf of the City of Guelph, has engaged TMHC to produce a CHR for the Victoria Road, Stone Road, and Structure 116 MCEA in City of Guelph, Ontario (the “Study Area”). This CHR is required in partial fulfillment of the heritage requirements under the *EAA* and was prepared in accordance with the *Victoria Road, Stone Road, and Structure 116 Environmental Assessment Terms of Reference* (2024). This CHR: Existing Conditions report represents Phase I of the CHR.

The Study Area is approximately 64 ha in size and consists of Victoria Road South between York Road and Stone Road East, and Stone Road East between Victoria Road South and Watson Parkway South in the City of Guelph. The Study Area includes a 60 m buffer from the ROW to assess potential impacts to adjacent heritage resources. Any identified potential BHRs and/or CHLs within the Study Area will be considered for possible direct or indirect impacts and potential mitigation recommendations will be provided in Phase 2 of the CHR (Preliminary Impact Assessment) once design alternatives have been determined.

Accordingly, this CHR fulfills these requirements by:

- Phase I
 - Completing a cultural heritage screening that encompasses all properties within the Study Area, based on the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* of the Ministry of Citizenship and Multiculturalism (MCM); and
 - Completing a preliminary cultural heritage review of the Study Area to identify existing conditions through the application of professional judgement regarding the potential to meet the *Ontario Heritage Act* (OHA) O. Reg. 9/06 criteria (as amended by O. Reg. 569/22) of all potential BHRs and potential CHLs flagged by the cultural heritage screening and any identified during field review; and
- Phase 2
 - Completing a preliminary Heritage Impact Assessment (HIA) of all properties identified as having potential Cultural Heritage Value or Interest (CHVI) in the preliminary review.

For the purposes of preparing this report, TMHC staff visited the Study Area on July 15, 2025. A full list of referenced sources is included in Section 12 of this CHR.

I.2 Client Contact Information

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2 STUDY AREA DESCRIPTION

2.1 Location and Physical Description

The Study Area is approximately 64 ha in size and is located within the former Geographic Townships of Guelph and Puslinch. It is approximately 4 kilometers (km) in length and consists of Victoria Road South between York Road and Stone Road East, and Stone Road East between Victoria Road South and Watson Parkway South in the City of Guelph. The Study Area includes a 60 m buffer from the ROW to assess potential impacts to adjacent heritage resources.

The Study Area along the northern part of Victoria Road contains residential, light industrial and commercial properties. Further south, the land is agricultural and institutional. The Study Area along Stone Road East contains residential properties, light industrial properties, and agricultural areas.

Stone Road East is bisected by the Ontario Southland Railway and the Eramosa River, west of Watson Parkway South.

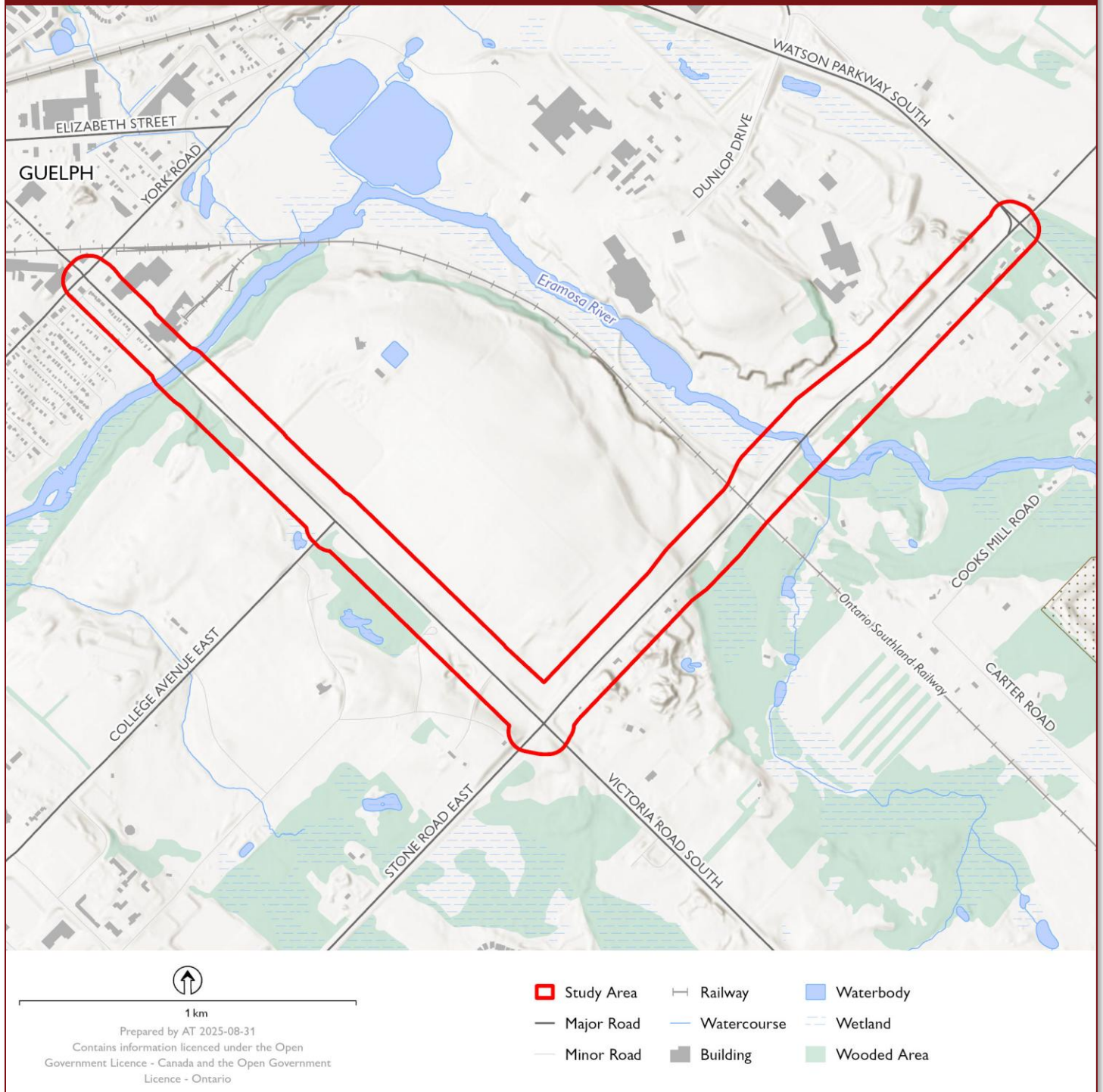
2.2 Heritage Status

There are 10 municipally identified properties listed on the City of Guelph *Municipal Register of Cultural Heritage Properties*, one (1) property that is designated under Part IV of the *OHA* in the City of Guelph, one (1) property that is designated under Part IV of the *OHA* in the Township of Puslinch, and one (1) Canadian Heritage River Tributary which are within or adjacent to the Study Area. There are no National Historic Sites or other federally designated properties on, or adjacent to, the Study Area.

The Study Area is in proximity to the former Ontario Reformatory (Guelph Correctional Centre) grounds at 785 York Road; however, this property is outside the 60 m buffer. In 2008, Infrastructure Ontario (IO; formerly the Ontario Realty Corporation) identified the Ontario Reformatory as a provincial heritage property, subsequently considered as a Provincial Heritage Property of Provincial Significance (PHPPS) under the 2010 *Standards and Guidelines for Provincial Heritage Properties* framework, and the City of Guelph designated the property under Part IV of the *OHA* in 2021. At this time, Municipal Council directed City staff to initiate a Heritage Conservation District study of the Ontario Reformatory area. This initiative is currently near the end of Phase 2.² There are no other Ontario Heritage Trust (OHT)-owned properties or conservation easements present on, or adjacent to, the Study Area as confirmed by the OHT and the MCM.

² City of Guelph 2025a; City of Guelph 2025c

STUDY AREA LOCATION



Map I: Location of the Study Area

STUDY AREA LOCATION

CITY OF GUELPH ORTHOPHOTOGRAPHY (2023)

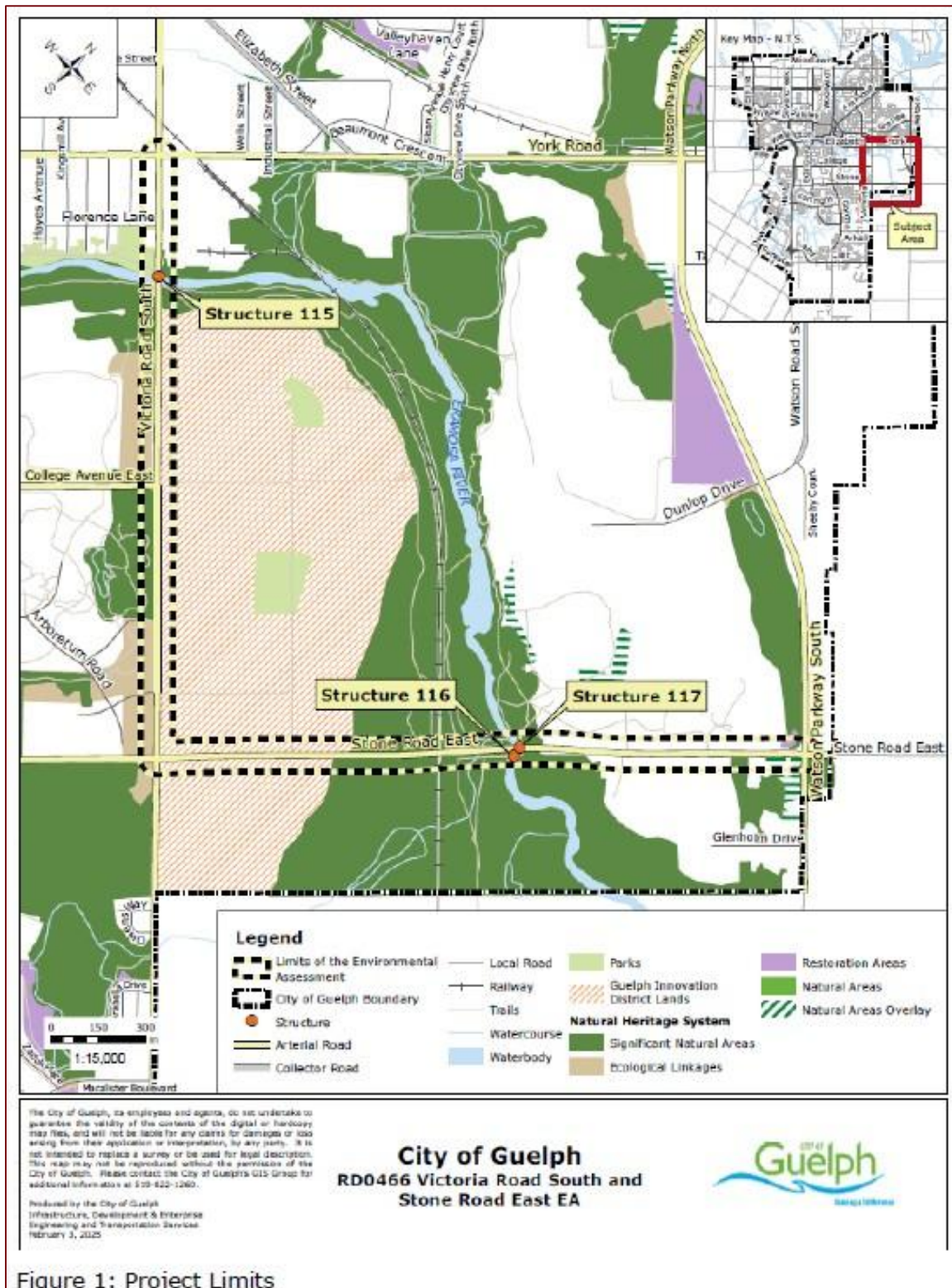


1 km

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 Study Area

Map 2: Location of the Study Area



3 METHODOLOGY

This CHR was prepared in accordance with the *OHA Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* screening checklist of the MCM, and the *Environmental Assessment Act* under the reporting standards of the MCEA process. The CHR is being undertaken in two phases. The current phase, Phase I, will communicate existing heritage conditions to inform the selection of design alternatives. Once design alternatives have been selected, the CHR will be updated to reflect Phase 2 Preliminary Impact Assessment. The updated CHR will be part of the required MCEA submissions in advance of preliminary design.

Known or potential BHRs and CHLs were identified using a four-step review process which is described in further detail below.

3.1 Heritage Screening

As part of a desktop screening including application of the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*, known or potential BHRs and CHLs were identified through the review of municipal, provincial and federal heritage registers and outreach to the MCM, OHT, and local municipal planning staff.

Furthermore, TMHC utilized historical mapping and aerial photography to identify buildings or structures that are 40 or more years old in adherence to Part B: Screening for Potential Cultural Heritage Value of the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*.

Desktop review also included high level research to adhere to Part C: Other Considerations under the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*.

3.2 Supplementary Review

Using professional judgement, a supplementary desktop review was undertaken by TMHC to identify potential BHRs and CHLs and refine the list of properties for heritage screening. This review identified properties constructed in the mid-to-late 20th century and those that, based on professional judgement, did not meet a preliminary review against *OHA O. Reg. 9/06* (as amended by *O. Reg. 569/22*), and permitted their removal from the list of properties to be screened. This review was informed by background research and outreach to local heritage organizations and Indigenous communities (see Section 8).³

The cultural heritage screening and supplementary review for this CHR determined that of the 93 properties, structures, and landscapes screened in the Study Area, 67 were found to require additional review.

3.3 Fieldwork Review

A field review of the Study Area was undertaken by TMHC on July 15, 2025 to review and document known and potential BHRs and CHLs alongside any other heritage resources that were not evident in the initial desktop study.

³ A full list of referenced sources is included in Section 12 of this CHR.



3.4 Post-Fieldwork Review

Following the completion of fieldwork, TMHC consolidated field documentation and undertook, where necessary, additional historical and contextual analysis to establish potential CHVI for the 67 screened properties, structures, and landscapes using professional judgement and a preliminary application of O. Reg. 9/06 (as amended by O.Reg. 569/22).

This process determined that of the 67 screened properties, 12 BHRs and nine (9) CHLs have confirmed or potential CHVI.

The remaining 46 properties, structures, and landscapes identified during heritage screening did not meet the criteria for potential CHVI.

It should be noted that, when appropriate, the CHLs should be subject to a CHER or HIA inclusive of a full O. Reg. 9/06 evaluation in order to confirm CHVI.

4 HISTORICAL RESEARCH & ANALYSIS

4.1 Indigenous and First Nations Settlement and Treaties

There is archaeological evidence of Indigenous settlement in the Guelph area since the time of glacial retreat some 12,000 years ago through to the modern era.

Since time immemorial, Indigenous peoples use and management of land differed greatly from the much more recent era of colonial development. Instead of roads and highways cut through the landscape, Indigenous travel, especially in this region, focused on waterways and the portages between them. In addition to fish and other animals, Indigenous communities harvested wild rice, and actively managed and maintained nut and berry resources for food.⁴ They maintained fields of corn, beans, and squash. Far from the pristine wilderness often characterized in popular culture, Indigenous landscapes included actively managed meadows and forests (such as Black Oak Savannas) shaped and maintained by controlled burns and other interventions.⁵ This system of land management is often framed in terms of kinship between people and landscape, a mutual responsibility for each to promote and maintain the health of the other.

Prior to the early 17th century much of the area that became known as Southwestern Ontario was occupied by two groups: Iroquoians and Algonquian speaking populations. In the east, the Iroquoian occupants were the Attawandaron.⁶ Like other known Iroquoian groups including the Wendat and Petun (Tionontati), the Attawandaron practiced a system of intensive horticulture based on three primary subsistence crops (corn, beans and squash).⁷

Between 1609 and 1701, a period of intermittent warfare known as The Beaver Wars engulfed much of the St. Lawrence and Great Lakes Regions.⁸ The conflict between the French and the Haudenosaunee saw the occupancy of Southwestern Ontario change hands three times.⁹ In their efforts to monopolize the fur trade with the Europeans, the Haudenosaunee invaded the lands that would become Southwestern Ontario, dispersing the Attawandaron, Petun and the Wendat Nations; many of the Attawandaron would join the Haudenosaunee.¹⁰ By the end of the 17th century, the combined efforts of Anishinaabe nations (together known as the Three Fires Confederacy), including the Mississaugas, and French forces succeeded in driving the Haudenosaunee back into their homelands, situated to the south of Lake Ontario.¹¹

4.1.1 Indigenous Landscapes

Indigenous responsibility to and kinship with the land contrasted strongly with subsequent colonial treatment of these landscapes. Early colonial development typically looked to impose, rather than embed, itself on the landscape. As a result, colonial activities often displaced, interrupted, or destroyed Indigenous land management and subsistence activities. Waterways were dammed for mills or canalized with locks, blocking

⁴ Migizi 2018

⁵ Miskokdeh Centre for Indigenous Knowledge n.d.

⁶ Noble 2015

⁷ Noble 2015

⁸ Parrott and Marshall 2006

⁹ Dickason and Newbigging 2010

¹⁰ Peter Graham pers. comm.

¹¹ Dickason and Newbigging 2010



Indigenous highways and interrupting trade routes and fisheries. Meadows and fields maintained by Indigenous communities for generations were occupied by colonial settlements and farms. When these spaces were no longer sufficient or convenient, forests were cleared. The systems and relationships between Indigenous people and landscapes that had been refined over thousands of years were increasingly being broken during the height of colonization, often within a single generation. Treaties isolated Indigenous communities to relatively small reserves and colonial land development including the privatization of property increasingly limited the accessibility of lands outside of these reserves for subsistence activities. Six Nations of the Grand River's consultation supervisor, Peter Graham has also noted that the treaties with the Haudenosaunee were about ensuring access to lands rather than land surrenders.¹² Residential schools further damaged these traditional lifeways by systematically preventing the transfer of Indigenous knowledge from one generation to the next. Despite all these challenges, contemporary Indigenous communities are increasing undertaking to revitalize their traditional histories and systems of land management including their relationships and responsibility to the landscape.¹³

Several contemporary communities are associated with Indigenous settlement in, and use of, this area including Anishinaabe, specifically the Mississaugas of the Credit First Nation, and Haudenosaunee peoples. There are several persistent cultural heritage landscapes and natural heritage features in the Guelph area of continuing importance to these First Nations communities. Not least of these are the Speed and Eramosa rivers, tributaries of the Grand River, which remains an important cultural and environmental resource as recognized when it was designated a Canadian Heritage River in 1994.

4.1.2 Treaty History

The Study Area is encompassed by the Between the Lakes Treaty (Treaty No. 3). The Mississauga people reached a provisional agreement with the Crown in 1784, but it proved to be unclear. Consequently, the treaty was redrafted to provide a better description of the affected lands and was signed on December 7, 1792.¹⁴ The area covered by the treaty extended from Mapleton Township in the northwest to Elgin County in the southwest to the edge of a tract of land ceded earlier along the Niagara River in the east. The stated purpose of Treaty No. 3 was the Crown acquisition of land for the resettling of British allies from the American Revolutionary War, most notably allies from the Haudenosaunee Confederacy (Six Nations).¹⁵ Of these groups, Thayendanegea (Joseph Brant) and some 1,843 members of the Six Nations and their allies settled along the Grand River in what would become known as the Haldimand Tract.¹⁶

In 1701, the Fort Albany/Nanfan Treaty was signed between the Haudenosaunee Confederacy and the acting governor of New York, on behalf of the British Crown. That agreement covered a vast territory encompassing most of the lower Great Lakes, claimed as the Haudenosaunee's Beaver Hunting Grounds. Much of the same territory also falls within the Dish with One Spoon Wampum. The wampum represents an agreement between the Haudenosaunee and the Anishinaabeg to protect their respective territories but share the natural resources around the Great Lakes through diplomacy and permissions.¹⁷

¹² Peter Graham pers. comm.

¹³ Miskokdeh Centre for Indigenous Knowledge n.d.

¹⁴ MCFN 2020

¹⁵ MCFN 2020; Surtees 1984

¹⁶ Surtees 1984:25

¹⁷ Glover 2020; Jacobs and Lytwyn 2020



4.2 Early Municipal Settlement

The Study Area is located within the former Geographic Township of Guelph and Geographic Township of Puslinch, Wellington County. The early history and development of these locations is described below to illustrate the historical evolution of the Study Area.

4.2.1 Wellington County

In 1788, the lands that would become Ontario were divided into four districts.¹⁸ At this time the lands comprising what would become Wellington County were situated within the Hesse District. In 1791, the Colonial Office and Government of Upper Canada set apart one-seventh of unsurveyed land as Clergy Reserves to support protestant clergy and a further one seventh as Crown Reserves to meet the expenses of the Legislative Council and Assembly.¹⁹ Consequently, the land that later became the Township of Guelph was originally a Crown Reserve and the land that became Puslinch Township was originally a Clergy Reserve. The Hesse District was renamed the Western District in 1792 when the first Lieutenant-Governor of Upper Canada, John Graves Simcoe, issued a proclamation which divided Upper Canada into 19 Counties.²⁰ Following the purchase, Augustus Jones was authorized to survey a baseline from Burlington Bay North 45 Degrees West as far as the Thames River. The baseline did not extend to the Thames River, but ended at the Conestoga River near present-day Arthur and marked the upper limit of the Six Nations land grant known as the Haldimand Tract (Treaty No. 4).²¹ This baseline provided the reference point for all later surveys in the area.

Some of the earliest settlers in the county were Black Loyalists and Black freedom seekers from the United States. During the early 19th century, the vast area between Waterloo County and Lake Huron that was not yet surveyed was known as the Queen's Bush. Beginning around 1820, more than 1,500 Black settlers established farms throughout the Queen's Bush; many along the Peel Township and Wellesley Township border in settlements such as Glen Allan, Hawkesville, and Wallenstein.²² With the establishment of the Wellington District, the Crown ordered the lands of the Queen's Bush surveyed during the 1840s. Subsequently, many of the Black settlers in the region could not afford to purchase the lands on which they had already settled and were forced to leave the area. Because of this, many of these small communities entered a period of decline.²³ Those who left the Queen's Bush settled in Guelph, Kitchener, Owen Sound, Collingwood, Niagara, St. Catharines, Buxton, and Chatham.²⁴

In 1824, John Galt established the Canada Company as a private land development company.²⁵ Based in Great Britain, the Canada Company purchased 2.5 million ac of land from the Government of Upper Canada in 1826, largely composed of parts of clergy lands and various Crown reserves which were then sold to settlers in an effort to drive development. During his term as superintendent of the Canada Company, John Galt founded

¹⁸ Archives of Ontario n.d.

¹⁹ Irwin 1993:80

²⁰ Archives of Ontario n.d.

²¹ Thorning 1995:53

²² OHT 2023

²³ OHT 2023

²⁴ OHT 2023

²⁵ Bumsted 2008



the settlement of Guelph in 1827.²⁶ Roads were constructed that connected new roads connected Guelph to Galt, Puslinch, Eramosa, and Pilkington Townships.²⁷

In 1838, following the Saugeen Tract Purchase of 1836 (Treaty No. 45½), the Wellington District was established and incorporated all of Wellington, Waterloo, Grey, and a portion of Dufferin counties.²⁸ The District System was dissolved in 1849. When established in 1850, Wellington County consisted of the townships and towns of Amaranth, Arthur, Eramosa, Erin, Guelph, Guelph (Town), Garafraxa, Maryborough, Nichol, Peel, Pilkington, and Puslinch. In 1851, the United Counties of Wellington, Waterloo, and Grey were established. At this time, the census recorded 28,800 residents in Wellington County with the densest populations in Guelph, Puslinch, and Erin Townships.²⁹ In 1854, Wellington County was separated from Waterloo and Grey counties and held its first council meeting.³⁰

In 1847, the Toronto & Goderich Railway was established in Wellington District by lawyer and railway promoter John W. Gwynn.³¹ The railway was re-chartered as the Toronto & Guelph Railway in 1851. The Grand Trunk Railway (GTR) expansion west of Toronto began in 1854 and absorbed the Toronto & Guelph Railway. By the 1880s, all three major railway companies had services within the county including the GTR, the Great Western Railway (GWR), and the Canadian Pacific Railway (CPR). By this time all of the major populations centres in the County had rail service including Guelph, Elora, Fergus, Arthur, Palmerston, Harriston, and Mount Forest.³² Supported by increased rail service, growth and development continued throughout the County during the latter half of the 19th and into the 20th centuries.

Amalgamation in 1999 resulted in the formation of seven municipalities including the Township of Centre Wellington (former towns of Elora, Fergus, and the townships of Nichol, Pilkington and West Garafraxa), Town of Erin (Village of Erin and Hillsburgh and the Township of Erin), Township of Guelph/Eramosa (townships of Guelph and Eramosa), Town of Minto (former towns of Harriston and Palmerston, the Village of Clifford, and the Township of Minto), Township of Puslinch, and the Township of Wellington North (Town of Mount Forest, Village of Arthur, and the townships of West Luther and Arthur).³³

4.2.2 Township of Guelph

The Government of Upper Canada acquired the land that would later become the Township of Guelph in 1792, following the Between the Lakes Treaty (Treaty No. 3); however, settlement in the township did not occur for several decades. This changed with the arrival of the Canada Company in 1826, which purchased 2.5 million ac of land from the government to encourage settlement throughout Upper Canada.³⁴ Through the Canada Company, John Galt encouraged settlement by creating, a “ready-made” town with all the provisions needed for settlers including good roads, schools, and shops.³⁵ Guelph Township became the primary location

²⁶ Bumsted 2008

²⁷ Bumsted 2008

²⁸ Mack 1955:7

²⁹ Thorning 2020

³⁰ Historical Atlas Publishing Co. 1906:2

³¹ Toronto Railway Historical Association 2022

³² Thorning 1991

³³ Ontario Genealogical Society n.d.

³⁴ Baskerville 2015

³⁵ Young & Poulin 2023



for Galt's development situated as it was between the settlements along Lake Ontario to the east and the Canada Company lands to the west.

The first recorded settler in Guelph Township was Samuel Rife, who arrived in 1825.³⁶ Two years later, a group of Scottish settlers known as the La Guayrans were relocated from Venezuela to Guelph Township by the Canada Company.³⁷ Settlement increased in the 1830s as roads were improved and saw and grist mills were established on the banks of the Eramosa River.³⁸ By 1846, the population of the township was 3,400.³⁹ Settlement in the Town of Guelph progressed well into the 20th century, with a number of industries driving development. In 1999, when the townships of Wellington County were amalgamated, Guelph Township was combined with Eramosa Township to form the Township of Guelph/Eramosa.⁴⁰

4.2.3 City of Guelph

The settlement of Guelph was founded by John Galt in 1827. Laid out according to Galt's "ready-made" design, the townsite included deliberately placed schools, shops, and roads to industry contributing to its consideration as one of Canada's earliest planned communities.⁴¹ Although Galt often referred to Guelph as a city, it was first incorporated as a village in 1851, as a town in 1856, and a city in 1879.⁴² Guelph's location along the Speed and Eramosa rivers encouraged the initial development of saw and grist mills in the mid-19th century. More sophisticated industries followed such as the Raymond Sewing Machine Co. and W. Bell Organ and Piano Company, which gave the community a "worldwide reputation" as an industrial centre.⁴³

Agricultural institutions also played an integral role in the 19th century development of Guelph, beginning with the establishment of the Ontario Agricultural College (also called the Ontario Experimental Farm) in 1874.⁴⁴ The college was located on a 500-ac parcel outside the city where students were instructed in agriculture and its processes.⁴⁵ The college established the City of Guelph as a leader in agricultural innovation and stewardship, a reputation which continues to this day; the Ontario Agricultural College persists as a college within the University of Guelph.

4.2.4 Township of Puslinch

Following the acquisition of lands consisting of Wellington County through the Between the Lakes Treaty (Treaty No. 3) of 1792, what would become the Township of Puslinch was set aside as clergy reserve land. Settlement in the township began once the Canada Company purchased the clergy reserve in 1826. Many of Puslinch Township's early settlers were German, the majority of whom settled in the village of Morriston.⁴⁶ By 1841, over 13,000 ac in the township were under cultivation and five sawmills were in operation. English settlers also arrived in the township in the mid-19th century, creating a number of small hamlets such as the village of Arkell. Named for its founder John Arkell, this village was located at the intersection of present-day

³⁶ Guelph/Eramosa Township n.d.

³⁷ Guelph/Eramosa Township n.d.

³⁸ Guelph Museums n.d.b

³⁹ Smith 1846:72

⁴⁰ Ontario Genealogical Society n.d.

⁴¹ City of Guelph n.d.a

⁴² Young & Poulin 2023

⁴³ Young & Poulin 2023

⁴⁴ University of Guelph n.d.a

⁴⁵ University of Guelph n.d.a

⁴⁶ Township of Puslinch n.d.



Arkell Road and Watson Parkway South on Concession 9 of Puslinch Township.⁴⁷ The village's proximity to the Arkell Springs proved lucrative, as the spring water inspired the growth of a brewery industry in Guelph including Sleeman's Brewery, still in operation today.⁴⁸ As the Town of Guelph grew, nearby Puslinch remained relatively rural in nature. The townships of Wellington County were reorganized to form seven municipalities in 1999; however, Puslinch Township remained as a lower-tier municipality.

4.3 History of the Study Area

The Study Area is located within the former Geographic Townships of Guelph and Puslinch. European settlement in the Study Area began following the establishment of the Canada Company by John Galt in 1826. James McQuillan and David Allen were prominent early settlers in the area, McQuillan was granted several parcels from the Canada Company in the 1850s, while Allan came to own land in the First Concession of Guelph Township in 1865.⁴⁹ The *Topographical and Historical Atlas of the County of Wellington* (1877) depicts James McQuillan on Lots 10, 11, and 12 of Concession 1, Guelph Township between the present-day intersection of Stone Road East and Victoria Road South. Further east, two lots fronting Stone Road East were owned by David Allan. Allan's land was sold to the Matthew family, who in turn sold the property to the Province of Ontario in 1910 for the establishment of the Ontario Reformatory.⁵⁰ Similarly, McQuillan's property was sold to Henry Schofield who sold it to the Province of Ontario in 1910.

4.3.1 "The Rocks"

Many original farmsteads along the northwest side of Stone Road East were demolished to make way for the expansion of aggregate mining in the early 20th century. Significant resource extraction began in the area in as early as 1855 with the establishment of one of Guelph's first quarries known as "The Rocks" (Image 1). The quarry was located on lands belonging to David Allan, a builder who operated a grist mill along the Eramosa River known as Allan's Mills. The Rocks provided raw materials for some of Wellington County's most renowned structures, including the Wellington County Courthouse.⁵¹ The lands containing The Rocks were sold to the Province of Ontario in 1909 to make way for the creation of the Ontario Reformatory. The quarry was utilized by the reformatory during the construction of many of its institutional buildings.⁵² The Rocks and its rural surroundings define the character of the south and east sections of the Study Area, a marked contrast to the urban character of the northern portion of the Study Area.

⁴⁷ Puslinch Historical Society n.d.

⁴⁸ Puslinch Historical Society n.d.

⁴⁹ WSP 2023:31

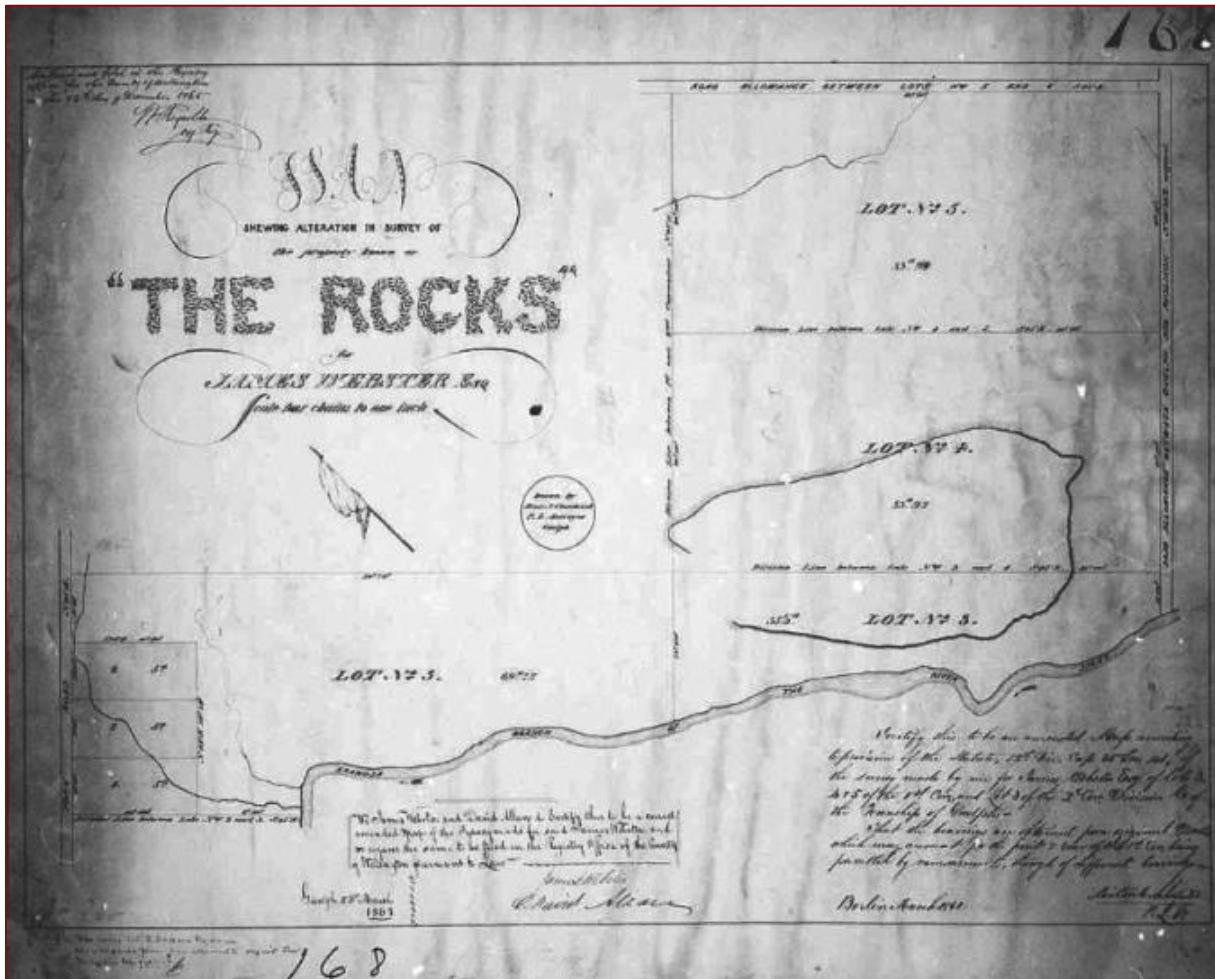
⁵⁰ WSP 2023:114

⁵¹ WSP 2023:33

⁵² WSP 2023:39

Image 1: Plan of The Rocks, 1865

Source: WSP



4.3.2 St. Patrick's Ward

The GTR arrived in Guelph in 1856 and gave rise to industrialization in the eastern part of the community.⁵³ By the early 20th century, large manufacturers including the International Malleable Iron Company, the Northern Rubber Company, the Guelph Stove Company, and the Dalyle Electric Company had established factories near the intersection of York Road and Victoria Road South (Images 2-4).⁵⁴ St. Patrick's Ward, also known as Ward One or simply "The Ward," emerged as a working-class neighbourhood in the early 20th century. The Ward consisted of the area east of downtown Guelph between York Road and Elizabeth Street, and from Victoria Road South to the Speed River.⁵⁵

John Walter Lyon, owner of the World Publishing Company, saw the development potential of St. Patrick's Ward. In 1906, he purchased 400 ac of land along York Street between the Speed and Eramosa Rivers and

⁵³ The Ward Project n.d.

⁵⁴ The Ward Project n.d.

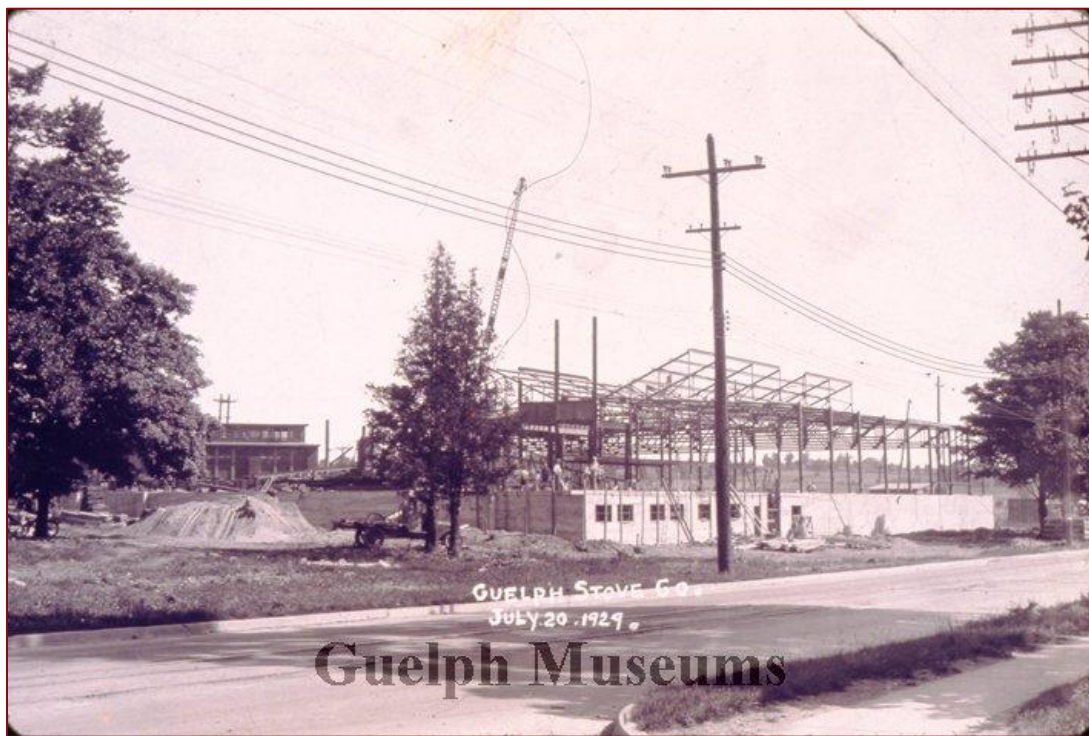
⁵⁵ Guelph Heritage n.d.

Victoria Road South.⁵⁶ To facilitate development, Lyon offered sizable lots to companies for free if they relocated to St. Patrick's Ward. In addition, Lyon subdivided smaller lots to be sold for residential development.⁵⁷ The economic opportunities of The Ward attracted many new immigrants to Guelph, including a large Italian population who constructed modest houses in the areas surrounding the industrial district. By the 1920s, Lyon had created a diverse, thriving neighbourhood of over 2,000 people, many of whom were employed at neighbouring factories.⁵⁸

As industrial activities were moved further outside city limits during the early 20th century, the area between York Road and Stone Road East became a transitional area situated between St. Patrick's Ward and the agricultural lands to the south. As the City of Guelph's population and boundaries expanded, its surrounding rural lands became ripe for development. One such development was the Cutten Fields Golf Course, established in 1931 by wealthy Guelph native Arthur Cutten, Cutten intended the course to be donated to the City of Guelph for public use, however due to the economic crises of the 1930s, the offer was declined by the City (Image 5).⁵⁹ Today, the Cutten Fields Golf Course, abuts the Guelph Arboretum, and marks the general division between Guelph's urban and rural landscapes.

Image 2: Construction of the Guelph Stove Co. Factory Addition on York Road, 1929

Source: Guelph Museums



⁵⁶ The Ward Project n.d.

⁵⁷ The Ward Project n.d.

⁵⁸ The Ward Project n.d.

⁵⁹ Cutten Fields Golf Course n.d.

Image 3: St. Patrick's Ward Near York Road and Victoria Road South, 1931

Source: Guelph Museums

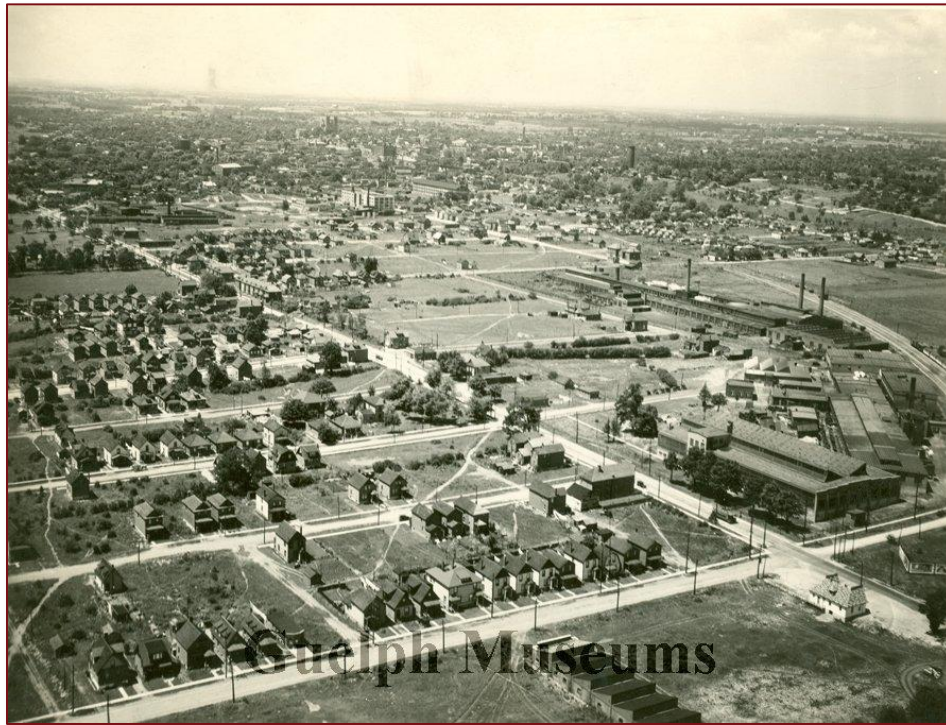


Image 4: Area Surrounding York Road and Victoria Road South, c.1940

Source: Guelph Museums

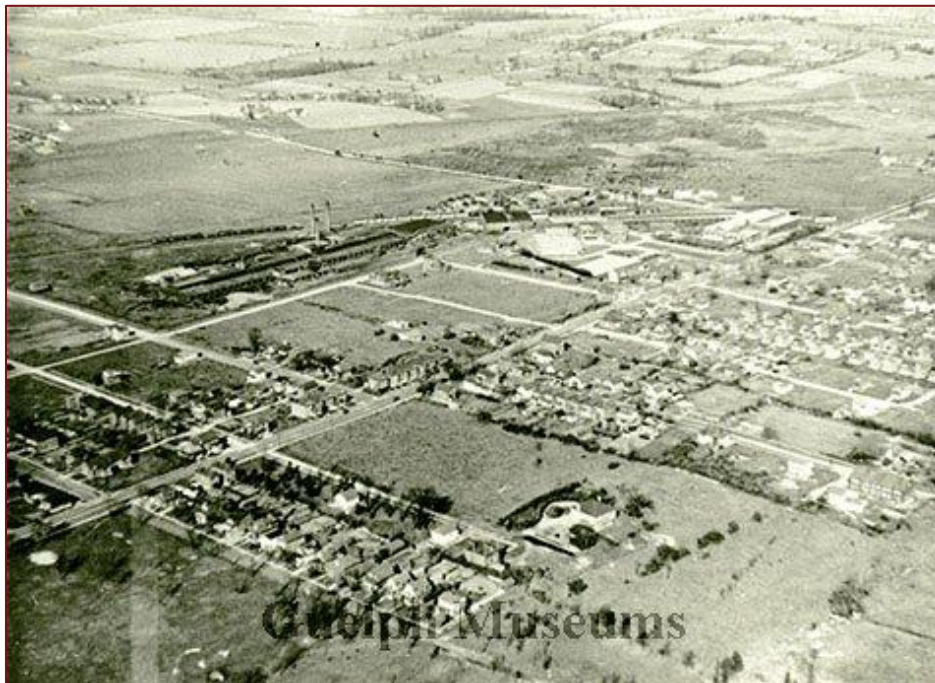
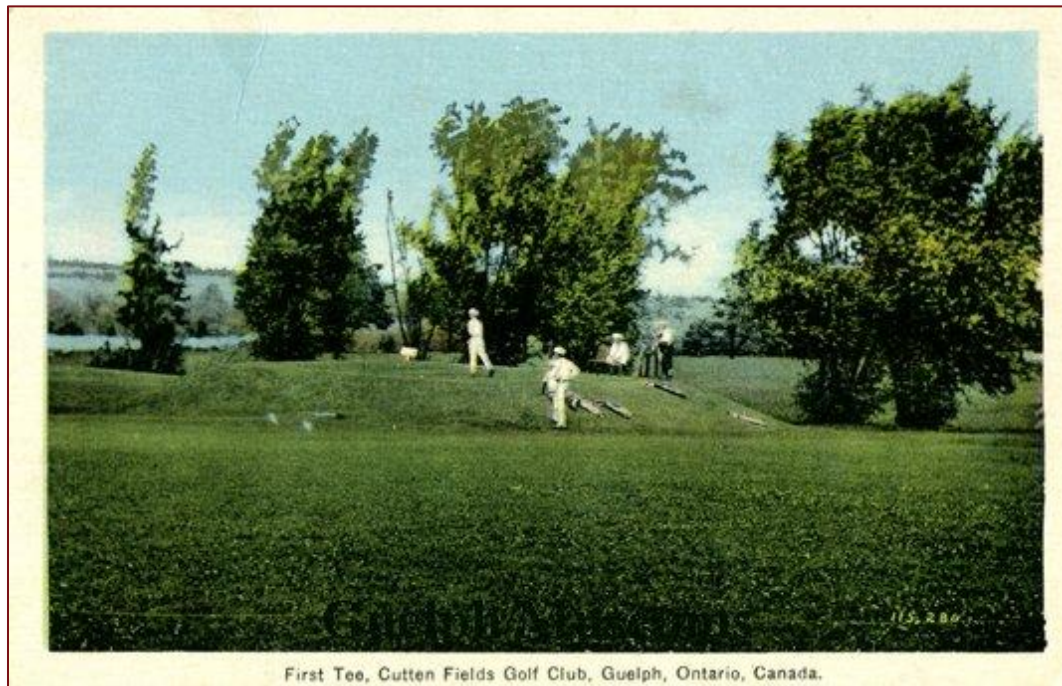


Image 5: Cutten Fields Golf Course, date unknown

Source: Guelph Museums



4.3.3 Ontario Reformatory

The Ontario Reformatory was originally located on an 800-ac parcel of land bounded by York Road to the northwest, Watson Road (now Watson Parkway South) to the northeast, Stone Road East in the southeast, and the Eramosa River to the southwest. Construction on the Ontario Reformatory began in 1910 according to the designs of prominent Canadian architect John M. Lyle. The early structures included an administration building, machine shop, dormitories and cell blocks, a hospital, a school, gymnasium, and various infrastructure including roads, bridges, and a water supply system.⁶⁰

The reformatory was representative of the “industrial farm” penial system, that intended to make prisons self-sufficient using labour from their inmates.⁶¹ This simultaneously reduced the cost of operation and provided the incarcerated population with labour to serve as both punishment and a method of reform.⁶²

Many of the buildings designed by Lyle were constructed in the Beaux Arts style which was sympathetic to the “City Beautiful” Movement, and reflected the “reformist intentions” of the reformatory with a tendency towards order and symmetry (Image 6).⁶³ Many of these institutional structures and infrastructure were constructed using stone quarried by incarcerated people using adjacent sources near the intersection of Victoria Road South and Stone Road East (Image 7).⁶⁴

⁶⁰ WSP 2023:41

⁶¹ WSP 2023:37

⁶² WSP 2023:40

⁶³ WSP 2023:39

⁶⁴ WSP 2023:39

The Ontario Reformatory expanded throughout the early part of the 20th century, becoming a sprawling complex of buildings and agricultural lands. As incarceration methods and care for those housed in the facility evolved during the late 20th and early 21st centuries, the Ontario Reformatory lands were slowly severed. Today, the property consists of 85 ac containing approximately 45 buildings.⁶⁵ The Ontario Reformatory closed in 1972 and the site became the Guelph Correctional Centre, which itself was decommissioned in 2002.⁶⁶ The property is now utilized by the community as a recreational and commemorative space. In 2008, the property was recognized as a provincial heritage property and has been subsequently classified as a PHPPS.⁶⁷

Image 6: Administration Building, Ontario Reformatory, c.1950

Source: Guelph Museums



⁶⁵ WSP 2023:51

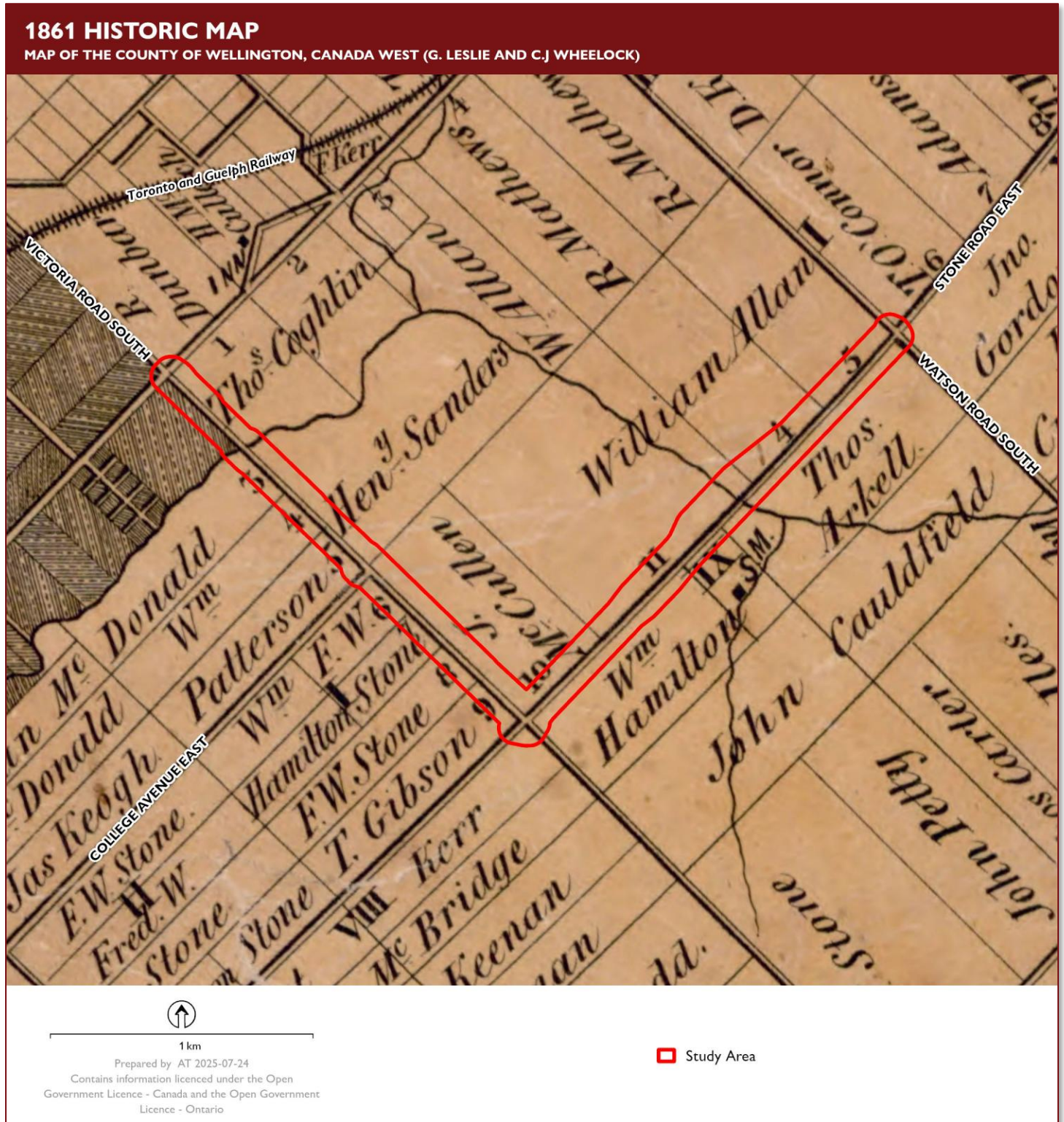
⁶⁶ Yorklands Green Hub n.d.

⁶⁷ Yorklands Green Hub n.d.

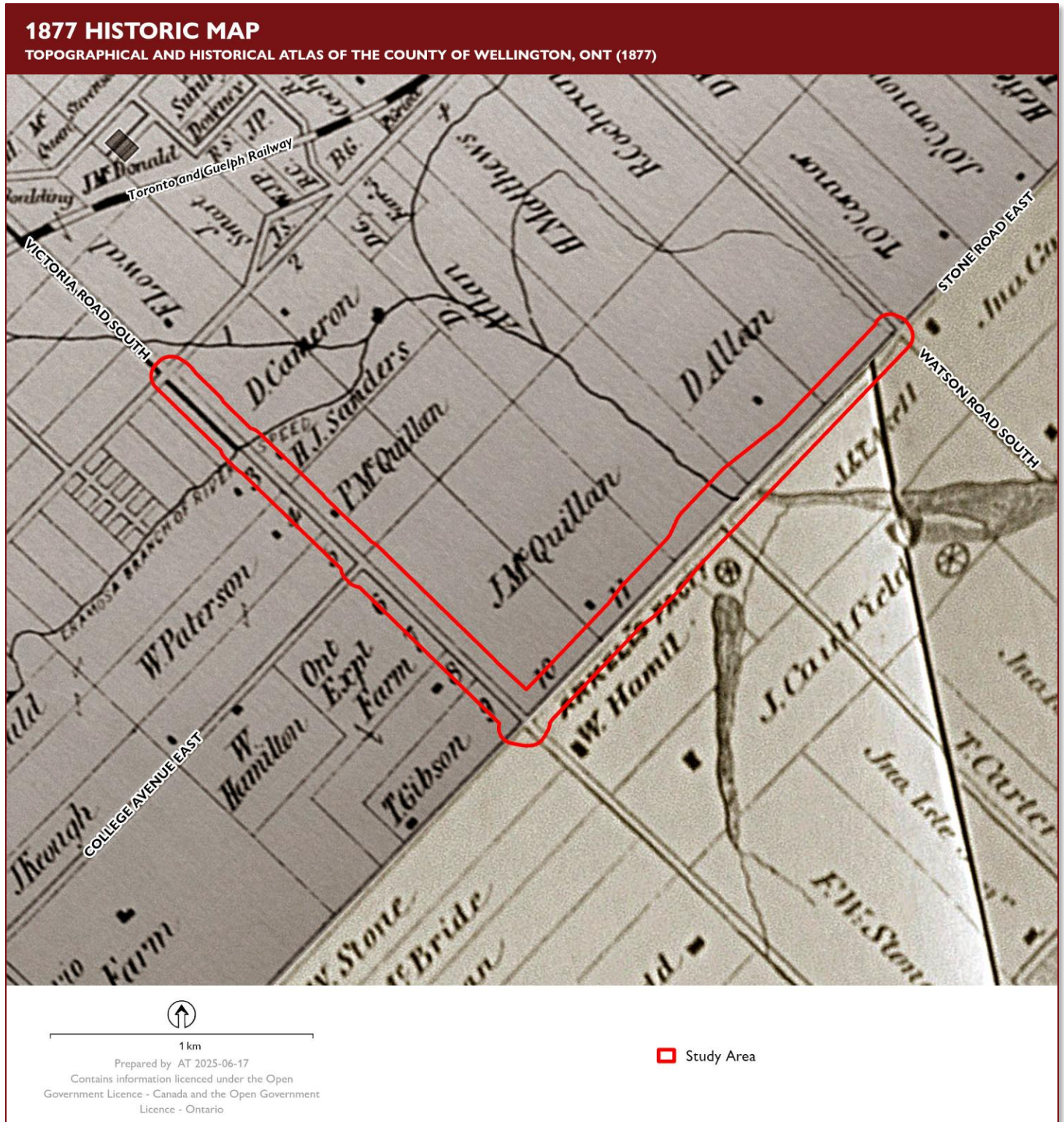
Image 7: Stone Crusher, Ontario Reformatory Quarry, date unknown

Source: Gathering Guelph

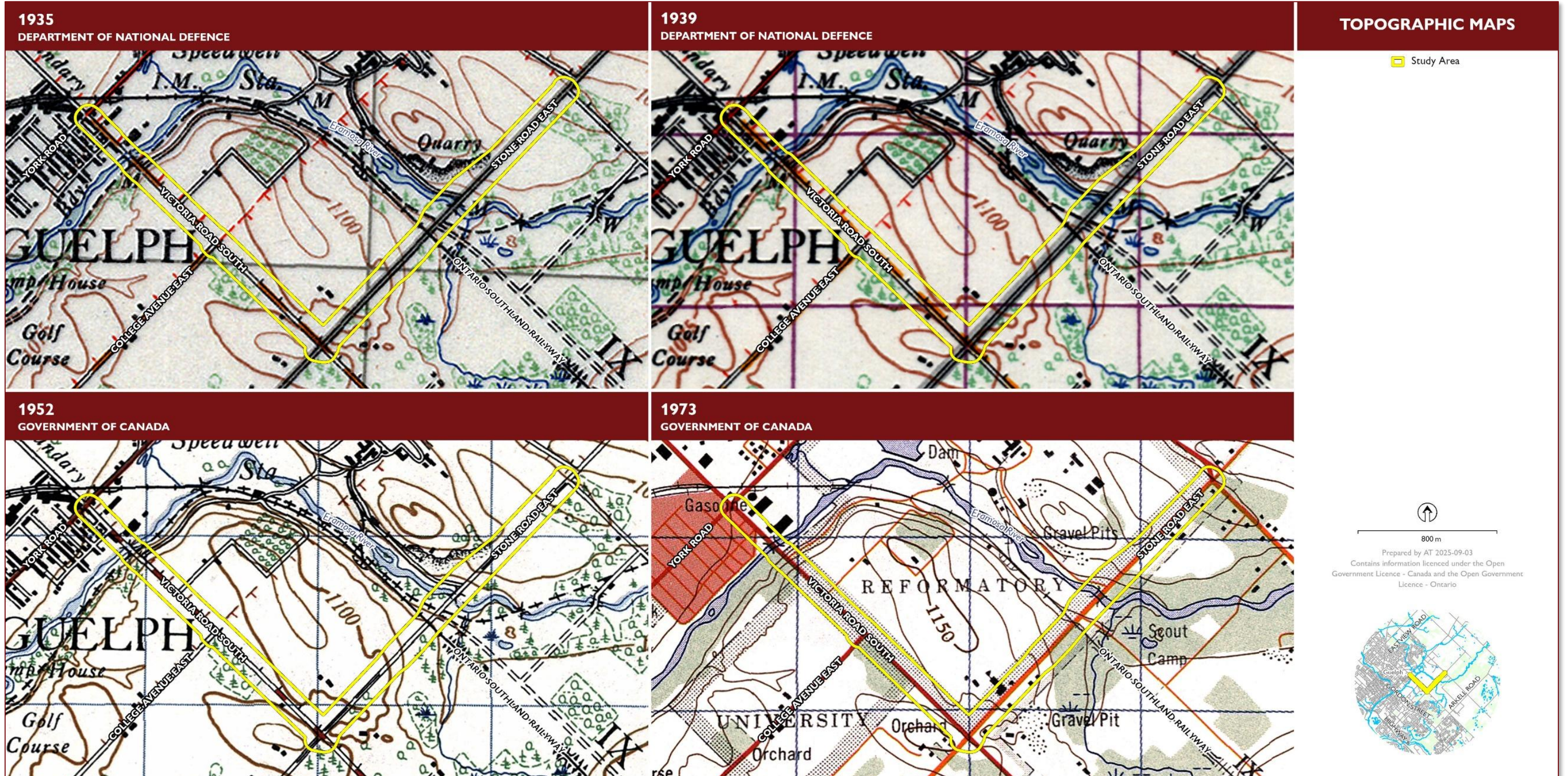




Map 4: 1861 Historic Map of the Study Area



Map 5: 1877 Historic Map of the Study Area



Map 6: 1935-1973 Topographic Maps of the Study Area



Map 7: 1966 Aerial Photograph of the Study Area



5 HERITAGE SCREENING & REVIEW

5.1 Heritage Screening

The screening process began with the application of the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* by the MCM.

The Study Area includes 93 properties, structures, and landscapes. There are 10 municipally identified properties listed on the City of Guelph *Municipal Register of Cultural Heritage Properties*, one (1) property that is designated under Part IV of the OHA in the City of Guelph, one (1) property that is designated under Part IV of the OHA in the Township of Puslinch, and one (1) Canadian Heritage River Tributary which are within or adjacent to the Study Area. There are no National Historic Sites or other federally designated properties on, or adjacent to, the Study Area.

The Study Area is in proximity to the former Ontario Reformatory grounds at 785 York Road; however, this property is outside the 60 m buffer. The former Ontario Reformatory was identified by the Ontario Realty Corporation (ORC) as a provincial heritage property in 2008 and subsequently classified as a PHPPS; it was designated by the municipality under Part IV of the OHA in 2021. There are no OHT-owned properties, or conservation easements present on, or adjacent to, the Study Area as confirmed by the OHT and the MCM.

The cultural heritage screening for this CHR determined that of the 93 properties, structures, and landscapes reviewed in the Study Area, 67 were found to require preliminary heritage review (see Appendix A for the screening checklist and Maps 6-7 for historic topographic maps and aerial photographs of the Study Area).

5.2 Preliminary Heritage Review

The objective of the preliminary heritage review was to identify existing conditions through the application of professional judgement regarding the potential for all screened properties within the Study Area to meet the OHA O. Reg. 9/06 criteria (as amended by O. Reg. 569/22) for CHVI.

Of the 67 properties, structures, and landscapes reviewed during the preliminary desktop and fieldwork review, 21 were found to have known or potential CHVI based on the application of OHA O. Reg. 9/06 criteria (see Appendix B for properties with known or potential CHVI).

5.3 Preliminary Heritage Review Results

Of the 67 properties, structures, and landscapes reviewed, 46 were found not to have CHVI (see Table 2).

Through the preliminary heritage review, 12 BHRs and nine (9) CHLs were found to have confirmed or potential CHVI based on the application of professional judgement regarding the potential to meet the OHA O. Reg. 9/06 criteria (as amended by O. Reg. 569/22) (see Table 1 and Map 8 for preliminary heritage review results, appendices B and C for an inventory of these properties, and Appendix D for detailed heritage review results maps).

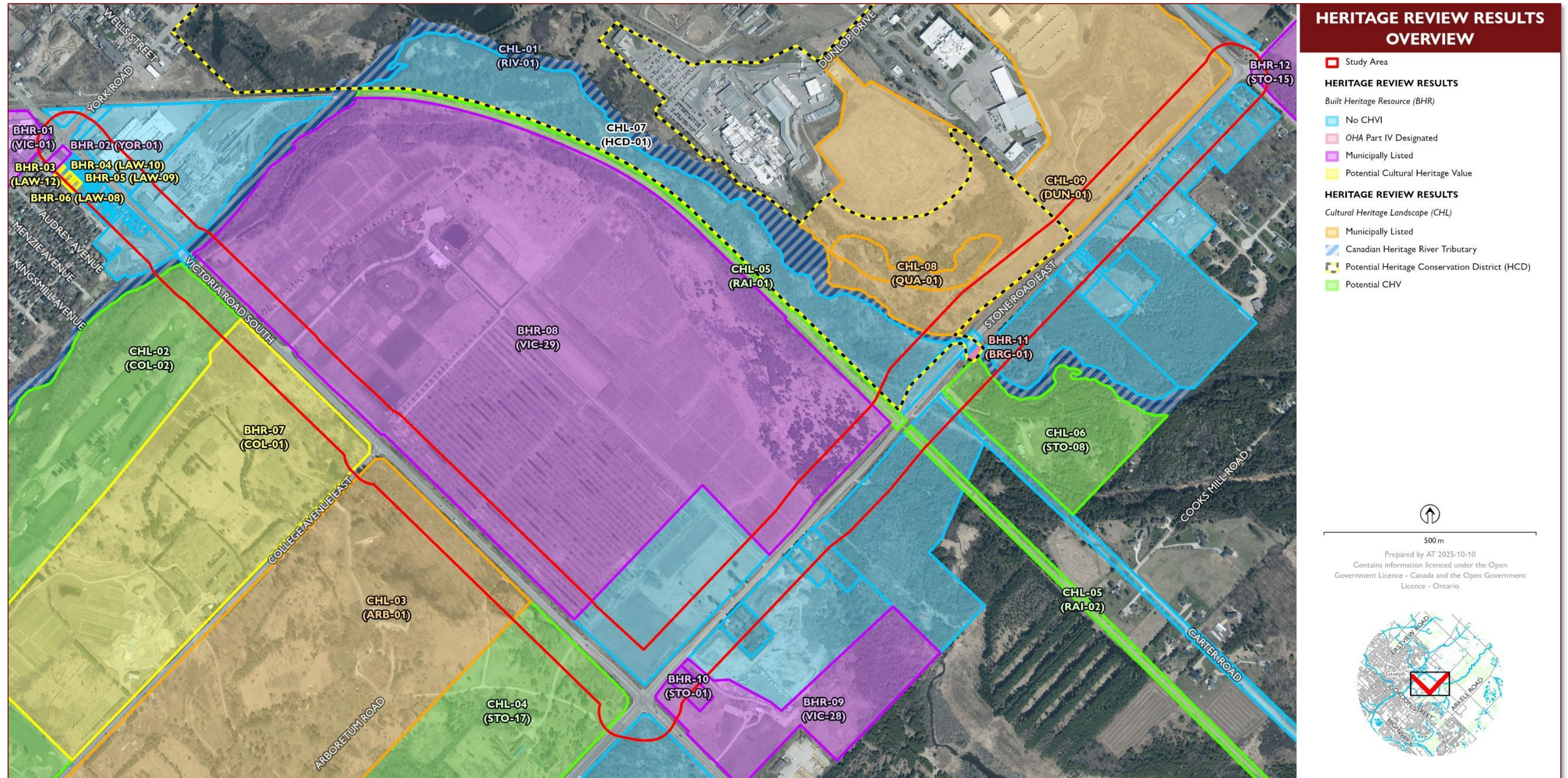


Table 1: Preliminary Heritage Review Results – Potential BHRs and CHLs

BHR/CHL	Street Address	Existing Heritage Status or Potential CHVI	Study Number
BHR-01	199 Victoria Road South	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	VIC-01
BHR-02	497 York Road and 505 York Road	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	YOR-01
BHR-03	12 Lawrence Avenue	Potential	LAW-12
BHR-04	16 Lawrence Avenue	Potential	LAW-10
BHR-05	18 Lawrence Avenue	Potential	LAW-09
BHR-06	20 Lawrence Avenue	Potential	LAW-08
BHR-07	372 College Avenue East, Harrison House	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	COL-01
BHR-08	328 Victoria Road South	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	VIC-29
BHR-09	728 Victoria Road South	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	VIC-28
BHR-10	527 Stone Road East	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	STO-01
BHR-11	N/A; Structure 116 (McQuillan's Bridge/Stone Road Bridge)	Part IV Designated; City of Guelph <i>Municipal Register of Cultural Heritage Resources</i> (2004-17357)	BRG-01
BHR-12	867 Stone Road East/7737 Stone Road East	Listed on the Township of Puslinch <i>Municipal Heritage Register</i>	STO-15
CHL-01	N/A; Eramosa River	Canadian Heritage River Tributary	RIV-01
CHL-02	190 College Avenue East; Cutten Fields Golf Course	Potential	COL-02



BHR/CHL	Street Address	Existing Heritage Status or Potential CHVI	Study Number
CHL-03	250 Arboretum Road; OAC Centennial Arboretum Centre	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	ARB-01
CHL-04	480 Stone Road East; Guelph Arboretum	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	STO-17
CHL-05	N/A; Guelph Junction Railway	Potential	RAI-01/RAI-02
CHL-06	N/A; Guelph Radial Line Trail	Potential	STO-08
CHL-07	Proposed Ontario Reformatory HCD	Potential - Part V Designation Pending	HCD-01
CHL-08	80 Dunlop Drive; Ontario Reformatory Quarry CHL	Part V Designation: Pending; Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	QUA-01
CHL-09	80 Dunlop Drive	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	DUN-01



Map 8: Heritage Review Results Overview

6 EXISTING CONDITIONS

A visit to the Study Area was undertaken by TMHC staff on July 15, 2025. The Study Area is approximately 64 ha in size and consists of Victoria Road South between York Road and Stone Road East, and the Stone Road East between Victoria Road South and Watson Parkway South. The Study Area includes a 60 m buffer from the ROW.

The northwestern terminus of the Study Area commences at the intersection of York Road and Victoria Road South (Images 8-12). The area surrounding the intersection consists of mixed residential and commercial use, with several early 20th century houses fronting the south side of Victoria Road South (Image 13). South of Victoria Road South, Lawrence Avenue runs parallel with a streetscape consisting of early 20th century houses and trees and mature foliage (Images 14-15). A laneway bisects the area between Lawrence Avenue and Victoria Road South (Image 16). Eramosa River Park is situated at the southeast end of Lawrence Avenue, and consists of gardens and a recreational space fronting the Eramosa River (Images 17-18). Further to the southeast on Victoria Road South, a bridge constructed in 2008 crosses the Eramosa River (Images 19-20). The area north of the bridge crossing is defined by a large industrial operation on the northeast side of Victoria Road South (Image 20).

Southeast of the Victoria Road South bridge, the landscape transitions from urban land to large agricultural parcels. North of Victoria Road South is the former Turfgrass Institute at 328 Victoria Road South, a property listed on the City of Guelph's *Municipal Register of Cultural Heritage Properties*. The property is situated back from the ROW and is surrounded by agricultural fields (Image 21). College Avenue East runs northeast-southwest, perpendicular to Victoria Road South. College Avenue East provides access to the Guelph Arboretum, including the Harrison House at 328 College Avenue East, the Arboretum's central campus, and the Centennial Arboretum Centre (Images 22-25). Located on a separate parcel, the southern portion of the Arboretum consists of mature plantings, gardens, and trails. A focal point of the area is the J. C. Taylor Nature Centre, a wooden structure with an asymmetrical roofline (Image 26). The area immediately adjacent to the Nature Centre includes a dry stone wall, a pollinator garden, and the terminus of the John McCrae Trail which is marked with a commemorative plaque (Images 27-29).

Southeast of College Avenue East, Victoria Road South intersects with Stone Road East (Image 30). The Study Area continues in a northeasterly direction along Stone Road East. The southeast side of Stone Road East largely consists of residential farm properties, while the northwest side of the road is dominated by agricultural fields as well as former quarry lands. Stone Road East crosses the Guelph Junction Railway tracks and the contemporary Stone Road East Bridge (Images 31-32). A sideroad, which follows the former alignment of Stone Road East, runs parallel (Image 33).

This sideroad provides access to the Guelph Outdoor School and the trail head of the Guelph Radial Trail (Images 34-35). The road also leads to Structure 116 – a decommissioned pedestrian bridge. The concrete bowstring bridge was constructed in 1916 and is designated under Part IV of the OHA (Images 36-37). The Eramosa River travels southeast beneath the bridge (Image 38). A pedestrian trail provides access to the eastern bridge approach (Images 39-40).

On the northwest side of Stone Road East is the property at 785 York Road (Image 41). Once serving as a quarry for the Ontario Reformatory, the property is listed on the City of Guelph *Municipal Register of Cultural Heritage Properties*. These lands are located outside the 60 m buffer and are now considered a public space



containing trails (Image 42). The property retains a majority of its original structures, including the prominent Administration Building built between 1911 and 1915 (Image 43).

The easternmost section of the Study Area terminates at the intersection of Stone Road East and Watson Parkway South (Image 44).

Image 8: Intersection, Victoria Road South and York Road

Looking West

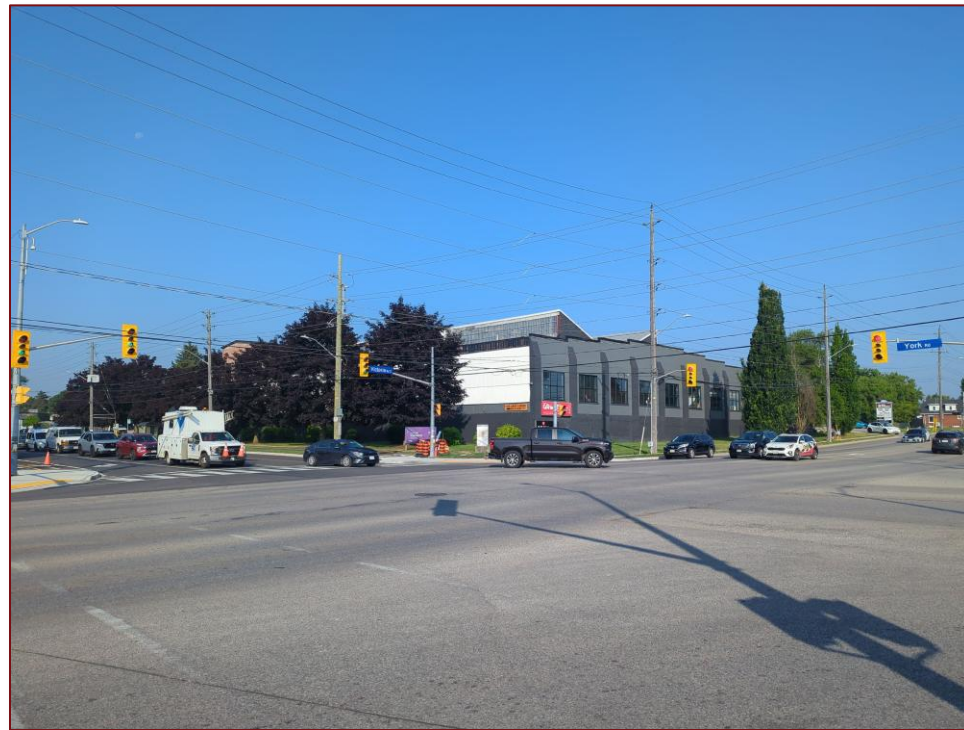


Image 10: York Road West of Victoria Road South

Looking Southwest



Image 12: Victoria Road South, South of York Road

Looking South



Image 9: York Road East of Victoria Road South

Looking Northeast



Image 11: Victoria Road South, North of York Road

Looking Northwest



Image 13: Houses Along Victoria Road South

Looking Southwest



Image 14: Lawrence Avenue from York Road

Looking Southeast

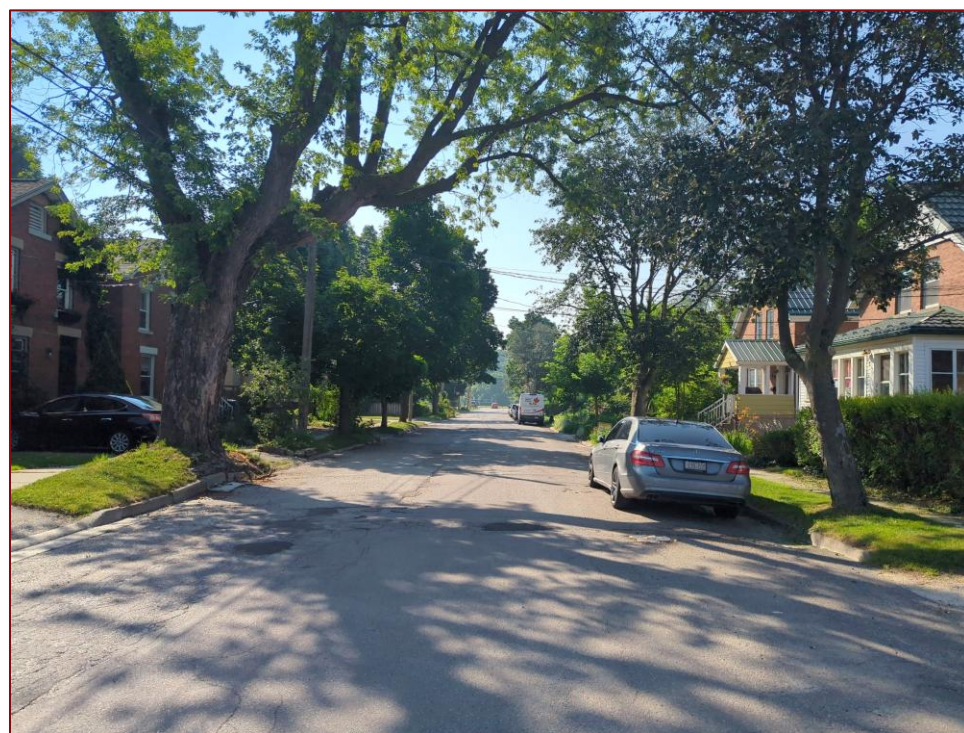


Image 16: Laneway Perpendicular to Lawrence Avenue

Looking Northwest



Image 18: Eramosa River from Eramosa River Park

Looking South

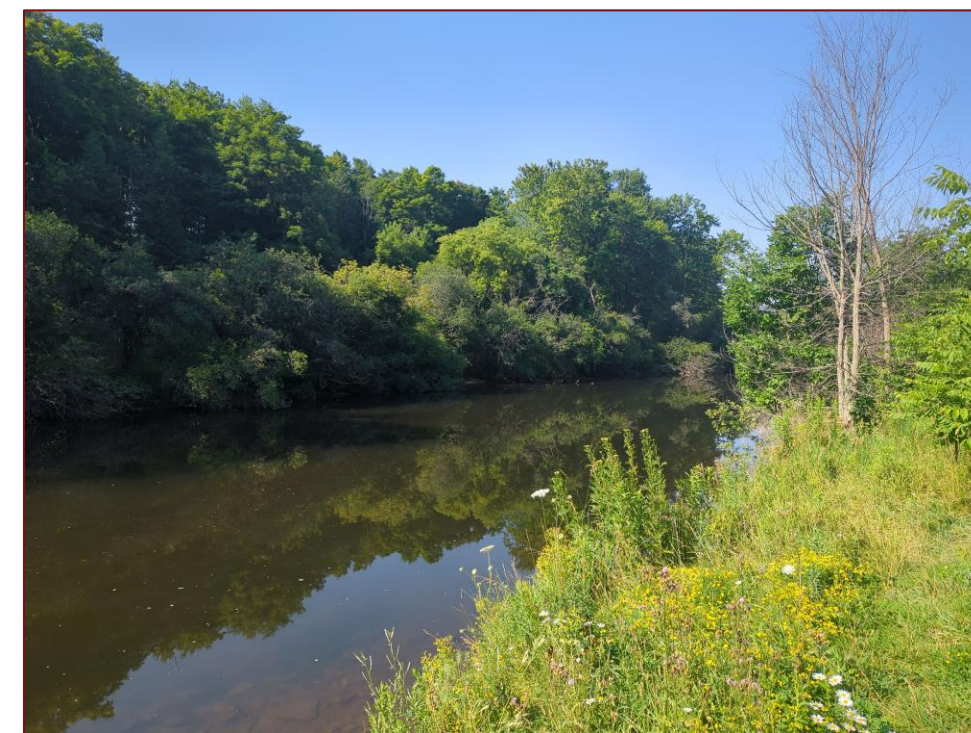


Image 15: Context and Foliage, Lawrence Avenue

Looking South



Image 17: Eramosa River Park

Looking Southeast



Image 19: Bridge Over Eramosa River, Victoria Road South

Looking Southeast



Image 20: Industrial Area, Victoria Road South

Looking North



Image 22: College Avenue East towards Victoria Road South

Looking Northeast



Image 24: Pathways and Vehicular Access, Guelph Arboretum

Looking Southeast



Image 21: Former Turfgrass Institute from Victoria Road South

Looking Northeast



Image 23: Harrison House, 328 College Avenue East

Looking West



Image 25: Centennial Arboretum Centre, Guelph Arboretum

Looking Southeast



Image 26: J. C. Taylor Nature Centre, Guelph Arboretum

Looking Northwest



Image 28: Pollinator Garden, Guelph Arboretum

Looking Southeast



Image 30: Stone Road East

Looking Southwest



Image 27: Dry Stone Wall, Guelph Arboretum

Looking Southwest

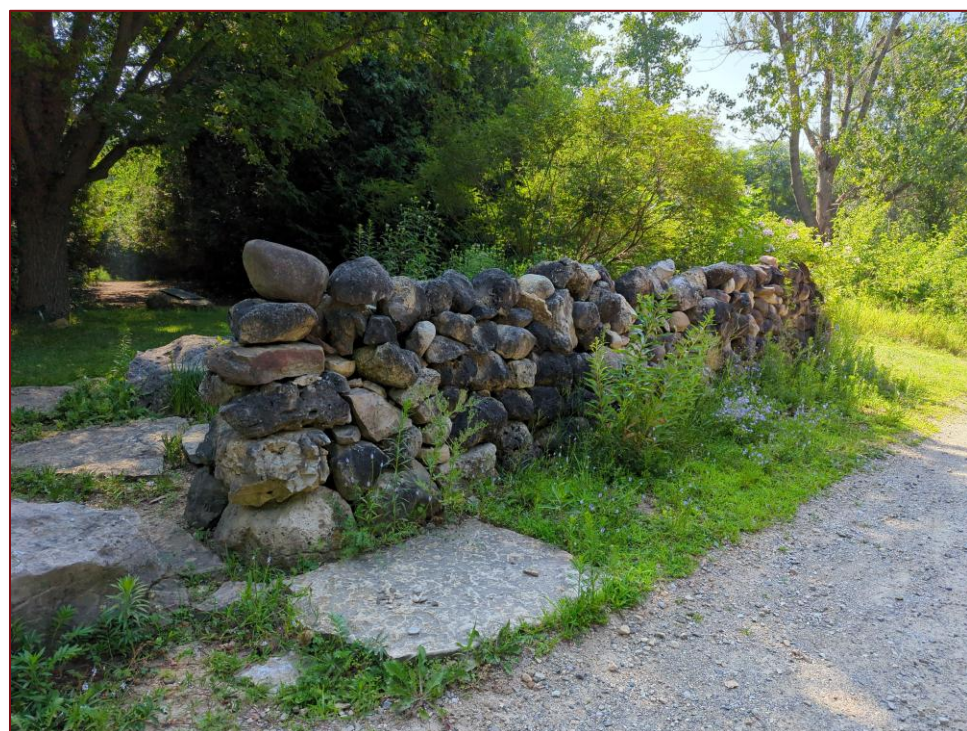


Image 29: Plaque, John McCrae Trail, Guelph Arboretum

Looking South



Image 31: Guelph Junction Railway from Stone Road East

Looking Northwest



Image 32: Stone Road East Bridge

Looking West



Image 34: Entrance and Parking, Guelph Outdoor School

Looking Southeast



Image 36: Access to Structure 116

Looking Northeast



Image 33: Structure 116 Access Parallel to Stone Road East

Looking Southwest



Image 35: Trail Head, Guelph Radial Trail

Looking Southeast



Image 37: Structure 116

Looking Northeast



Image 38: Eramosa River Beyond Structure 116

Looking Southeast

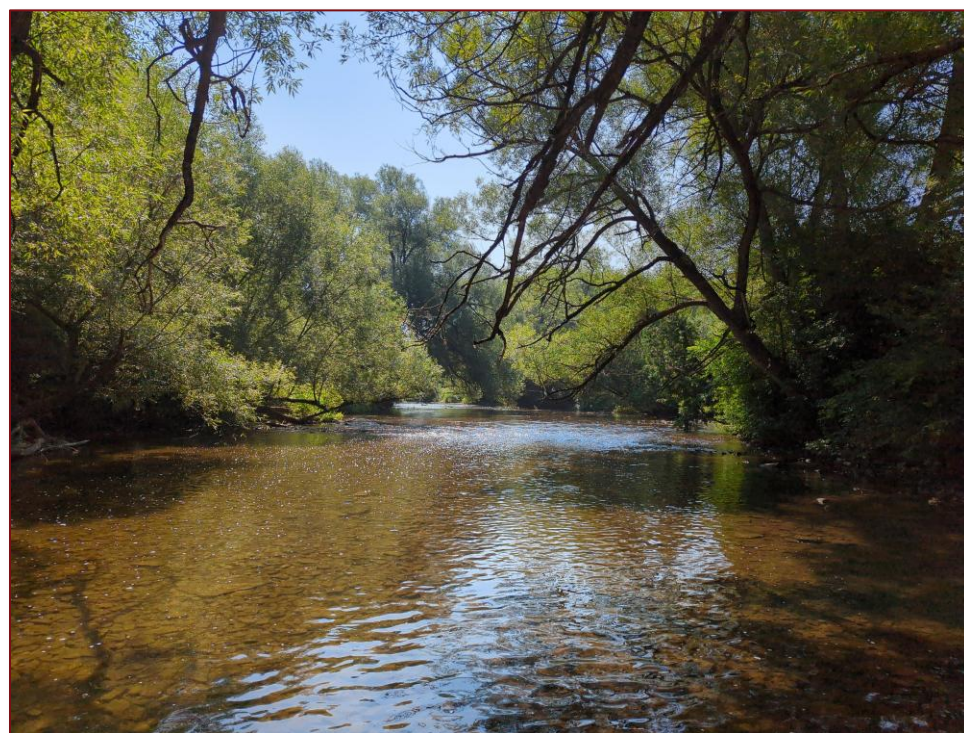


Image 40: East Approach to Structure 116

Looking Southwest



Image 42: Entrance, Former Ontario Reformatory

Looking Southeast



Image 39: Pedestrian Trail Access East of Structure 116

Looking Southwest



Image 41: Former Ontario Reformatory Quarry Lands

Looking Northwest



Image 43: Administration Building, Ontario Reformatory

Looking South



Image 44: Intersection, Stone Road East and Watson Parkway South

Looking Northeast





7 POLICY CONTEXT

7.1 *Planning Act (1990)*

The *Planning Act* is a piece of provincial legislation that governs land use planning throughout Ontario. It sets out matters of provincial interest which the Minister, the municipal Councils, and the Ontario Land Tribunal shall have regard to in their decisions.

Section 2 of the *Planning Act* identifies conservation as a matter of provincial interest:

2. The minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

(d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Section 3 of the *Planning Act* indicates that all decisions affecting land use planning matters “...shall be consistent with” the *Provincial Planning Statement*.

7.2 *Provincial Planning Statement (2024)*

The *Provincial Planning Statement, 2024 (PPS)* is a provincial land use policy framework for development throughout Ontario. It provides policy direction on matters of provincial interest related to land use planning and development, including the conservation of BHRs and CHLs in the province. The *PPS* replaces the *Provincial Policy Statement (2020)* and the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*.

The following sections of the *PPS* are relevant to the report:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.2 Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved

4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

4.6.4 Planning authorities are encouraged to develop and implement:

- a) archaeological management plans for conserving archaeological resources; and
- b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

4.6.5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.



6.2.2 Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

6.2.3 Planning authorities are encouraged to engage the public and stakeholders early in local efforts to implement the Provincial Planning Statement, and to provide the necessary information to ensure the informed involvement of local citizens, including equity-deserving groups.

The *PPS* also defines key terms which guide the interpretation of these policies. Relevant defined terms include:

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

7.3 *Environmental Assessment Act (1990)*

The *Environmental Assessment Act* is a provincial statute that sets out the processes used to evaluate potential environmental effects of proposed undertakings.

Section 1(1) of the *Environmental Assessment Act* includes within its definition of “environment”:

(c) the social, economic and cultural conditions that influence the life of humans or a community; and

(d) any building, structure, machine or other device or thing made by humans.

7.4 *Ontario Heritage Act (2005)*

The *OHA* provides a legislative framework for the identification and protection of cultural heritage resources and archaeological resources in the province. It legislates requirements and processes for conserving resources of archaeological value (*OHA* Part IV). The *OHA* also gives municipalities powers to identify and protect BHRs or CHLs with cultural heritage value or interest, using mechanisms like listing (*OHA* s.27) or designating properties (*OHA* s. 29) and creating heritage conservation districts (*OHA* s.40).

29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if:



- (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and
- (b) the designation is made in accordance with the process set out in this section.

Designated properties appear on a municipality's register of heritage properties:

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest.

This register also may include so-called listed properties:

27(3) In addition to the property listed in the register under subsection (2) [designated properties], the register may include property that has not been designated under this Part if,

- (a) the council of the municipality believes the property to be of cultural heritage value or interest; and
- (b) where criteria for determining whether property is of cultural heritage value or interest have been prescribed for the purposes of this subsection, the property meets the prescribed criteria.

Under the *OHA*, O.Reg. 9/06 provides the criteria for determining a property's CHVI. A property must meet two or more of the O. Reg. 9/06 criteria to qualify for designation (section 3, O. Reg. 9/06). The criteria for both listing and designation are as follows according to s.1(2) of O. Reg. 9/06:

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

7.5 The City of Guelph Official Plan (2024)

The City of Guelph adopted an *Official Plan* in 1994. The *Official Plan* was most recently consolidated in 2024.



Section 4.8 outlines objectives and policies related to cultural heritage resources. The following relevant objectives are outlined as follows:

- a) To maintain and celebrate the heritage character of the city, including *built heritage resources*, *cultural heritage landscapes* and archaeological resources.
- b) To identify, evaluate, *list*, *conserve* and protect *cultural heritage resources* through the adoption and implementation of policies and programs including partnerships amongst various public and private agencies and organizations.
- c) To enhance the culture of conservation city-wide by promoting cultural heritage initiatives as part of a comprehensive environmental, economic and social strategy where *cultural heritage resources* contribute to achieving a sustainable, healthy and prosperous city.
- d) To ensure that all new development, site alteration, building alteration and additions are contextually appropriate and maintain the integrity of all in situ *cultural heritage resources* or *adjacent protected heritage property*.
- e) To promote and foster the preservation, rehabilitation and adaptive re-use or restoration of *built heritage resources* and *cultural heritage landscapes* so that they remain in active use.
- f) To promote public and private awareness, appreciation and enjoyment of the City's *cultural heritage resources* through public programs and activities, heritage tourism and guidance on appropriate conservation practices.
- g) To maintain a municipal register of properties of cultural heritage value or interest in accordance with the *Ontario Heritage Act*.
- h) To identify, designate, and conserve built heritage resources and cultural heritage landscapes in accordance with Part IV of the *Ontario Heritage Act*.
- i) To identify, designate and conserve Heritage Conservation Districts under Part V of the *Ontario Heritage Act*.
- j) To identify, evaluate and conserve heritage trees which satisfy the criteria for determining cultural heritage value or interest as prescribed by regulation under the *Ontario Heritage Act*.
- k) To identify, evaluate and conserve archaeological resources and areas of archaeological potential in accordance with the *Ontario Heritage Act*.

Section 4.8.1 outline of the Plan identifies the following relevant heritage policies:

- 1. *Cultural heritage resources* shall be conserved in accordance with this Plan and all other relevant legislation.
- 2. Built heritage resources and cultural heritage landscapes may be designated and/or listed on the Municipal Register of Cultural Heritage Properties.
- 5. Guidelines for Cultural Heritage Resource Impact Assessments, Cultural Heritage Conservation Plans and Cultural Heritage Reviews may be established by the City. Cultural Heritage Resource Impact Assessments and Cultural Heritage Conservation Plans will be used when evaluating development and redevelopment in association with designated and non-designated properties in the Municipal Register of Cultural Heritage Properties. Cultural Heritage Reviews will be used to assess non-designated properties listed on the Municipal Register of Cultural Heritage Properties.
- 12. The City will ensure the conservation and protection of cultural heritage resources in all planning and development matters including site alteration, transportation, servicing and infrastructure projects.



13. The City may require, as a condition of approval of a development proposal within which a cultural heritage resource is situated or which is adjacent to a protected heritage property, the provision of one or more performance assurances, performance security, property insurance and/or maintenance agreements, in a form acceptable to the City, in order to conserve the cultural heritage resource.
14. It is preferred that cultural heritage resources be conserved in situ and that they not be relocated unless there is no other means to retain them. Where a cultural heritage resource cannot be conserved in situ or through relocation and approval for demolition or removal is granted, the City in consultation with Heritage Guelph will require the proponent to provide full documentation of the cultural heritage resource for archival purposes, consisting of a history, photographic record and measured drawings, in a format acceptable to the City.
15. The proponent shall provide and deliver to the City all or any part of the demolished cultural heritage resource that the City, in consultation with Heritage Guelph, considers appropriate for re-use, archival, display, or commemorative purposes, at no cost to the City. The City may use or dispose of these artifacts as it deems appropriate in accordance with the Ontario Heritage Act and any applicable regulations or guidelines

Section 4.8.2 outlines the following relevant policies for properties designated under Part IV of the OHA:

4. Development, redevelopment and site alteration of designated properties or other protected heritage property shall be designed to integrate the property's heritage attributes into the proposed design and ensure compatibility with the heritage attributes and values through such measures as:
 - i) maintaining the original location and orientation to the street and lot pattern;
 - ii) conserving the *cultural heritage landscape* or setting;
 - iii) ensuring the height, bulk, form, massing, materials, fenestration and/or façade treatments do not detract from the *heritage attributes*; and
 - iv) maintaining the general scale and pattern of the streetscape.
5. Development, redevelopment and site alteration of designated properties or other protected heritage property shall ensure that the proposed development, redevelopment or site alteration conserves or enhances the context in which the cultural heritage resource is situated.
6. Heritage attributes shall be conserved, unless it has been demonstrated to the satisfaction of the City, in consultation with Heritage Guelph, that the heritage attributes or the designation of the property no longer meet the criteria for determining cultural heritage value or interest established by provincial regulation. The repeal of a heritage designation will be undertaken in accordance with the Ontario Heritage Act and its regulations or guidelines.

7.6 Official Plan Amendment Number 54: Guelph Innovation District Secondary Plan (2017)

The Official Plan Amendment Number 54: Guelph Innovation District Secondary Plan (Amendment 54) was adopted by Guelph City Council in May 2014 with appeals withdrawn and in effect August 10, 2017. The purpose of Amendment 54 is to incorporate the *GID Secondary Plan* into the City's *Official Plan* by deleting the existing land use policies that apply to the GID lands and adding a new Section to the *Official Plan* that includes the new policies, schedules and corresponding definitions for the *GID Secondary Plan*.



Section 11.2.2. outlines the Natural Heritage System and *cultural heritage resources* found within the GID. The following relevant cultural heritage policies are noted under Section 11.2.2.2:

2. As identified on Schedule B, the eastern portion of the GID is predominantly designated as Adaptive Re-use within a cultural heritage landscape with built heritage resources in the historic Reformatory Complex. Land uses within the cultural heritage landscape boundary are subject to the provisions of the Cultural Heritage Resource policies of the Official Plan. Policies related to the Adaptive Re-use land use designation can be found in Section 11.2.6.3 of this Secondary Plan.
3. Development within the GID, on lands designated as Adaptive Re-use and/or adjacent to cultural heritage resources, should adopt an architectural vocabulary and design elements that are compatible with and respectful of the cultural heritage value and heritage attributes of the cultural heritage resources on site.
4. Cultural heritage resources including all features identified as provincially significant shall be conserved through long term protection mechanisms (e.g. heritage conservation easements).
5. A Cultural Heritage Resource Impact Assessment and/or Conservation Plan will be required as part of a complete application to ensure that the cultural heritage resources within the site will be conserved.
6. All land uses within the GID are subject to the provisions of the Cultural Heritage Resource policies of the Official Plan.
7. It is the intent of this Secondary Plan to conserve cultural heritage landscapes, such as the area delineated as the historic Reformatory Complex on Appendix A that have been modified by human activities and are valued by the community.
8. Cultural heritage landscapes and visual relationships to built heritage resources shall be conserved and monitored to allow for meaningful interpretation.
9. Development will respect the existing cultural heritage resources and important public views and public vistas in site design.
10. The retention and integration of the Turfgrass Institute Building (G.M. Frost Centre) into the GID community is encouraged.



8 COMMUNITY ENGAGEMENT AND INFORMATION GATHERING

Public engagement for the MCEA, undertaken as part of the Guelph Innovation District (GID) Master Servicing Plan commenced in 2024 and is ongoing in 2025. As part of this CHR, emails were sent by TMHC to local heritage stakeholders which included a description of the project and an invitation to provide comments and share information. A brief summary of the outreach conducted is provided below.

8.1 Indigenous Community Participation

In an email dated September 23, 2025 R. J. Burnside advised that the City of Guelph is planning to send introductory letters to three First Nations communities, followed by notices of study commencement. The specific communities have not been confirmed with TMHC. Any information pertaining to heritage shared Indigenous communities should inform updates to this report.

8.2 Municipalities, Heritage Agencies, and Community Organizations

8.2.1 Ministry of Citizenship and Multiculturalism (MCM)

The MCM was contacted by TMHC in an email dated June 26, 2025 to determine if any properties within or adjacent to the Study Area are listed as Provincial Heritage Properties. Mariana Nito, Heritage Advisor, responded in an email dated June 30, 2025 that to date, no properties within the Study Area have been designated by the Minister. The MCM did identify one PHPPS located adjacent to the Study Area: the Guelph Correctional Centre (Ontario Reformatory).

8.2.2 Ontario Heritage Trust (OHT)

The OHT was contacted by TMHC in an email dated June 26, 2025 to determine if any properties within or adjacent to the Study Area are included on any OHT heritage registers or had any heritage conservation easements placed on them. Samuel Bayefsky, Real Property Coordinator, responded in an email dated June 26, 2025 that the OHT neither owns nor protects via conservation easement agreement any properties within or adjacent to the Study Area. Likewise, the OHT does not have any heritage plaques within or adjacent to the Study Area.

8.2.3 City of Guelph

Planning staff at the City of Guelph were contacted by TMHC in an email dated June 26, 2025 to determine if any properties within or adjacent to the Study Area are listed or designated on the municipal heritage register. A follow-up email was sent to the City of Guelph on July 21, 2025. To date, TMHC has not received a response. The City of Guelph's heritage register was accessed using publicly available resources.

8.2.4 Township of Puslinch

Planning staff at the Township of Puslinch were contacted by TMHC in an email dated July 18, 2025 to determine if any properties within or adjacent to the Study Area are listed or designated within the municipal heritage register. Laura Emery, Communications and Committee Coordinator, responded in an email dated July 18, 2025 that one property in proximity to Study Area, 880 Victoria Road South, is included on the



Township of Puslinch *Heritage Register* and, at the time of writing, is currently undergoing an appeal process following the passing of a Part IV designation by-law in June, 2025. Emery indicated that while 880 Victoria Road South is situated within the Township of Puslinch, the property is owned by the City of Guelph. Emery did not identify the property at 867 Stone Road East/7737 Stone Road East containing the John Gordon House which is listed on the Township of Puslinch *Municipal Heritage Register*.

8.2.5 Guelph Historical Society

The Guelph Historical Society was contacted by TMHC in an email dated July 2, 2025 to share information about the project and to determine if the group had any knowledge or concerns regarding cultural heritage in the area. To date, no response has been received.

8.2.6 Guelph Public Library Archives

The Guelph Public Library Archives was contacted by TMHC in an email dated July 2, 2025 to share information about the project and to determine if the library had any knowledge or concerns regarding cultural heritage in the area. Archivist and librarian, Darcy Hiltz, responded in an email on July 14, 2025 that the library has city directories and assessment rolls and some city materials that may be of use. No further information was provided.

8.2.7 Guelph Museums

Guelph Museums was contacted by TMHC in an email dated July 2, 2025, to share information about the project and to determine if the organization had any knowledge or concerns regarding cultural heritage in the area. Laura Coady, Collections and Research Coordinator, responded in an email dated July 29, 2025 providing archival resources relevant to the Study Area, including historical information about identified potential BHRs and CHLs.

8.2.8 Guelph Black Heritage Society

The Guelph Black Heritage Society was contacted by TMHC in an email dated July 2, 2025 to share information about the project and to ask if the group had any knowledge or concerns regarding cultural heritage in the area. Denise Francis, a volunteer with the Guelph Black Heritage Society, responded in an email dated July 2, 2025 asking for clarification on the type of information sought by TMHC in relation to the project. Further clarification was provided by email on July 3, 2025. To date, no further response has been received.

8.3 Future Engagement

Copies or summaries of this CHR should inform and be available during future PICs and other public/municipal outreach efforts as well as be made available to Indigenous communities, interested organizations or individuals upon request. Any feedback received about this CHR should be shared with TMHC and the report should be updated when and where appropriate. The City of Guelph is planning a city-led PIC specific to Structure 116 in early November 2025.

Any subsequent CHERs or HIAs should include circulation to MCM, planning staff at the City of Guelph, interested Indigenous communities, and local organizations or individuals, as appropriate.



9 DESCRIPTION OF PROPOSED PROJECT

The Victoria Road, Stone Road and Structure I I 6 MCEA is being conducted in support of Official Plan Amendment (OPA) 54 (the GID Secondary Plan; modified by OPA 80). It will help to inform the implementation of the recommendations identified in the Transportation Master Plan. The City of Guelph OPA 54 came into effect on August 10, 2017 and was modified through the Minister's approval of OPA 80 in 2023, outlining the future development of the GID.

The Project is proposed for improvements and potential widening of Victoria Road South from York Road to Stone Road East, and to Stone Road East from Victoria Road South to Watson Parkway South. All subject streets will be designed to a level commensurate with the City's 30 percent design standards, including preliminary work on underground utilities. The widening of Victoria Road and Stone Road is outlined in the City of Guelph's Transportation Master Plan to accommodate the proposed Quality Transit Network and Spine Cycling Network.

Alternatives will be determined following completion of the CHR Phase I report.

10 CONCLUSION

R. J. Burnside, on behalf of the City of Guelph, has engaged TMHC to produce a CHR for the Victoria Road, Stone Road, and Structure 116 MCEA in City of Guelph, Ontario (the “Study Area”). This CHR is required in partial fulfillment of the heritage requirements under the *EAA* and was prepared in accordance with the *Victoria Road, Stone Road, and Structure 116 Environmental Assessment Terms of Reference* (2024). This report is part of Phase I of the CHR.

Phase I of CHR fulfills was prepared in accordance with the *Victoria Road, Stone Road, and Structure 116*⁶⁸ *Environmental Assessment Terms of Reference* (2024) and fulfills this requirement by

1. Completing a cultural heritage screening that encompasses all properties within the Study Area, based on the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* of the (MCM; and
2. Completing a preliminary cultural heritage review of the Study Area to identify existing conditions through the application of professional judgement regarding the potential to meet the *OHA O. Reg. 9/06* criteria (as amended by *O. Reg. 569/22*) of all potential BHRs and potential CHLs flagged by the cultural heritage screening and any identified during field review; and

Phase 2 of the CHR will require the completion of a preliminary HIA of all properties identified as having potential CHVI in the preliminary review once design alternatives have been determined

The cultural heritage screening and supplementary review for Phase I of this CHR determined that of the 93 properties, structures, and landscapes screened in the Study Area, 67 were found to require additional review. Following this review, 12 BHRs and nine (9) CHLs were determined to have confirmed or potential CHVI based on professional judgement and the preliminary application of *OHA O. Reg. 9/06* criteria.

The following BHRs were identified:

- BHR-01 (VIC-01) – 497 York Road and 505 York Road;
- BHR-02 (YOR-01) – 199 Victoria Road South;
- BHR-03 (LAW-12) – 20 Lawrence Avenue;
- BHR-04 (LAW-10) – 18 Lawrence Avenue;
- BHR-05 (LAW-09) – 16 Lawrence Avenue;
- BHR-06 (LAW-08) – 12 Lawrence Avenue;
- BHR-07 (COL-01) – 372 College Avenue East;
- BHR-08 (VIC-29) – 328 Victoria Road South;
- BHR-09 (VIC-28) – 728 Victoria Road South;
- BHR-10 (STO-01) – 527 Stone Road East;
- BHR-11 (BRG-01) – Structure 116; and
- BHR-12 (STO-15) – 867 Stone Road East/7737 Stone Road East.

⁶⁸ TMHC will undertake a separate HIA for Structure 116, also known as McQuillan’s Bridge/Stone Road Bridge, a bridge that is designated under Part IV of the *OHA* pending design alternatives for the CHR that are expected in Phase 2 of the project.



The following CHLs were identified:

- CHL-01 (RIV-01) – Eramosa River;
- CHL-02 (COL-02) – 190 College Avenue East;
- CHL-03 (ARB-01) – 250 Arboretum Road (Guelph Arboretum);
- CHL-04 (STO-17) – 480 Stone Road East;
- CHL-05 (RAI-01/RAI-02) – Guelph Junction Railway;
- CHL-06 (STO-08) – Guelph Radial Line Trail;
- CHL-07 (HCD-01) – Ontario Reformatory;
- CHL-08 (QUA-01) – Ontario Reformatory Quarry CHL; and
- CHL-09 (DUN-91) – 80 Dunlop Drive.

Copies or summaries of Phase I of the CHR should inform and be available during future PICs and other public/municipal outreach efforts as well as be made available to Indigenous communities, interested organizations or individuals upon request. Any feedback received about this CHR should be shared with TMHC and the report should be updated when and where appropriate.

Any subsequent CHERs or HIAs should include circulation to MCM, planning staff at the City of Guelph, interested Indigenous communities, and local organizations or individuals, as appropriate.



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APPENDIX A: MCM SCREENING CHECKLIST

Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes

A Checklist for the Non-Specialist

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – separate checklist
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name

Victoria Road, Stone Road, and Structure 116 MCEA, Reference #25-022

Project or Property Location (upper and lower or single tier municipality)

City of Guelph, Ontario

Proponent Name

R. J. Burnside & Associates Ltd.

Proponent Contact Information

Harjot Budwal, harjot.budwal@rjburnside.com

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	☐	☒

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

	Yes	No
2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?	☐	☒

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

	Yes	No
3. Is the property (or project area):		
a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value?	☒	☐
b. a National Historic Site (or part of)?	☐	☒
c. designated under the <i>Heritage Railway Stations Protection Act</i> ?	☐	☒
d. designated under the <i>Heritage Lighthouse Protection Act</i> ?	☐	☒
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	☐	☒
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	☐	☒

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	☐	☒
b. has or is adjacent to a known burial site and/or cemetery?	☐	☒
c. is in a Canadian Heritage River watershed?	☒	☐
d. contains buildings or structures that are 40 or more years old?	☒	☐

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	☐	☒
b. has a special association with a community, person or historical event?	☐	☒
c. contains or is part of a cultural heritage landscape?	☐	☒

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit or Standards and Guidelines for Conservation of Provincial Heritage Properties.

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's Standards & Guidelines for Conservation of Provincial Heritage Properties [s.B.2.]

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)

Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note:** To date, no properties have been designated by the Minister.

Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- Ontario Heritage Trust
- local land registry office (for a title search)

ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- Ontario Heritage Trust - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act*. **Note:** To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- Ontario Heritage Trust

- v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@ontario.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the National Historic Sites website.

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the Directory of Designated Heritage Railway Stations.

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the Heritage Lighthouses of Canada website.

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the Federal Heritage Buildings Review Office.

See a directory of all federal heritage designations.

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – World Heritage Site website.

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- municipal heritage committees or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's Heritage directory – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a list of plaques commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a list of plaques commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a database of registered cemeteries
- Ontario Genealogical Society (OGS) – to locate records of Ontario cemeteries, both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to locate early cemeteries

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the Canadian Heritage River System.

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide Heritage Property Evaluation.

Part C: Other Considerations

5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- municipal heritage committees or local heritage organizations
- Ontario Historical Society's "Heritage Directory" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through Ontario Trails.



APPENDIX B: INVENTORY OF PROPERTIES WITH POTENTIAL CHVI

Table 2: Heritage Review Results – Properties with Potential CHVI

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
BHR-01	VIC-01	Industrial	199 Victoria Road South	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	Design/Physical Value: - The property at 199 Victoria Road South contains a large, multi-storey industrial building situated on the northwest corner of the intersection of Victoria Road South and York Road. Fronting Victoria Road South, the east elevation has symmetrical fenestration with window openings separated by brick pilasters. An expanse of window openings along the south elevation have been covered with corrugated metal siding. A prominent sawtooth roof allows for natural light on the factory floor. - The property also retains a large, single-storey factory building which extends northwest of the main building. Historical Associative Value: - The industrial building at 199 Victoria Road South was constructed as an addition to the Guelph Stove Company factory which was originally completed in 1912 according to the designs of architect William Austin Mahoney.⁶⁹ Mahoney was well known local architect who designed 16 Carnegie Library buildings throughout southern Ontario such as Fergus, Durham, Midland, Whitby, and Elmira.⁷⁰ - The Guelph Stove Company was established in 1897 as the Guelph Foundry Company and was located on Paisley Road. It adopted the name Guelph Stove Company in 1904⁷¹ and relocated to York Road in 1912.⁷² T. Eaton & Co. purchased the company in 1919.⁷³ A large addition to the factory was completed by Mahoney in 1929.⁷⁴ The Guelph Stove Company manufactured electric stoves which were exported internationally in the 1930s and 1940s. Production at the York Road factory ceased in 1968.⁷⁵ - The Guelph Stove Company factory opened in a time of immense growth in St. Patrick's Ward, and helped to shape a diverse working-class community. - The Guelph Stove Company building, designed by William Austin Mahoney, demonstrates the work of an architect who was significant to the Guelph community.	

⁶⁹ *Canadian Machinery and Metalworking* 1913:650
⁷⁰ Biographical Dictionary of Architects in Canada n.d.
⁷¹ Guelph Museums n.d.
⁷² *The News Record* 1919:2
⁷³ Guelph Museums n.d.c
⁷⁴ *The Iron Age* 1929:64
⁷⁵ Guelph Museums n.d.c

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
					Contextual Value: - The property at 199 Victoria Road South is historically and functionally linked to the immediate area as it represents the evolution of the Victoria Road South and York Road intersection in the early 20th century as a hub of industry, which simultaneously drove residential development in St. Patrick's Ward. - Retaining its industrial character, the building is one of the only remaining factories in the area which was once dominated by manufacturing.	
BHR-02	YOR-01	Commercial	497 and 505 York Road	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	Design/Physical Value: - The properties at 497 York Road and 505 York Road contain two buildings located on one shared parcel. The building at 497 York Road was originally constructed as a house in 1922, but was altered in c.1927 to include a storefront. A single-storey mid-20th century addition was added to the east elevation. The red brick facade spans two-and-a-half storeys and features a glazed storefront with a verandah at the first floor. The second storey spans two bays with rectangular window openings with two-over-two wood sash windows accented by rusticated stone sills and prominent lintels. The half storey consists of a centralized rectangular multi-light window opening and a stepped, parapeted roofline. A gabled roof covers the building. A datestone marked "1927" is centred within the brick parapet. - The property at 505 York Road contains a former c.1932 church that was renovated in the mid-to-late 20th century. The frontispiece is clad in stucco and features a centrally situated entrance with a relieving arch above. The sanctuary of the church is a single-storey hall with a pitched roof and a stone clad veneer. The brick addition spans one storey and features a dichromatic brick pattern. Historical Associative Value: - The building at 497 York Road opened as Fred Cremasco & Bros. Grocer and Butcher in 1927. - The property at 505 York Road was formerly the York Road Gospel Mission, constructed c.1932.⁷⁶ An archival photograph of the church dated to 1962 depicts the church in its original state, with a crenulated frontispiece and an attached sanctuary clad in stone veneer. Contextual Value:	 

⁷⁶ Historically Guelph 2014

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
					- The property at 497 York Road is of contextual value as it supports the early-20th century development of St. Patrick's Ward and is the only remaining commercial building of this period in the immediate area. - The property 505 York Road is no longer an intact example of an early 20th century church, and has been significantly altered from its original state. The former church building is alienated from the industrial and residential surroundings, and is therefore not of contextual value.	
BHR-03	LAW-12	Residential	12 Lawrence Avenue	None	Design/Physical Value: - The property at 12 Lawrence Avenue contains a two-and-a-half storey red brick house with a side hall plan. The main (west) elevation has an asymmetrically situated main entrance, flanked by a single window opening with concrete sills and prominent lintels. The gable contains a window with a prominent lintel. The building is covered by a gabled roof. - The house is one of four similar buildings (12 Lawrence Avenue, 16 Lawrence Avenue, 18 Lawrence Avenue and 20 Lawrence Avenue) that were built contemporaneously in the early 20th century. Their designs are typical of middle-class housing from this period in St. Patrick's Ward. Historical Associative Value: - The house on the property at 12 Lawrence was constructed c.1913 and was first occupied by Joseph Brohman, a grocer.⁷⁷ The house was one of a series of houses constructed throughout the immediate area known as St. Patrick's Ward, a predominantly working-class neighbourhood surrounded by Guelph's industrial sector concentrated at the intersection of York Road and Victoria Road South. Contextual Value: - The property at 12 Lawrence Avenue is visually and historically linked to its surroundings as one of several houses on Lawrence Avenue constructed simultaneously in the early 20th century during a period of industrial and residential development in St. Patrick's Ward. The property, with the similar properties at 16 Lawrence Avenue, 18 Lawrence Avenue and 20 Lawrence Avenue, helps to support the early 20th century character of the streetscape.	

⁷⁷ Henry Vernon & Son 1914:32

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
BHR-04	LAW-10	Residential	16 Lawrence Avenue	None	Design/Physical Value: - The property at 16 Lawrence Avenue contains a two-and-a-half storey red brick house with a side hall plan. The main (west) elevation has an asymmetrically situated main entrance, flanked by a single window opening with concrete sills and prominent lintels. The gable contains a window with a prominent lintel. The building is covered by a gabled roof. - The house is one of four similar buildings (12 Lawrence Avenue, 16 Lawrence Avenue, 18 Lawrence Avenue and 20 Lawrence Avenue) that were built contemporaneously in the early 20th century. Their designs are typical of middle-class housing from this period in St. Patrick's Ward. Historical Associative Value: - The house on the property at 16 Lawrence was constructed c.1913 and was first occupied by George Crane, a carpenter.⁷⁸ The house was one of a series of houses constructed throughout the immediate area known as St. Patrick's Ward, a predominantly working-class neighbourhood surrounded by Guelph's industrial sector concentrated at the intersection of York Road and Victoria Road South. Contextual Value: - The property at 16 Lawrence Avenue is visually and historically linked to its surroundings as one of several houses on Lawrence Avenue constructed simultaneously in the early 20th century during a period of industrial and residential development in St. Patrick's Ward. The property, with the similar properties at 12 Lawrence Avenue, 18 Lawrence Avenue and 20 Lawrence Avenue, helps to support the early 20th century character of the streetscape.	

⁷⁸ Henry Vernon & Son 1914:32

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
BHR-05	LAW-09	Residential	18 Lawrence Avenue	None	Design/Physical Value: - The property at 18 Lawrence Avenue contains a two-and-a-half storey red brick house with a side hall plan. The main (west) elevation has an asymmetrically situated main entrance, flanked by a single window opening with concrete sills and prominent lintels. The gable contains a window with a prominent lintel. The building is covered by a gabled roof. - The house is one of four similar buildings (12 Lawrence Avenue, 16 Lawrence Avenue, 18 Lawrence Avenue and 20 Lawrence Avenue) that were built contemporaneously in the early 20th century. Their designs are typical of middle-class housing from this period in St. Patrick's Ward. Historical Associative Value: - The house on the property at 18 Lawrence was constructed c.1913 and was first occupied by Burgess Cockcroft, a machinist.⁷⁹ The house was one of a series of houses constructed throughout the immediate area known as St. Patrick's Ward, a predominantly working-class neighbourhood surrounded by Guelph's industrial sector concentrated at the intersection of York Road and Victoria Road South. Contextual Value: - The property at 18 Lawrence Avenue is visually and historically linked to its surroundings as one of several houses on Lawrence Avenue constructed simultaneously in the early 20th century during a period of industrial and residential development in St. Patrick's Ward. The property, with the similar properties at 12 Lawrence Avenue, 16 Lawrence Avenue and 20 Lawrence Avenue, helps to support the early 20th century character of the streetscape.	

⁷⁹ Henry Vernon & Son 1914:32

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
BHR-06	LAW-08	Residential	20 Lawrence Avenue	None	Design/Physical Value: - The property at 20 Lawrence Avenue contains a two-and-a-half storey red brick house with a side hall plan. The main (west) elevation has an asymmetrically situated main entrance, flanked by a single window opening with concrete sills and prominent lintels. The gable contains a window with a prominent lintel. The building is covered by a gabled roof. - The house is one of four similar buildings (12 Lawrence Avenue, 16 Lawrence Avenue, 18 Lawrence Avenue and 20 Lawrence Avenue) that were built contemporaneously in the early 20th century. Their designs are typical of middle-class housing from this period in St. Patrick's Ward. Historical Associative Value: - The house on the property at 20 Lawrence was constructed c.1913 and was first occupied by A. Van Blarieum, a stove mounter.⁸⁰ The house was one of a series of houses constructed throughout the immediate area known as St. Patrick's Ward, a predominantly working-class neighbourhood concentrated at the intersection of York Road and Victoria Road South. Contextual Value: - The property at 20 Lawrence Avenue is visually and historically linked to its surroundings as one of several houses on Lawrence Avenue constructed simultaneously in the early 20th century during a period of industrial and residential development in St. Patrick's Ward. The property, with the similar properties at 12 Lawrence Avenue, 16 Lawrence Avenue and 18 Lawrence Avenue, helps to support the early 20th century character of the streetscape.	

⁸⁰ Henry Vernon & Son 1915:32

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
BHR-07	COL-01	Residential	372 College Avenue East; Harrison House	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	Design/Physical Value: - The property at 372 College Avenue East contains a two-storey limestone building constructed c.1850. Known as the Harrison House, the main (south) elevation has a centrally situated entrance flanked by single multi-paned sash windows with stone sills and lintels. The east elevation has a gabled roofline that features return eaves. A single-storey wing extends from the north elevation. Historical/Associative Value: - The property was originally owned by William Patterson who was granted the Crown Patent of Lot 5, Concession I, Division G in 1846.⁸¹ The property remained in the Patterson family until 1903. - Harrison House was named for David “Roy” Harrison, a herdsman for the Ontario Agricultural College.⁸² Contextual Value: - The building on the property at 372 College Avenue is a surviving example of the early stone houses which once populated the rural landscape of Guelph. - Contextual linkage to Ontario Agricultural College . - While the land on which it sits is no longer utilized within an agricultural context, the house supports the rural character and historic development of the surrounding area.	
BHR-08	VIC-29	Institutional	328 Victoria Road South; GM Frost Building and former Turfgrass Institute	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i> ; Part IV Designation Pending	Design/Physical Value: - The property at 328 Victoria Road South contains the G. M. Frost Building, which once housed the Guelph Turfgrass Institute. The Frost Building was completed in 1992 by local architect Karl Briestensky, and is considered to be a representative example of late-20th century post-modernist design.⁸³ The Frost Building is situated within a large natural and agricultural landscape and is deeply set back from the ROW. Historical Associative Value: - The property at 328 Victoria Road South has direct associations with the Guelph Turfgrass Institute, part of a larger theme of agricultural research and stewardship which is historically and currently linked to Guelph’s development.	

⁸¹ FamilySearch n.d.a

⁸² cHc Ltd. 2015:9

⁸³ City of Guelph 2025b:7

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
					- The Frost Building, designed by Karl Briestensky (1935-2004), demonstrates the work of an architect who was significant to the Guelph community. Contextual Value: - The Frost Building's placement atop an embankment distanced from the ROW makes it a distinct landmark which is visible from Victoria Road South and the former Ontario Reformatory property. - The building's main hall was also intentionally built to face towards one of Guelph's most prominent landmarks, the Basilica of Our Lady Immaculate.	
BHR-09	VIC-28	Residential and Agricultural	728 Victoria Road South	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	Design/Physical Value: - The property at 728 Victoria Road South retains a 19th century house and silo affiliated with the William Hamilton Farmstead and a house that was constructed c.1840. The stone silo is situated on an embankment and has a limestone foundation. Openings with iron grates span the west-facing elevation. The domed roof is clad in metal. The property retains its deep setback from the ROW. Historical Associative Value: - The property at 728 Victoria Road South is affiliated with William Hamilton, an early settler who established a farmstead on the premises, which was historically situated on Lot 1, Concession 9 of Puslinch Township. - The Crown Patent for Lot 1, Concession 9 was granted to William Hamilton in 1845.⁸⁴ Around this time, Hamilton constructed the stone house which remains on the property. A barn was originally located near the silo, but was demolished in the late 20th century.⁸⁵ Historical mapping also depicts a sawmill on the northeast part of Lot 1 in 1861 and 1877.⁸⁶ - The Hamilton Farmstead remained an active farm well into the 20th century, but recent commercial development in the surrounding area has significantly altered the property and removed its agricultural context.⁸⁷ Contextual Value: - The property at 728 Victoria Road South is representative of the early settlement and development of Guelph due to its affiliation with William	

⁸⁴ FamilySearch n.d.c
⁸⁵ MHBC 2024:52
⁸⁶ Tremaine 1861; Walker & Miles 1877
⁸⁷ MHBC 2024:53

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
					Hamilton. The remaining stone house and silo are one of the few mid-19 th century structures to survive in the vicinity of Stone Road East and Victoria Road South, serving as a lasting reminder of the early development and agricultural history of the area.	
BHR-10	STO-01	Residential	527 Stone Road East	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	Design/Physical Value: - The property at 527 Stone Road East contains a one-and-a-half storey house constructed between c.1840-c.1955. Clad in contemporary siding, the main (northwest) elevation features an asymmetrically situated entrance. The gabled roofline contains shed-dormers. A verandah, added in c.2010, spans the first storey of the main elevation. The house is surrounded by various mature plantings. Historical Associative Value: - According to the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>, the property at 527 Stone Road East was constructed c.1840. However, historical mapping and imagery does not depict a structure at this location until 1955, suggesting a later date of construction.⁸⁸ The house is situated on lands affiliated with William Hamilton who established a farmstead immediately southeast of the property in the mid-19th century. - No further historical associations are known. Contextual Value: - The property at 527 Stone Road East is not historically, functionally, or visually linked to its surroundings and is therefore not of contextual value.	

⁸⁸ MHBC 2024:49-50

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
BHR-11	BRG-01	Bridge	N/A; Structure 116 (McQuillan's Bridge/Stone Road Bridge)	Part IV Designated; City of Guelph <i>Municipal Register of Cultural Heritage Resources</i>	Design/Physical Value: - Structure 116, also known as McQuillan's Bridge or Stone Road Bridge, is a concrete bowstring truss bridge constructed in 1916 by Charles Mattaini, according to the design of County Engineer A. W. Connor. The bridge crosses the Eramosa River and was designated under Part IV of the OHA in 2004 for its form and design which includes the eight vertical members supporting the concrete arches, its chamfered and dimpled balustrading, and the inscribed cross-member bearing the date of construction. - The bridge is the only surviving example of a concrete bowstring truss bridge in the City of Guelph. Historical/Associative Value: - Structure 116 was constructed in 1916 by local contractor Charles Mattaini under the direction of Wellington County Engineer A. W. Connor. Mattaini was a well-known bridge builder throughout the County and was well regarded for his use of concrete in many building projects. Mattaini built over 50 bridges in Wellington County throughout his career. - The historic crossing of the Emarosa River at this site also has connections to the McQuillan family who farmed the neighbouring lands in the mid-19th century. Contextual Value: - Structure 116 is of contextual value as a representative example of a concrete bowstring truss bridge, a typology which was once common throughout Wellington County and reflects the availability of local aggregate and the skill of local craftsmen. - It is considered to be an early and rare surviving example of concrete bow string truss construction in a local, provincial, and national context.⁸⁹	

⁸⁹ City of Guelph 2004

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
BHR-12	STO-15	Residential; Agricultural	867 Stone Road East/7737 Stone Road East; John Gordon House	Listed on the Township of Puslinch <i>Municipal Heritage Register</i>	Design/Physical Value: - Known as the John Gordon House, the property at 867 Stone Road East/7737 Stone Road East contains a one-and-a-half storey stone Ontario Farmhouse constructed c.1872 and a mid-19th century barn with a fieldstone foundation. The property is situated on a large parcel composed mainly of agricultural lands bordering the City of Guelph and the Township of Puslinch. - The Ontario Farmhouse was popularized in the mid-19th century as a practical and adaptable design which utilized readily available materials and an efficient use of space.⁹⁰ Defining characteristics of the John Gordon House include the centre hall plan, segmentally arched window openings with stone sills and voussoirs, a pointed window opening in the gable end and a cross-gabled roof. A single-storey addition extends from the rear elevation. While the parcel is situated within the Study Area's 60 m buffer, the house and built structures on the property are located outside of the buffer zone. Historical/Associative Value: - The house at 867 Stone Road East/7737 Stone Road East was constructed c.1872 and was part of the John Gordon Farmstead. It is historically situated on Lot 1, Concession 10 of Puslinch Township. The Crown Patent for Lot 10 was granted to John Gordon in 1850.⁹¹ Gordon was one of several early Irish settlers who arrived in Puslinch Township in the mid-19th century. Irish settlers helped to establish the nearby village of Arkell.⁹² Contextual Value: - The house on the property at 867 Stone Road East/7737 Stone Road East is historically and visually linked to its surroundings as a surviving example of an Ontario Farmhouse. The presence of both the house and the original barn make the property an intact example of a rural farmstead, a typology which once populated the surrounding landscape during the 19th and early 20th centuries as agriculture was a leading industry. - The property's affiliation with John Gordon is also of contextual value as Gordon was one of many Irish settlers who arrived in Puslinch Township and shaped early settlement.	

⁹⁰ Mace 2013:30

⁹¹ FamilySearch n.d.b

⁹² Township of Puslinch n.d.

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
CHL-01	RIV-01	River	N/A; Eramosa River	Canadian Heritage River Tributary	Design/Physical Value: - The Eramosa River is a tributary of the Grand River. Also known as the Ouse River or O:se Kenhionhata:tie, the Grand River is the largest river in Ontario and measures approximately 260 km in length. It originates near Dundalk, Ontario and travels southeast before emptying into Lake Erie near Port Maitland, Ontario. The Grand River adjoins several major tributaries including the Speed, Nith, Conestogo, and Eramosa Rivers. The Eramosa River branches east from the Speed River near the intersection of Wellington Street West and Gordon Street in the City of Guelph.⁹³ Historical/Associative Value: - The Grand River and its tributaries were designated as a Canadian Heritage River in 1994 for their cultural heritage value, archaeological potential, ecological significance, and recreational value.⁹⁴ Contextual Value: - The Eramosa River has provided vital resources and means of travel for Indigenous peoples for millennia. In the 19th and 20th centuries, it, served to drive industrial development. It remains an integral element of the City of Guelph as a recreational and commemorative space.	
CHL-02	COL-02	Recreational	190 College Avenue East; Cutten Fields Golf Course	None	Design/Physical Value: - The Cutten Fields Golf Course is a private sports club which overlooks the Guelph city skyline. The property consists of a clubhouse, 18-hole golf course, tennis facilities, and a retail space. The Cutten Fields Golf Course was opened in 1931 and was designed by prominent course architects Chick Evans of Chicago and Stanley Thompson of Toronto.⁹⁵ - The clubhouse is an expansive single-storey red brick building with generous fenestration and multiple bay windows. The clubhouse exhibits elements of Georgian Revival design, such as multi-paned windows, dormers, a hipped roof, and prominent paired chimneys. Historical/Associative Value: - Cutten Fields Golf Course was established in 1931 by Arthur Cutten, a local businessman who became a successful stock and commodities speculators in the United States during the 1920s. Cutten's speculation	

⁹³ Canadian Heritage River System 1994

⁹⁴ Canadian Heritage River System 1994

⁹⁵ Cutten Fields Golf Course n.d.



BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
					in the stock market was thought to have played a role in the Wall Street Crash in 1929, and he was placed under an indictment for tax evasion prior to his death in 1936.⁹⁶ • Cutten, who grew up in Guelph, sought to give back to his hometown of Guelph by creating a golf course and sports complex near the grounds of the University of Guelph which he planned to donate to the City upon its completion. Cutten contracted prominent golf course architects Chick Evans of Chicago and Stanley Thompson of Toronto to design the course. The City of Guelph declined Cutten’s offer to purchase the property, which remained as part of Cutten’s estate until his death in 1936. • Stanley Thomspson purchased the club in 1939.⁹⁷ During the Second World War, the clubhouse was temporarily used as a residence by the Royal Canadian Air Force (RCAF). • After Thompson’s death in 1953, the course property was slated for development. A group of Guelph industries, including the Biltmore Hat Co., T. Eaton Co., the Callender Foundry, and the International Malleable Iron Co., joined together to purchase the property.⁹⁸ • The Cutten Fields Golf Course is of historical/associative value for its connections with prominent figure Arthur Cutten, course architects Chick Evans and Stanley Thompson, and its affiliations with the RCAF. Contextual Value: • The Cutten Fields Golf Course is representative of the suburban development of the City of Guelph in the early 20th century which coincided with a boom in industry in the surrounding area.	

⁹⁶ DiGravio 2002
⁹⁷ Cutten Fields Golf Course n.d.
⁹⁸ Cutten Fields Golf Course n.d.

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
CHL-03	ARB-01	Park	250 Arboretum Road; Guelph Arboretum	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	Design/Physical Value: - The Guelph Arboretum encompasses 400 ac of mature trees, collections of plant specimens, walking trails, gardens, and naturalized areas. The pedestrian paths and vehicular roadways follow an organic layout which reflects the topography of the area. Several built structures are located on the property, including the Centennial Arboretum Centre which was constructed in 1974 according to the designs of prominent Canadian architect Raymond Moriyama.⁹⁹ Historical/Associative Value: - While the Guelph Arboretum was established in 1970, its origins date to 1874 when the Ontario Agricultural College was founded. The College first proposed an on-campus arboretum in 1882, and collections of plant species were henceforth cultivated for stewardship, research, and educational purposes.¹⁰⁰ The Arboretum's history speaks to the significance of the Ontario Agricultural College to the development of the community of Guelph and its contributions to agricultural husbandry in Ontario. Contextual Value: - The Guelph Arboretum is of contextual value for its affiliations with the early history of the Ontario Agricultural College which contributed to the economic prosperity of Guelph and its contributions to agricultural husbandry in Ontario. - The Arboretum is of natural heritage significance for its collection of heritage trees and plantings which have been maintained since it's establishment. The axial pathways, landscaping, and various interpretative objects such as signs, exhibits, and sculptures make the Arboretum an important public space for the education and recreation of the local and broader community.	

⁹⁹ University of Guelph n.d.a

¹⁰⁰ University of Guelph n.d.b

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
CHL-04	STO-17	Recreational	480 Stone Road East; Guelph Arboretum	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Resources</i>	Design/Physical Value: - The property at 480 Stone Road East is situated within the Guelph Arboretum which encompasses 400 ac of mature trees, collections of plant specimens, walking trails, gardens, and naturalized areas. - The southern portion of the Arboretum consists of mature plantings, gardens, and trails and includes the J. C. Taylor Nature Centre (1978), a pollinator garden, and the John McCrae Trail marked with a commemorative plaque.¹⁰¹ Historical/Associative Value: - The Guelph Arboretum was established in 1970; however, its origins date to 1874 with the establishment of the Ontario Agricultural College. The College first proposed an on-campus arboretum in 1882, and collections of plant species were established for stewardship, research, and as educational aids.¹⁰² The Arboretum's history speaks to the significance of the Ontario Agricultural College to the development of Guelph and its contributions to the agricultural husbandry of the Province. Contextual Value: - The Guelph Arboretum is of contextual value for its affiliations with the early history of the Ontario Agricultural College, which contributed to the economic prosperity of Guelph as a hub for agricultural stewardship and development. - The Arboretum is of natural heritage significance for its collection of heritage trees and plantings which have been maintained since it's establishment in 1970. The axial pathways, landscaping, and various interpretative objects such a signs, exhibits, and sculptures make the Arboretum an important public space which plays an important the education and recreation of Guelph's citizens.	

¹⁰¹ University of Guelph n.d.c
¹⁰² University of Guelph n.d.b

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
CHL-05	RAI-01/RAI-02	Infrastructural	N/A; Guelph Junction Railway	None	Design/Physical Value: - The Guelph Junction Railway travels approximately 38 km northwest from Guelph Junction near Campbellville, Ontario, to the City of Guelph's industrial sector to the northwest of the city. The railway traverses Stone Road East through the Study Area, west of Structure 116. Historical/Associative Value: - The Guelph Junction Railway was established in 1886 to foster economic development in Guelph and surrounding communities by connecting to the Canadian Pacific Railway (CPR) mainline.¹⁰³ - The railway was purchased by the City of Guelph in 1908, and remains in operation to this day.¹⁰⁴ Contextual Value: - The Guelph Junction Railway is physically, functionally, and historically connected to the industrial development of the City of Guelph. The railway continues to serve Guelph's industrial sector and is important in defining the historical development of the area.	
CHL-06	STO-08	Recreational	729 Stone Road East; Guelph Radial Line Trail	None	Design/Physical Value: - The Guelph Radial Trail traverses the Study Area, crossing over Stone Road East between the Guelph Junction Railway corridor and the Eramosa River. The Guelph Radial Line Trail extends 38 km from Limehouse, Halton Hills to the City of Guelph along the former Toronto Suburban Railway Line.¹⁰⁵ - The property at 729 Stone Road East also contains the Guelph Outdoor School, which was not found to have known or potential CHVI. Historical Associative Value: - The Toronto Suburban Railway was established in 1890 as the Weston, High Park, and Toronto Street Railway Company. The electric railway expanded steadily throughout the late 19th and early 20th centuries, and in 1917 the Toronto Suburban Railway extended its radial service to Guelph.¹⁰⁶ The railway was decommissioned in 1931 and the line was	

¹⁰³ City of Guelph n.d.a

¹⁰⁴ City of Guelph n.d.a

¹⁰⁵ Guelph Hiking Trail Club n.d.

¹⁰⁶ Hughes 1999

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
					abandoned. In 1972 the Guelph Trail Club formalized and maintained the trail system.¹⁰⁷ Contextual Value: While no longer functionally connected to its history as a rail line, the Guelph Radial Trail is of contextual value as it retains the original route of the Toronto Suburban Railway which served as an important link between the City of Guelph and the City of Toronto.	
CHL-07	HCD-01	Institutional	N/A; Ontario Reformatory HCD	Part V Designation: Pending; City of Guelph <i>Municipal Register of Cultural Heritage Resources</i>	Design/Physical Value: - The HCD's landscape is anchored on the former Ontario Reformatory grounds which are 90 ha in size and contain buildings constructed between 1910 and 1920 to service the administration, operation, and industrial activities of the prison. Extant structures include the Administration Building, cell blocks, dormitories, a watch tower, dining halls, a large workshop, staff residences, and various bridges and stone walls constructed by the incarcerated population using local materials. - The landscape also includes the quarry site (The Rocks) which is also situated within the Study Area. - The Administration Building was constructed c.1911 in the Beaux Arts style according to the designs of prominent Canadian architect John Lyle. Historical Associative Value: - The Ontario Reformatory was established in 1909 and construction on the property was undertaken between 1910 and 1920. Despite a brief period as a hospital and soldier's convalescence facility during the First World War, the prison operated continuously until its closure in 2002.¹⁰⁸ - The Ontario Reformatory is one of the largest and most intact examples of an early 20th century correctional facility in Canada. The reformatory's design was influenced by emerging ideologies which valued reform over punishment. Guided by Provincial Secretary W. L. Hanna, the Reformatory was one of the first in the province to embrace a program that sought to reform offenders and reduce the rate of recidivism.¹⁰⁹ This was directly translated into the form and function of the facility, as its design was informed by the City Beautiful Movement through the implementation of gardens, landscaping, axial pathways, Classical design, and overall symmetry.¹¹⁰ The facility's day-to-day operations were run by	

¹⁰⁷ Hughes 1999

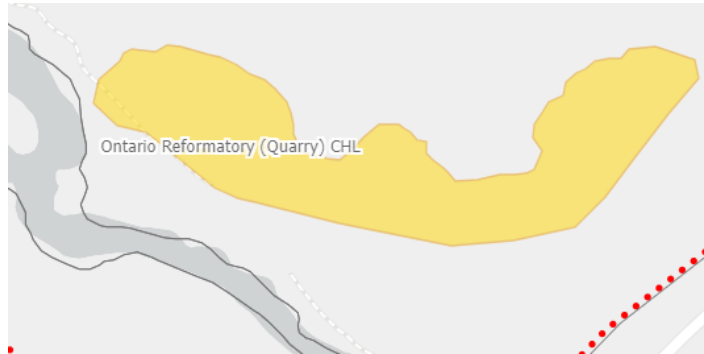
¹⁰⁸ WSP 2023:45

¹⁰⁹ WSP 2023:41

¹¹⁰ WSP 2023:39

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
					its incarcerated population, who oversaw the production of food, the maintenance and construction of buildings and infrastructure, and engaged in various industrial activities which generated revenue for the institution. - In 2008, ORC identified the Ontario Reformatory as a provincial heritage property, which has subsequently been classified as a PHPPS; the City of Guelph designated the property under Part IV of the <i>OHA</i> in 2021. The Part IV Designated parcel is located outside of the Study Area's 60 m buffer. Phase I of an HCD Study of the Reformatory grounds was completed in 2023 which defined a large area outside of the Part IV by-law as part of a potential HCD pending designation under Part V of the <i>OHA</i>. The expanded area is within the Study Area's 60 m buffer and includes the former quarry, a wooden trestle railway bridge, and McQuillan's Bridge (Structure 116). Contextual Value: - The proposed Ontario Reformatory HCD is of local and provincial significance as a representative and intact example of an early 20th century correctional facility. The property consists of the main detention complex, ancillary industrial and agricultural buildings, and landscaped components such as stone walls, ponds, and gardens which are all visually, functionally, and historically linked to each other and their surroundings.	
CHL-08	QUA-01	Quarry	80 Dunlop Drive; Ontario Reformatory Quarry CHL	Part V Designation: Pending; Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	Design/Physical Value: - The Ontario Reformatory Quarry CHL contains remnants of an early quarry which was utilized during the construction of the Ontario Reformatory in the early 20th century. The quarry is no longer in use, but the property retains remnants of a railway spur, retaining walls, and evidence of several extraction sites. Historical Associative Value: - Known as The Rocks, the quarry was in operation from 1861 to 1910. The Rocks was located on Lots 3, 4, and 5 of Concession 1, District C of Guelph Township and was owned by the prominent Allan family. David Allan, founded one of Guelph's earliest and most prosperous grist mills and was also a builder involved in the construction of significant local buildings like the Wellington County Courthouse.¹¹¹ 1,000 ac of land, including the quarry, was purchased by the Province of Ontario for the establishment of the Ontario Reformatory in 1909. The	 Source: Bing

¹¹¹ AECOM 2022:23

BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
					quarry was utilized during the construction of the institution's many buildings. In 1910, a lime kiln and stone crusher were built near the quarry to produce the mortar, plaster, and cement needed for construction. The quarry was operated by the incarcerated population.¹¹² Contextual Value: - The Ontario Reformatory Quarry CHL is of contextual value for its significance to the development of the City of Guelph. Resource extraction, particularly aggregate and limestone quarries, was an important industry in the mid-to-late 19th century as it provided crucial materials for infrastructural development. - The landscape is also of contextual significance for its relationship to the Ontario Reformatory. The former quarry is functionally and historically linked to the Ontario Reformatory, as it was utilized during its construction and contributes to the wider reformatory landscape which is classified as a PHPPS.	 Source: City of Guelph
CHL-09	DUN-01	Industrial	80 Dunlop Drive	Listed on the City of Guelph <i>Municipal Register of Cultural Heritage Properties</i>	Design/Physical Value: - The property at 80 Dunlop Drive contains remnants of an early quarry known as The Rocks, which was utilized during the construction of the Ontario Reformatory in the early 20th century. While the quarry is no longer in use, the property retains remnants of a railway spur, retaining walls, and several extraction sites. - Access to the former quarry site is restricted, and these attributes could not be observed during fieldwork review. Historical Associative Value: - The property at 80 Dunlop Drive was first opened as a limestone quarry in the mid-19th century. Known as The Rocks, the quarry was in operation between 1861 to 1910.¹¹³ - The Rocks was owned by David Allan who founded Allam's Mills, one of Guelph's earliest and most prosperous grist mills in 1832. Allan was also a builder who was involved in the construction of local buildings, including the Wellington County Courthouse.¹¹⁴ 1,000 ac of land, including the quarry, was purchased in 1909 by the Province of Ontario for the establishment of the Ontario Reformatory. Limestone was quarried from The Rocks for the construction of the institution's many buildings. In 1910, a lime kiln and stone crusher were	

¹¹² AECOM 2022:30
¹¹³ AECOM 2022:21
¹¹⁴ AECOM 2022:23; Guelph Heritage n.d.



BHR/CHL Number	Study Number	Type of Property	Street Address	Heritage Recognition	Description of Known or Potential Cultural Heritage Value or Interest (CHVI)	Photograph/Digital Image
					built near the quarry to produce the mortar, plaster, and cement needed for construction. The quarry was operated by the incarcerated population of the Ontario Reformatory.¹¹⁵ Contextual Value: • The property at 80 Dunlop Drive contains the remnants of an early quarry and has contextual value for its significance to the development of the City of Guelph. Resource extraction, particularly aggregate and limestone quarries, was an important local industry in the mid-to-late 19th century. • The property is also of contextual significance for its relationship to the Ontario Reformatory. The former quarry is functionally and historically linked to the Ontario Reformatory, as it was utilized during its construction. As such it contributes to the wider reformatory landscape which is classified as a PHPPS.	

¹¹⁵ AECOM 2022:30



APPENDIX C: INVENTORY OF PROPERTIES WITHOUT POTENTIAL CHVI

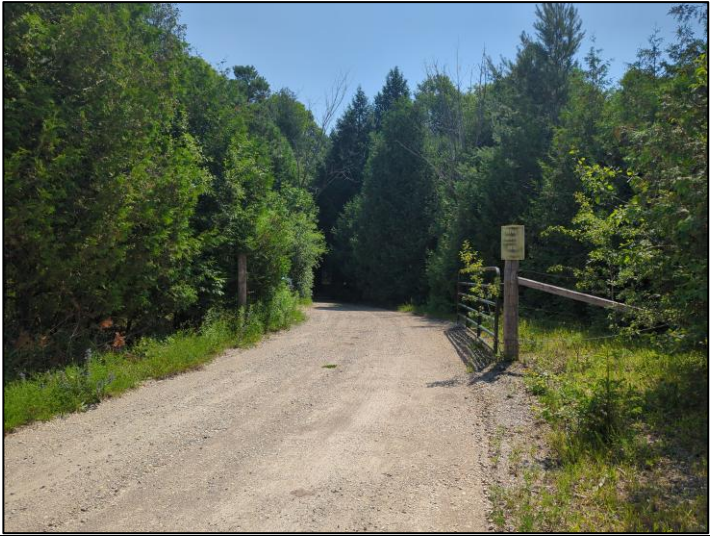
Table 3: Heritage Review Results – Properties Without Potential CHVI

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
BRG-02	N/A; Stone Road East Bridge	None	N/A	The bridge crossing the Eramosa River on Stone Road East was constructed in 2008 and does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
BRG-03	N/A; Victoria Road South Bridge	None	N/A	The bridge crossing the Eramosa River on Victoria Road South was constructed in 2008 and does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
LAW-01/LAW-02	64 Lawrence Avenue	None	N/A	The property at 64 Lawrence Avenue contains a vernacular house of mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
LAW-03	60 Lawrence Avenue	None	N/A	The property 60 Lawrence Avenue contains a vernacular house of early-to-mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
LAW-04	34 Lawrence Avenue	None	N/A	The property at 34 Lawrence Avenue contains a vernacular house of mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
LAW-05	30 Lawrence Avenue	None	N/A	The property at 30 Lawrence Avenue contains a vernacular house of mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
LAW-06	26 Lawrence Avenue	None	N/A	The property at 26 Lawrence Avenue contains a vernacular house of early-to-mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
LAW-07	24 Lawrence Avenue	None	N/A	The property at 24 Lawrence Avenue contains a vernacular house of mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
LAW-11	14 Lawrence Avenue	None	N/A	The property at 14 Lawrence Avenue contains a vernacular house of mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
STO-02	579 Stone Road East	None	N/A	The property at 579 Stone Road East contains a vernacular house of mid-to-late 20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
STO-03	707 Stone Road East	None	N/A	The property at 707 Stone Road East contains a vernacular house of late 20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
STO-04	717 Stone Road East	None	N/A	The property at 717 Stone Road East was obscured from the ROW and could not be effectively documented. It is not believed to exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
STO-05	721 Stone Road East	None	N/A	The property at 721 Stone Road East was obscured from the ROW and could not be effectively documented. Aerial photographs depict a detached house with a pitched roofline. It is not believed to exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
STO-09	745 Stone Road East	None	N/A	The property at 745 Stone Road East contains a vernacular house of mid-to-late 20th century construction and a large agricultural building of contemporary construction which do not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
STO-12	821 Stone Road East	None	N/A	The property at 821 Stone Road East contains a vernacular house of mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
STO-13	835 Stone Road East	None	N/A	The property at 835 Stone Road East contains a vernacular house of late-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
STO-14	847 Stone Road East	None	N/A	The property at 847 Stone Road East contains a vernacular house of mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-02	205 Victoria Road South	None	N/A	The property at 205 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
VIC-03	207 Victoria Road	None	N/A	The property at 207 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-04	209 Victoria Road South	None	N/A	The property at 209 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-05	211 Victoria Road South	None	N/A	The property at 211 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
VIC-06	213 Victoria Road South	None	N/A	The property at 213 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-07	215 Victoria Road South	None	N/A	The property at 215 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-08	217 Victoria Road South	None	N/A	The property at 217 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
VIC-09	219 Victoria Road South	None	N/A	The property at 219 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-10	221 Victoria Road South	None	N/A	The property at 221 Victoria Road South contains a semi-detached vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
VIC-11	223 Victoria Road South	None	N/A	The property at 223 Victoria Road South contains a semi-detached vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-12	225 Victoria Road South	None	N/A	The property at 225 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
VIC-13	227 Victoria Road South	None	N/A	The property at 227 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-14	229 Victoria Road South	None	N/A	The property at 229 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-15	231 Victoria Road South	None	N/A	The property at 231 Victoria Road South contains a vernacular house of mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
VIC-16	233 Victoria Road South	None	N/A	The property at 233 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-17	235 Victoria Road South	None	N/A	The property at 235 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-18	237 Victoria Road South	None	N/A	The property at 237 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
VIC-19	239 Victoria Road South	None	N/A	The property at 239 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-20	241 Victoria Road South	None	N/A	The property at 241 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-21	243 Victoria Road South	None	N/A	The property at 243 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

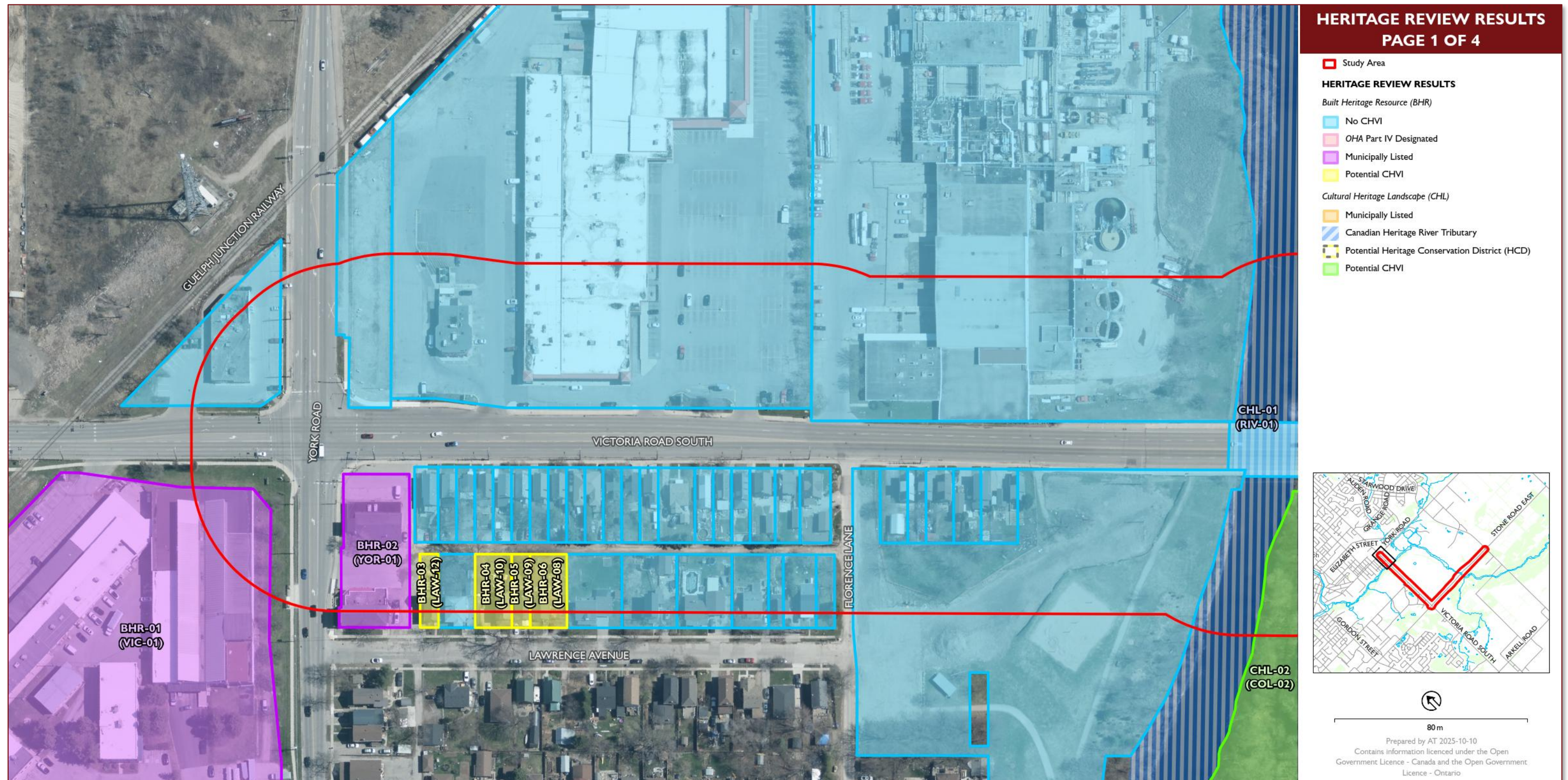
Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
VIC-22	245 Victoria Road South	None	N/A	The property at 245 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-23	247 Victoria Road South	None	N/A	The property at 247 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-24	249 Victoria Road South	None	N/A	The property at 249 Victoria Road South contains a vernacular house of early-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
VIC-25	251 Victoria Road South	None	N/A	The property at 251 Victoria Road South contains a vernacular house of mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-26	253 Victoria Road South	None	N/A	The property at 253 Victoria Road South contains a vernacular house of early-mid-20th century construction with significant contemporary additions which does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-30	256 Victoria Road South	None	N/A	The property at 256 Victoria Road South contains a large industrial property with contemporary and mid-20th century vernacular structures which do not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	

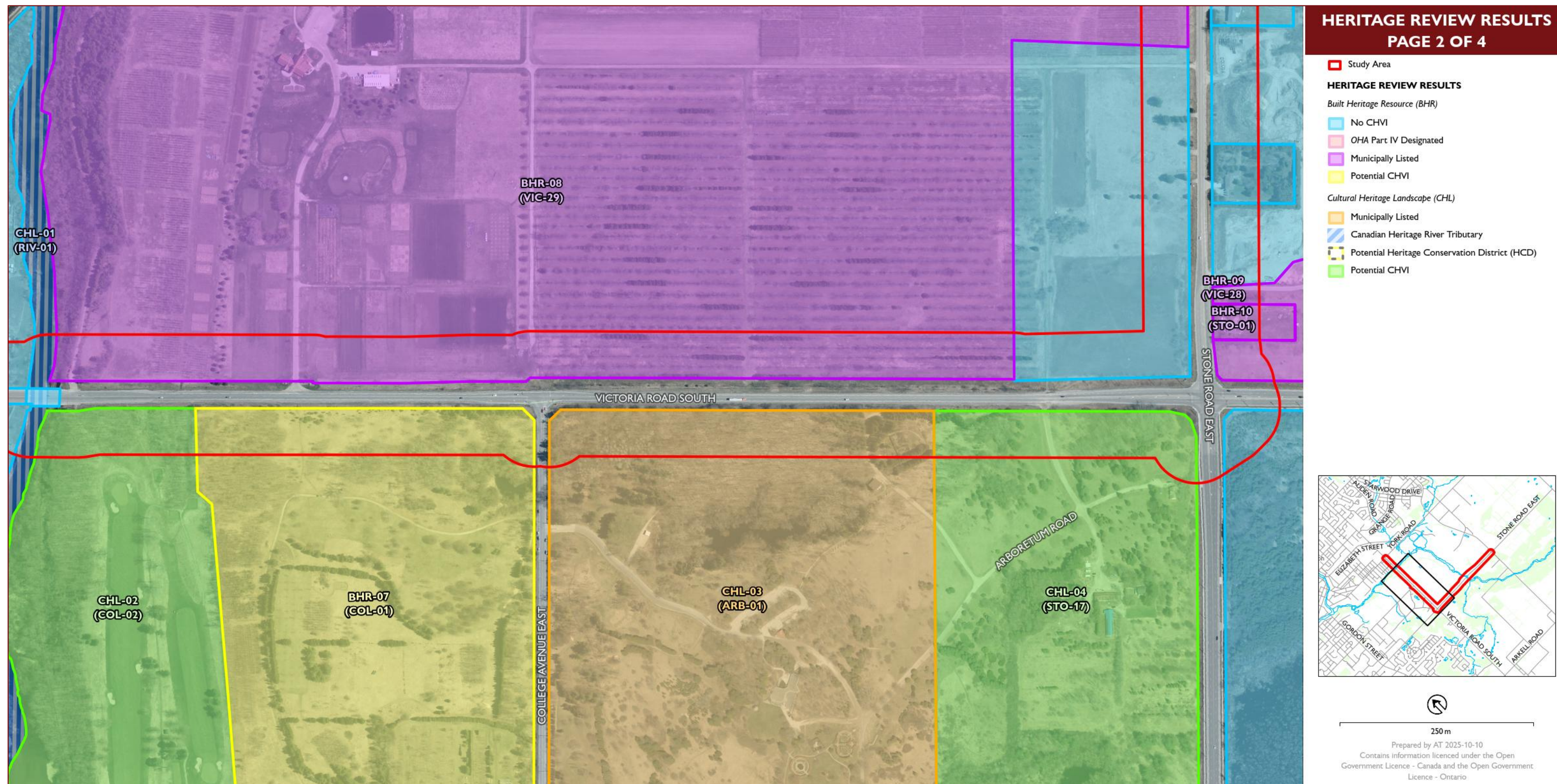
Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph of Property
VIC-27	259 Victoria Road South; Eramosa River Park	None	N/A	The property at 259 Victoria Road South contains a park established in the mid-to-late 20th century. It does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
VIC-30	256 Victoria Road South	None	N/A	The property at 256 Victoria Road South contains a large commercial building of late 20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	
YOR-02	494 York Road	None	N/A	The property at 494 York Road contains a commercial building of mid-20th century construction that does not exhibit potential design/physical value, historical/associative value, and/or contextual value. No further heritage review is necessary.	



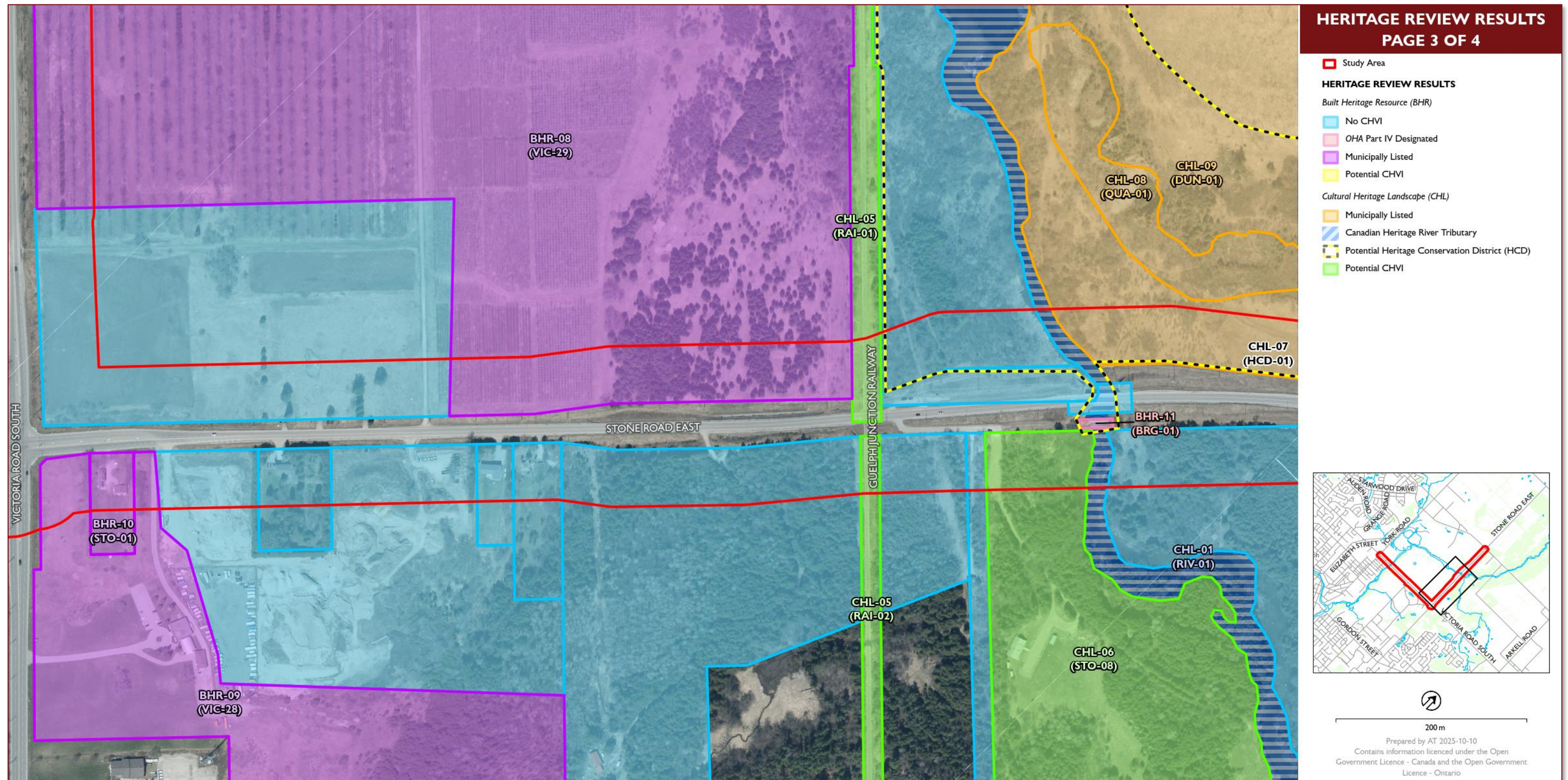
APPENDIX D: PRELIMINARY HERITAGE REVIEW RESULTS



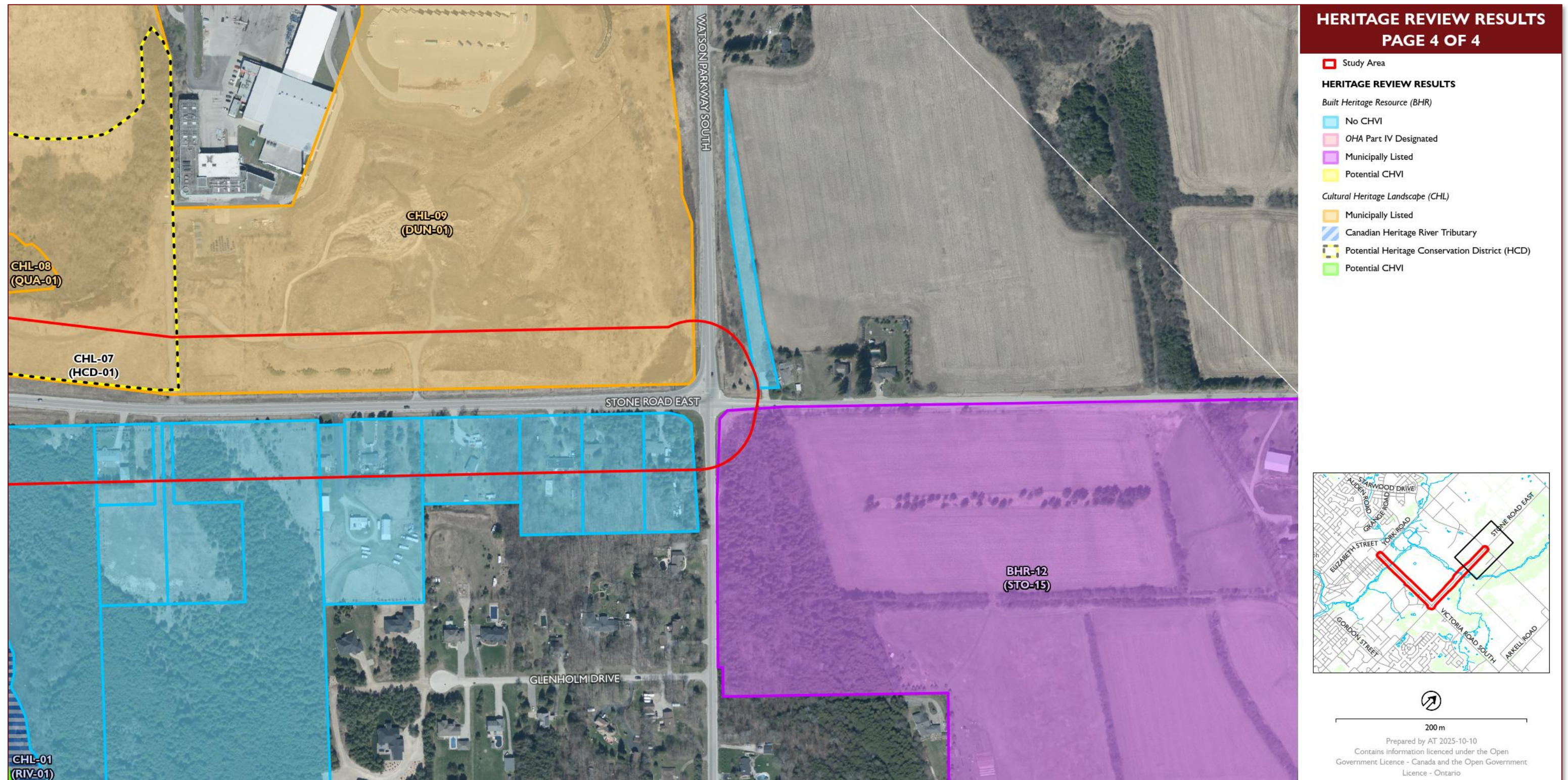
Map 9: Heritage Review Results I of 4



Map 10: Heritage Review Results 2 of 4



Map 11: Heritage Review Results 3 of 4



Map 12: Heritage Review Results 4 of 4

**Heritage Impact Assessment
Structure 116
Municipal Class Environmental Assessment
City of Guelph, Ontario
Reference Number # 25-022**

Prepared for:

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Project No: 2025-110
Report: December 8, 2025



EXECUTIVE SUMMARY

R. J. Burnside & Associates Limited (R.J. Burnside), on behalf of the City of Guelph, has engaged TMHC Inc. (TMHC) to produce a Heritage Impact Assessment (HIA) as part of the Victoria Road, Stone Road, and Structure 116 Municipal Class Environmental Assessment (MCEA) in the City of Guelph, Ontario (the “Study Area”). This report specifically considers the engineering services scope and the potential impacts of the proposed design solution for Structure 116 (also known as McQuillian’s Bridge or Stone Road Bridge; the “Subject Site”).

Located on Stone Road East, northeast of Victoria Road, Structure 116 is a single-span, concrete bowstring arch truss bridge that crosses the Eramosa River and connects Lot 4, Concession 1, Division C of the former Geographic Township of Guelph to Lot 3, Concession 9 of the former Geographic Township of Puslinch. Constructed in 1916 as a vehicular bridge, it was repurposed as a pedestrian bridge in 2000. After a structural condition assessment in January 2025 identified structural deterioration, the bridge was closed to all traffic.

This HIA is intended to provide an assessment of the proposed project’s impact on identified heritage attributes and strategies for mitigating that impact. It is being completed parallel to a broader Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) for the Victoria Road, Stone Road, and Structure 116 MCEA Study Area in support of Official Plan Amendment (OPA) 54 (*Guelph Innovation District Secondary Plan*, 2017), OPA 80 (2022), and the implementation of recommendations identified in the *Transportation Master Plan* (2022).

Within the current engineering services scope, this HIA is intended to provide an assessment of the proposed project’s impact on identified heritage attributes and strategies for mitigating that impact. A Conservation Plan, which will provide recommendations for the short and long-term conservation of Structure 116, will be developed after a preferred alternative is selected. This report follows the general format set out in the Ministry of Citizenship and Multiculturalism (MCM) *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*, which is included in the resource *Heritage Resources in the Land Use Planning Process* within the Ontario Heritage Toolkit.

Structure 116 is designated under Part IV of the *OHA*. There are no National Historic Sites or other federally designated properties on, or adjacent to, the Subject Site. Near the Subject Site, although not directly adjacent are the Ontario Reformatory grounds at 785 York Road. A portion of the former Reformatory grounds was identified as a heritage property and was grandfathered in as a Provincial Heritage Property of Provincial Significance in 2008. It was designated by the City of Guelph under Part IV of the *OHA* in 2021. At this time, Municipal Council directed City staff to initiate a Heritage Conservation District (HCD) study of the Ontario Reformatory area. This initiative is currently near the end of Phase 2.¹ There are no other OHT-owned properties or conservation easements present on, or adjacent to, the Subject Site as confirmed by the OHT and the MCM. The bridge is included on the Ontario Heritage Bridge List.²

¹ City of Guelph 2025a; City of Guelph 2025c

² City of Guelph 2004



The 2025 MCEA considers six alternatives, which were developed in consultation with local stakeholders:³

- Alternative 1 – Do Nothing;
- Alternative 2 – Rehabilitate and Strengthen Bridge;
- Alternative 3 – Rehabilitate Arches Incorporating a New Bridge;
- Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge;
- Alternative 5 – Remove and Replace Bridge with a Concrete Bowstring Arch Pedestrian Bridge; and
- Alternative 6 – Remove the Bridge and Widen the Adjacent Bridge.

As a preferred approach has not been determined, the analysis provided in this HIA is intended to help inform the selection of a preferred approach. It also addresses the potential impacts of the project on Structure 116. A summary of alternatives and *Ontario Heritage Bridge Guideline (OHBG)* options are provided below:

- 1) Alternative 1, Alternative 6, and *OHBG* options 1, 2, 5, 6, and 7, are not considered to be potential preferred alternatives as they are non-viable from an engineering standpoint, not applicable to the Subject Site, they do not sufficiently address heritage impacts, or they present a combination of these factors.
- 2) Alternative 2 – Rehabilitate and Strengthen Bridge, aligns closely with *OHBG* Option 3 and addresses the poor condition of Structure 116. This alternative proposes substantial rehabilitation interventions deemed necessary from an engineering standpoint while sympathetically retaining the existing bridge with the addition of new components. This option is regarded as a preferred alternative in terms of sound heritage conservation practices.
- 3) Alternative 3 – Rehabilitate Arches Incorporating a New Bridge, which aligns with *OHBG* Option 4, involves more substantial interventions to Structure 116 than Alternative 2, creating a palimpsest structure that grafts a new bridge onto the rehabilitated arches of the extant bridge. Less heritage attributes of the bridge are retained under this alternative. Alternative 3 does, however, address the poor condition of the existing bridge while avoiding its complete demolition, as proposed under alternatives 4, 5, and 6. This option is regarded as a preferred alternative in terms of sound heritage conservation practices.
- 4) Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge and Alternative 5 – Remove and Replace Bridge with a Concrete Bowstring Arch Pedestrian Bridge align with *OHBG* Option 8 as they result in the loss of the bridge and its identified heritage attributes. Both Alternative 4 and Alternative 5 are not preferred alternatives in terms of sound heritage conservation practices. The proposed designs of Alternative 4 could integrate some heritage considerations through a sympathetic bowstring design in prefabricated steel, although the architectural reveals identified in the heritage attributes for the hangers would be difficult to reconstruct in this material. The proposed designs of Alternative 5 also integrate some heritage considerations through its sympathetic bowstring arch design and use of concrete.

High level recommendations and next steps are provided below:

- Recommendation 1 – Determine the preferred alternative;

³ According to the *Technical Memorandum Structure 116 (McQuillan's Bridge) Alternatives* by R.J. Burnside dated November 27, 2025.



- Recommendation 2 – Complete a Conservation Plan based on the preferred alternative; and
- Recommendation 3 – Implement mitigations based on Conservation Plan prior to commencement of the selected alternative.



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LIST OF ACRONYMS

BHR	Built Heritage Resource
CHBDC	Canadian Highway Bridge Design Code
CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
CHR	Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment
CHVI	Cultural Heritage Value or Interest
EAA	<i>Environmental Assessment Act</i>
GID	Guelph Innovation District
GFRD	Glass Fibre Reinforced Polymer
HIA	Heritage Impact Assessment
MCEA	Municipal Class Environmental Assessment
MCM	Ministry of Citizenship and Multiculturalism
MTO	Ministry of Transportation Ontario
OHA	<i>Ontario Heritage Act</i>
OHBG	Ontario Heritage Bridge Guidelines
OHT	Ontario Heritage Trust
OSIM	Ontario Structure Inspection Manual
PIC	Public Information Centre
PPS	<i>Provincial Planning Statement</i>
TMHC	TMHC Inc.



PROJECT PERSONNEL

Principal	Holly Martelle, PhD
Senior Review	Joshua Dent, PhD, CAHP
Project Manager	Joan Crosbie MA, CAHP
Cultural Heritage Project Lead	Hayden Bulbrook, MA, CAHP Intern
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ACKNOWLEDGEMENTS

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Ministry of Citizenship and Multiculturalism	Mariana Nito
Ontario Heritage Trust	Samuel Bayefsky
Township of Puslinch	Laura Emery



TERRITORIAL ACKNOWLEDGEMENT

The Subject Site is located on the traditional lands of the Anishinaabek, Haudenosaunee, and Wendat peoples on lands connected with the Between the Lakes Treaty (Treaty 3) with the Mississaugas of the Credit First Nation. This land continues to be home to diverse Indigenous peoples (e.g., First Nations, Métis and Inuit) whom we recognize as contemporary stewards of the land.



ABOUT TMHC

Established in 2003 with a head office in London, Ontario, TMHC Inc. (TMHC) provides a broad range of archaeological assessment, heritage planning and interpretation, cemetery, and community consultation services throughout the Province of Ontario. We specialize in providing heritage solutions that suit the past and present for a range of clients and intended audiences, while meeting the demands of the regulatory environment. Over the past two decades, TMHC has grown to become one of the largest privately-owned heritage consulting firms in Ontario and is today the largest predominately woman-owned CRM business in Canada.

Since 2004, TMHC has held retainers with Infrastructure Ontario, Hydro One, the Ministry of Transportation, Metrolinx, the City of Hamilton, City of Barrie, and Niagara Parks Commission. In 2013, TMHC earned the Ontario Archaeological Society's award for Excellence in Cultural Resource Management. Our seasoned expertise and practical approach have allowed us to manage a wide variety of large, complex, and highly sensitive projects to successful completion. Through this work, we have gained corporate experience in helping our clients work through difficult issues to achieve resolution.

TMHC is skilled at meeting established deadlines and budgets, maintaining a healthy and safe work environment, and carrying out quality heritage activities to ensure that all projects are completed diligently and safely. Additionally, we have developed long-standing relationships of trust with Indigenous and descendent communities across Ontario and a good understanding of community interests and concerns in heritage matters, which assists in successful project completion.

TMHC is a Living Wage certified employer with the [Ontario Living Wage Network](#) and a member of the [Canadian Federation for Independent Business](#).

KEY STAFF BIOS

Holly Martelle, PhD – Principal, Manager – Business Operations, Community Engagement & Cultural Heritage Programs

Holly Martelle earned a PhD from the University of Toronto based on her research on Iroquoian populations in southern Ontario. In addition to 16 years of experience in the road building and aggregate industries, Dr. Martelle has worked as a Heritage Planner at the now MCM and has taught at several universities throughout the province. In 2003, she founded TMHC with Dr. Peter Timmins and in 2013 the firm was honored with the Ontario Archaeological Society's award for Excellence in Cultural Resource Management.

Holly is an experienced Project Manager and has demonstrated throughout her career the ability to manage complex projects, meeting project deliverables cost effectively and to the highest standard of quality. Under her leadership, TMHC has made a commitment to innovation, creating solutions that meet the project specific goals and also address the long-term needs of our clients.

Holly is a skilled relationship builder with longstanding relationships with the Indigenous communities throughout Ontario, and other Descendant communities and organizations including the Ontario Black History Society. Ongoing and sustained communication with communities has proven an effective means of ensuring participation from Descendant communities in meeting and exceeding consultation requirements. Through her work on several high level and sensitive provincial projects she has developed an understanding



of what works in the consultation process to ensure that it is effective in providing the client and the project with the information needed to be successful.

Holly is a Past-President of the Ontario Archaeological Society, and is also an active member of the Canadian Archaeological Association, the Society for Historic Archaeology, the Ontario Association for Impact Assessment, and the Council for Northeastern Historical Society.

Joshua Dent, PhD, CAHP – Senior Reviewer; Division Manager – Cultural Heritage and Community Engagement

Joshua (Josh) has worked extensively on cultural heritage and archaeological assessments in Ontario and Western Canada. Josh's role at TMHC has involved background research, community consultation, report production, and project management. Josh specializes in multi-faceted heritage studies including large-scale inventories, environmental assessments, and complex institutional assessments. In his role at TMHC, he regularly communicates with Indigenous communities and a variety of heritage stakeholders. These efforts were recently recognized as part of the Oakville Harbour Cultural Heritage Landscape Strategy Implementation which received the Canadian Association of Heritage Professionals' 2021 Award of Merit for Documentation & Planning. He has volunteered extensively with the heritage community in London, Ontario, in both municipal and not-for-profit roles. Josh is professional member of the Canadian Association of Heritage Professionals (CAHP).

Joan Crosbie, MA, CAHP – Project Manager; Unit Manager – Cultural Heritage

Joan has extensive cultural heritage management experience in both the private and public sectors with a strong background in preservation services, built and landscape heritage assessment, archival/historical research, and Museums services. She earned her MA in Architectural History from York University. In her role in Preservation Services with the Toronto Historical Board (City of Toronto), Joan was part of a small team of professionals who advised City Council on a broad range of heritage preservation and planning matters. Later, as Curator of Casa Loma, she gained extensive experience as part of the Senior Management team and honed her skills in cultural and community engagement and was a key staff liaison with the restoration architects and skilled trades as the Casa Loma Estate underwent a major exterior restoration program. More recently, as Manager of Culture and Community Services, Town of Whitchurch-Stouffville, Joan managed the Heritage and Museums services portfolios and has widened her experience in cultural planning to include the adaptive reuse of heritage buildings and historic main street revitalization.

She has published articles on architecture and architectural preservation for a wide range of organizations, including the Canadian Society for Industrial Heritage, the City of Toronto and the Society for the Study of Architecture in Canada. Joan is professional member of the Canadian Association of Heritage Professionals (CAHP).

Hayden Bulbrook, MA, CAHP Intern – Lead - Cultural Heritage Projects

Hayden holds a BA in History and Political Science from the University of Ottawa and an MA in History from the University of Waterloo. Hayden has extensive experience analyzing archival documents, fire insurance plans, city directories, historic maps and photography, and other primary source material, and specializes in historic, building material, and architectural research. As part of the Cultural Heritage team at TMHC, Hayden is involved in drafting cultural heritage evaluation reports, heritage impact assessments, and other projects.



Prior to coming to TMHC in 2021, Hayden worked on a contract with the City of Ottawa to assess the architectural integrity of the built environment in the Byward Market and Lowertown West heritage conservation districts. With an interest in public engagement, education, and advocacy for heritage conservation, Hayden has actively participated as an executive member for the Stratford-Perth branch of the Architectural Conservancy of Ontario. He works on digital history projects that showcase Ontario's architectural history as well as the history of the City of Stratford, with a focus on analyzing the architectural, economic, and environmental history of the city. Hayden has published historical columns in the *Stratford Times* and the Stratford-Perth ACO publication *More Than Bricks & Mortar*. Hayden is the Chair of ACO NextGen and a general member of the Toronto Society of Architects (TSA) and the Canadian Business History Association.



STATEMENT OF QUALIFICATIONS AND LIMITATIONS

The attached Report (the “Report”) has been prepared by TMHC for the benefit of the Client (the “Client”) in accordance with the agreement between TMHC and the Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report (collectively, the “Information”):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represents TMHC’s professional judgment in light of the Limitation and industry standards for the preparation of similar reports;
- may be based on information provided to TMHC which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and section thereof should not be read out of such context; and
- was prepared for the specific purposes described in the Report and the Agreement.

TMHC shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. TMHC accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

TMHC agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but TMHC makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Except (1) as agreed to in writing by TMHC and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

TMHC accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information (“improper use of the Report”), except to the extent those parties have obtained the prior written consent of TMHC to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.



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Report reviewed by:

A handwritten signature in black ink, appearing to read 'Holly Martelle', written over a horizontal line.

Holly Martelle, PhD
Principal, Manager – Business Operations, Community Engagement & Cultural Heritage Programs

I INTRODUCTION

I.1 Report Scope and Purpose

R.J. Burnside, on behalf of the City of Guelph, has engaged TMHC to produce an HIA as part of the Victoria Road, Stone Road, and Structure 116 MCEA in the City of Guelph, Ontario (the “Study Area”). This report specifically considers the engineering services scope and the potential impacts of the proposed design solution for Structure 116 (also known as McQuillian’s Bridge or Stone Road Bridge) (the “Subject Site”).

Located on Stone Road East, northeast of Victoria Road, Structure 116 is a single-span, concrete bowstring arch truss bridge that crosses the Eramosa River and connects Lot 4 Concession 1, Division C of the former Geographic Township of Guelph to Lot 3, Concession 9 of the former Geographic Township of Puslinch. Constructed in 1916 as a vehicular bridge, it was repurposed as a pedestrian bridge in 2000. After a structural condition assessment in January, 2025 identified structural deterioration, the bridge was closed to all traffic.

This HIA is intended to provide an assessment of the proposed project’s impact on identified heritage attributes and strategies for mitigating that impact.

Section 4.8 of the City of Guelph *Official Plan* identifies the following relevant heritage objectives:

- a) To maintain and celebrate the heritage character of the city, including *built heritage resources*, *cultural heritage landscapes* and archaeological resources.
- b) To identify, evaluate, *list*, *conserve* and protect *cultural heritage resources* through the adoption and implementation of policies and programs including partnerships amongst various public and private agencies and organizations.
- d) To ensure that all new development, site alteration, building alteration and additions are contextually appropriate and maintain the integrity of all in situ *cultural heritage resources* or *adjacent protected heritage property*.
- e) To promote and foster the preservation, rehabilitation and adaptive re-use or restoration of *built heritage resources* and *cultural heritage landscapes* so that they remain in active use
- h) To identify, designate, and conserve, built heritage resources and cultural heritage landscapes in accordance with Part IV of the *Ontario Heritage Act*.

Section 4.8.2 outlines the following relevant policies for properties designated under Part IV of the *OHA*:

- 4. Development, redevelopment and site alteration of designated properties or other protected heritage property shall be designed to integrate the property’s heritage attributes into the proposed design and ensure compatibility with the heritage attributes and values through such measures as:
 - i) maintaining the original location and orientation to the street and lot pattern;
 - ii) conserving the *cultural heritage landscape* or setting;
 - iii) ensuring the height, bulk, form, massing, materials, fenestration and/or façade treatments do not detract from the *heritage attributes*; and
 - iv) maintaining the general scale and pattern of the streetscape.



5. Development, redevelopment and site alteration of designated properties or other protected heritage property shall ensure that the proposed development, redevelopment or site alteration conserves or enhances the context in which the cultural heritage resource is situated.
6. Heritage attributes shall be conserved, unless it has been demonstrated to the satisfaction of the City, in consultation with Heritage Guelph, that the heritage attributes or the designation of the property no longer meet the criteria for determining cultural heritage value or interest established by provincial regulation. The repeal of a heritage designation will be undertaken in accordance with the Ontario Heritage Act and its regulations or guidelines.

1.2 Methodology

This HIA is required for this project to partially fulfill the requirements of the Schedule “C” MCEA in support of OPA 54 (*GIDSP*, 2017), OPA 80 (2022), and the implementation of recommendations identified in the *Transportation Master Plan* (2022). It is being completed parallel to a broader Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) for the Victoria Road, Stone Road, and Structure I I6 MCEA Study Area. This HIA is intended to provide an assessment of the proposed development’s impact on identified heritage attributes of Structure I I6 which is designated under Part IV of the *OHA* and strategies for mitigating that impact. This report follows the general format set out in the *MCM InfoSheet #5: Heritage Impact Assessments and Conservation Plans*, which is included in the resource *Heritage Resources in the Land Use Planning Process* within the Ontario Heritage Toolkit.

For the purposes of preparing this report, TMHC staff visited the Subject Site on July 15, 2025.

A full list of referenced sources is included in Section 11 of this HIA.

1.3 Client Contact Information

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2 SITE DESCRIPTION

2.1 Location and Physical Description

The Subject Site, known as Structure I 16 (also known as McQuillian Bridge or Stone Road Bridge), is located on Stone Road East northeast of Victoria Road, between Lot 4, Concession I, Division C of the former Geographic Township of Guelph, and Lot 3, Concession 9 of the former Geographic Township of Puslinch. It is a single-span, concrete bowstring arch truss bridge that crosses the Eramosa River. The structure has a total deck length of 21 m. The bridge was closed to the public in January, 2025 after a condition assessment found significant structural deterioration.

2.2 Heritage Status

Structure I 16 is designated under Part IV of the *OHA*. There are no National Historic Sites or other federally designated properties on, or adjacent to, the Subject Site. Near the Subject Site, although not directly adjacent is the Ontario Reformatory grounds at 785 York Road. A portion of the former Reformatory grounds was identified as a heritage property and was grandfathered in as a Provincial Heritage Property of Provincial Significance in 2008. It was designated by the City of Guelph under Part IV of the *OHA* in 2021. At this time, Municipal Council directed City staff to initiate a HCD study of the Ontario Reformatory area. This initiative is currently near the end of Phase 2.⁴ The Subject Site is located within the proposed boundary of the HCD. There are no other OHT-owned properties or conservation easements present on, or adjacent to, the Subject Site as confirmed by the OHT and the MCM. The bridge is included on the Ontario Heritage Bridge List, according to the *OHA* Part IV designation by-law.⁵

2.3 Structure I 16 Statement of Cultural Heritage Value and Description of Heritage Attributes

Structure I 16 was designated under Part IV of the *OHA* in 2004. A Statement of Cultural Heritage Value or Interest (CHVI) was prepared as part of the designating by-law, which is included below:⁶

The Stone Road Bridge was constructed in 1916 and spans the Eramosa River on what was then the boundary line between the Township of Guelph and the Township of Puslinch. The bridge is an early example of reinforced concrete bow string truss construction or tied arch span, and was built to replace an earlier wooden span, commonly called McQuillan's Bridge, due to the proximity of this river crossing to lots cleared and settled by the McQuillan family.

The Stone Road Bridge was built under the direction of Wellington County Engineer A. W. Connor as a sturdy and more permanent structure to meet the demand for better road conditions required by increased settlement and agricultural production in the area. The bridge was built by Charles Mattaini, a local contractor and craftsman who developed skills in the use of concrete for many local building projects and, in particular, bridges. Mattaini, a native of northern Italy, built over fifty bridges that were constructed in this area, and his work was well known and admired outside of Wellington County. The

⁴ City of Guelph 2025a; City of Guelph 2025c

⁵ City of Guelph By-law Number (2004) - I7357

⁶ City of Guelph By-law Number (2004) - I7357



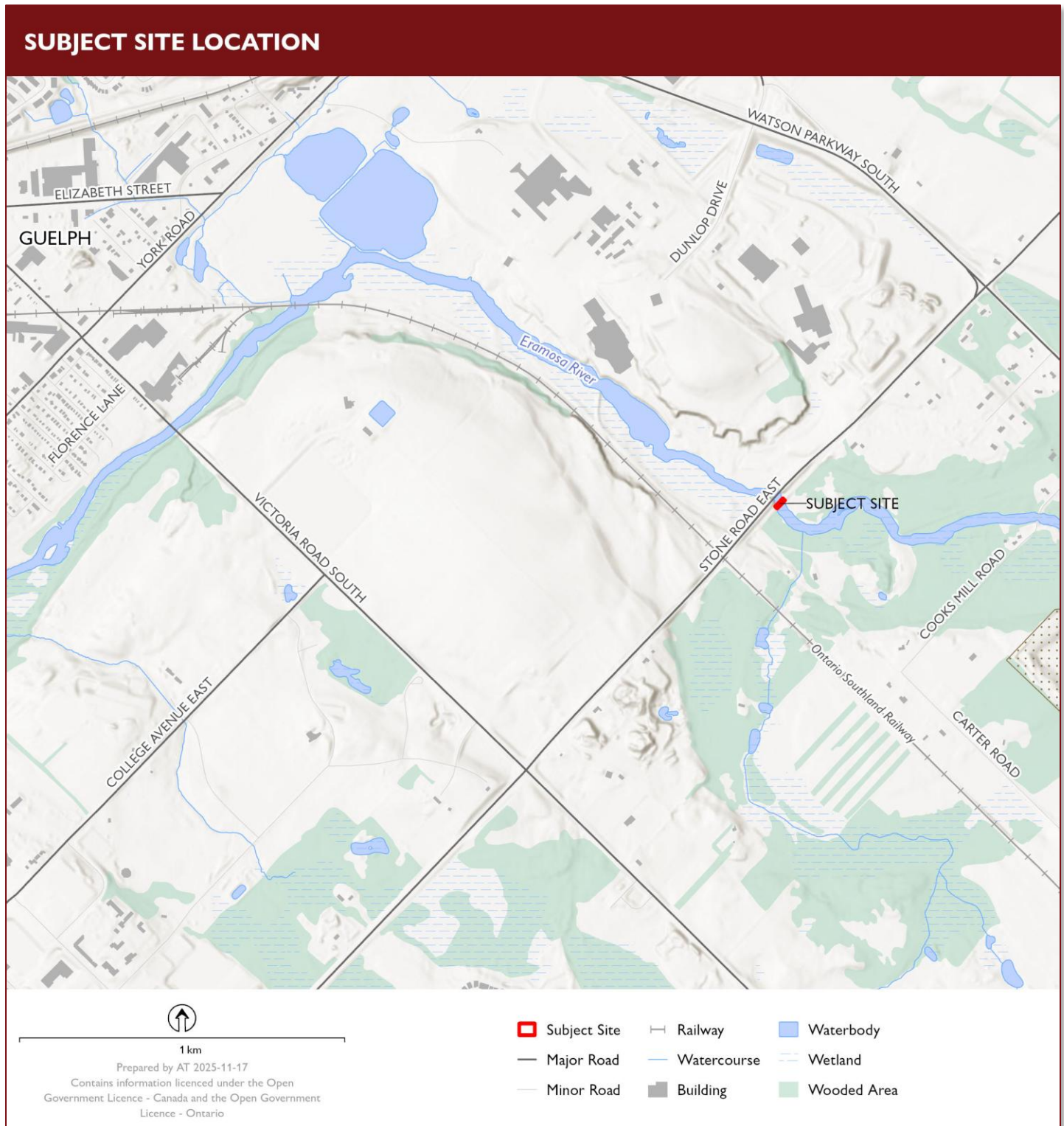
Stone Road Bridge is the only example of the concrete bow string truss form within the City of Guelph and is one of only a few remaining examples of this type in the County.

The first span of this type in Ontario was built in 1909 and featured a system of cross bracing between the vertical hangers. While these bridges share a basic form, there is considerable variety among these structures. The Stone Road Bridge is distinguished from the 1909 Ontario prototype in that it does not include a system of cross bracing. This form of design was later to become typical of the standard practice of concrete bow string truss construction in Ontario that was most popular between 1915 and 1930. The Stone Road Bridge is also distinguished by the height of its arches, which required them to be connected by a single cross beam, inscribed with the date of construction. The bridge's graceful arches and simple design are considered to be a significant element of the riverscape at this location.

The introduction and success of the concrete bow string truss bridge reflects the transition from horse-drawn vehicles to motorized forms of transportation as this type of bridge provided a more safe and durable design than the traditional timber bridge found commonly in rural areas in the 19th century. The concentration of this bridge type in Wellington County is notable and reflects the availability of local aggregate and the particular skills of a local craftsman. The Stone Road Bridge is listed in the Ontario Heritage Bridge Program, spans a designated Canadian Heritage River route and is considered to be an early and rare surviving example of concrete bow string truss construction in a local, provincial and national context.

Heritage Attributes:

- Eight vertical members;
- Chamfered and dimpled balustrading;
- Arches; and
- The cross-member with dated inscription tying the arches.



Map 1: Location of the Subject Site

STUDY AREA LOCATION

CITY OF GUELPH ORTHOPHOTOGRAPHY (2023)



100 m

Prepared by AT 2025-11-17

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 Subject Site

Map 2: Location of the Subject Site

3 EXISTING CONDITIONS

A visit to the Subject Site was undertaken by TMHC on July 15, 2025. This section details current conditions. A high-level condition assessment is included in this report review using the following definitions:

- **Good condition:** The structure or landscape feature appears intact with superficial or no visible damage, wear, or erosion ranging from not present to superficial. Bridge superstructure and substructure components are functional and exhibit little to no signs of deterioration.
- **Fair condition:** The structure or landscape feature appears structurally intact with moderate visible damage, wear, or erosion. Bridge superstructure and substructure components are mostly functional and exhibit moderate signs of deterioration.
- **Poor condition:** The integrity of the structure or landscape feature appears compromised or in danger of being compromised. Certain bridge superstructure and substructure components are non-functional and the bridge may be closed to traffic. Significant signs of deterioration are evident.

These conditions help inform consideration of the integrity of structures and landscapes at the Subject Site. Integrity refers to the legibility of historical attributes and their relationships to one another. High integrity means these attributes remain discernable and their relationships have not been diminished or irreversibly altered. Low integrity means these attributes and relationships are no longer present or they are no longer recognizable as such. For example, a historic structure may have high integrity if it retains key stylistic architecture features such as a hipped roof with projecting eaves and corbels on an Italianate house. If these or other features are missing, the integrity of the building is diminished. It should be noted that condition is not synonymous with integrity although poor conditions can contribute to a loss of integrity over time.

3.1 Structure I16

The Subject Site, known as Structure I16 (also known as McQuillian Bridge or Stone Road Bridge), is located on Stone Road East northeast of Victoria Road, between Lot 4, Concession 1, Division C of the former Geographic Township of Guelph, and Lot 3, Concession 9 of the former Geographic Township of Puslinch. The bridge was completed in 1916 and was rehabilitated with concrete patch repairs in 1992 and 1995.

Structure I16 is a single-span, concrete bowstring arch truss bridge with a total deck length of 21 m that crosses the Eramosa River. It accommodated a single lane of vehicular traffic until 2000 when it was converted to pedestrian use until its closure in January 2025 after a structural assessment found significant structural deterioration.

These deficiencies included a wide cracking of concrete, particularly between the abutment and approach retaining walls on the southwest side; severe concrete spalling and disintegration; moderate-to-severe corrosion of reinforcing steel; and the disintegration of rivet heads.

A site visit undertaken by TMHC in July 2025 reviewed the materials, built form, integrity, and surrounding context of the structure. Documentation occurred from the northeast and southwest sides of the bridge as well as from the contemporary vehicular bridge (Images 1-3), including the approaches, and up to the barriers and fencing fronting the bridge on either side (Images 4-5). Due to accessibility and safety concerns, TMHC did not document the bridge from the bridge deck.

The substructure consists of reinforced concrete forming the deck soffit and floor beams. Spalling of the bottom tension chords and floor beams has exposed the reinforcement bars with have some corrosion (Images 6-7). The abutments and wings walls are also composed of reinforced concrete (Images 8-9). Severe cracking was observed on the south wall of the northwest abutment (Image 10). Observations of the bridge substructure noted severe damage and deterioration (poor condition), although the overall structure generally maintains its original form and materials and therefore possesses moderate to high heritage integrity.

The bridge deck consists of asphalt with concrete curbing. Paired reinforced concrete railings span horizontally between vertical reinforced concrete hangers (Image 12). Exposed reinforcement bars are visible on many of the hangers (Images 13-14). These eight vertical members and railings of northwest and southeast sides of the bridge include chamfered and dimpled architectural detailing which are identified heritage attributes. A plaque recognizing Structure 116 as a cultural heritage resource designated by the City of Guelph is located on an interior-facing panel of the southeast arch (Image 15). An overhead reinforced concrete cross-tie connects the top chords of the bridge and contains a date stone inscription of “1916” at the centre of the tie (Image 16). The arches and cross-tie with date inscription are also identified heritage attributes and appear in good condition.

The Eramosa River flows northwest beneath the bridge (Image 17). A two-lane clear-span concrete bridge immediately northwest of the bridge (Image 18) and a pedestrian trail provides access to the northeastern bridge approach (Images 19).

Image 1: Structure 116 from Contemporary Concrete Bridge

Looking Southeast



Image 3: Southeast Elevation

Looking North



Image 5: Southwest Approach, Structure 116

Looking Northeast



Image 2: Northwest Elevation, Structure 116

Looking East



Image 4: Northeast Approach, Structure 116

Looking Southwest



Image 6: Bridge Substructure

Looking North

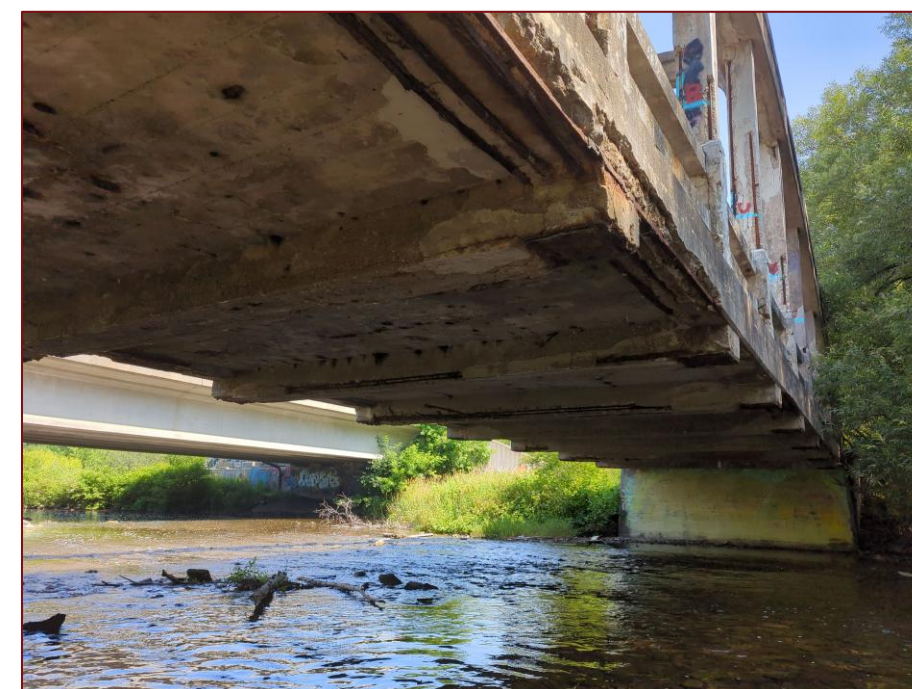


Image 7: Exposed Reinforcement Bars, Southeast Side

Looking Northwest



Image 9: Northwest Abutment

Looking East



Image 11: Asphalt Bridge Deck

Looking Northeast



Image 8: Southwest Abutment

Looking Southeast



Image 10: Severe Crack, South Wall of Northwest Abutment

Looking North



Image 12: Railings and Hangers

Looking South



Image 13: Railings, Hangers, and Arch

Looking North



Image 14: Exposed Reinforcement Bars of Hangers

Looking Southwest



Image 15: OHA Designation Plaque

Looking East



Image 16: Concrete Cross-Tie with Date Inscription

Looking Northeast



Image 17: Eramosa River, Upstream Southeast of Bridge

Looking Southeast

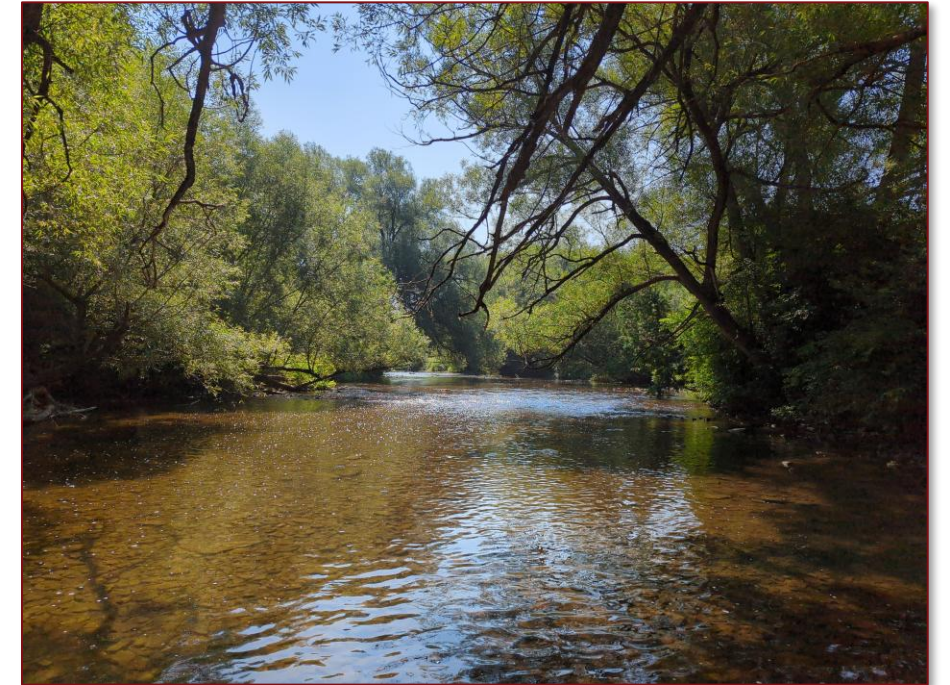


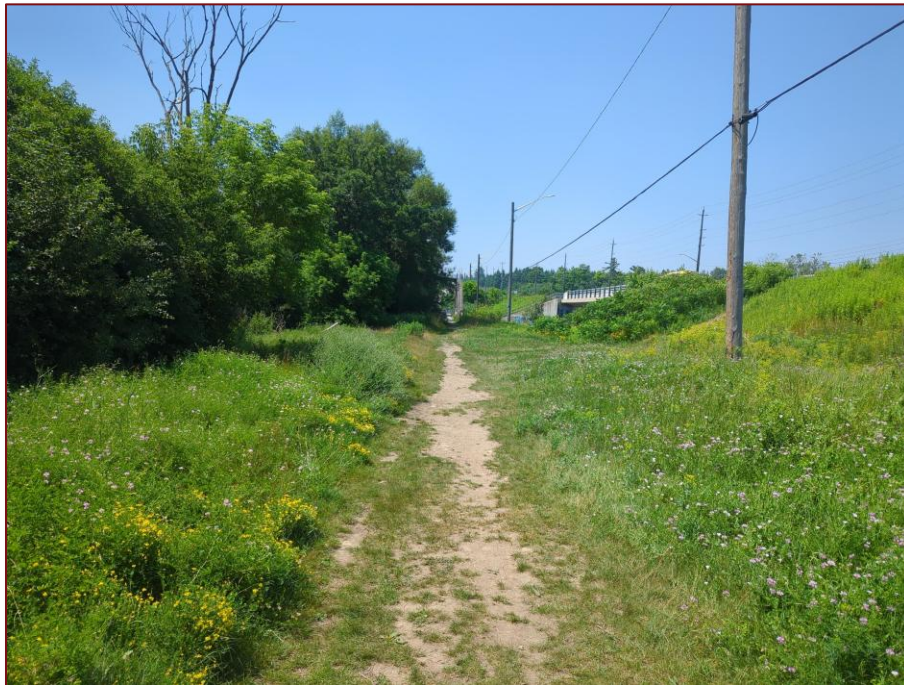
Image 18: Contemporary Clear Span Concrete Bridge

Looking Northeast



Image 19: Trail, Northeast of Structure 116

Looking Southwest



4 POLICY CONTEXT

4.1 The Planning Act (1990)

The *Planning Act* is a piece of provincial legislation that governs land use planning throughout Ontario. It sets out matters of provincial interest which the Minister, the municipal Councils, and the Ontario Land Tribunal shall have regard to in their decisions.

Section 2 of the *Planning Act* identifies conservation as a matter of provincial interest:

2. The minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

(d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Section 3 of the *Planning Act* indicates that all decisions affecting land use planning matters "...shall be consistent with" the *Provincial Planning Statement*.

4.2 Provincial Planning Statement (2024)

The *Provincial Planning Statement, 2024 (PPS)* is a provincial land use policy framework for development throughout Ontario. It provides policy direction on matters of provincial interest related to land use planning and development, including the conservation of Built heritage resources (BHRs) and Cultural Heritage Landscapes (CHLs) in the province. The *PPS* replaces the *Provincial Policy Statement (2020)* and the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*.

The following sections of the *PPS* are relevant to the report:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.2 Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

4.6.4 Planning authorities are encouraged to develop and implement:

- a) archaeological management plans for conserving archaeological resources; and
- b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

4.6.5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

6.2.2 Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

6.2.3 Planning authorities are encouraged to engage the public and stakeholders early in local efforts to implement the Provincial Planning Statement, and to provide the necessary information to ensure the informed involvement of local citizens, including equity-deserving groups.

The PPS also defines key terms which guide the interpretation of these policies. Relevant defined terms include:

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

4.3 *Environmental Assessment Act (1990)*

The *Environmental Assessment Act* is a provincial statute that sets out the processes used to evaluate potential environmental effects of proposed undertakings.

Section 1(1) of the *Environmental Assessment Act* includes within its definition of "environment":

(c) the social, economic and cultural conditions that influence the life of humans or a community; and

(d) any building, structure, machine or other device or thing made by humans.

4.4 *Ontario Heritage Act (2005)*

The *OHA* provides a legislative framework for the identification and protection of cultural heritage resources and archaeological resources in the province. It legislates requirements and processes for conserving resources of archaeological value (*OHA* Part IV). The *OHA* also gives municipalities powers to identify and protect BHRs or CHLs with cultural heritage value or interest, using mechanisms like listing (*OHA* s.27) or designating properties (*OHA* s. 29) and creating heritage conservation districts (*OHA* s.40).



29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if:

- (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and
- (b) the designation is made in accordance with the process set out in this section.

Designated properties appear on a municipality's register of heritage properties:

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest.

This register also may include so-called listed properties:

27(3) In addition to the property listed in the register under subsection (2) [designated properties], the register may include property that has not been designated under this Part if,

- (a) the council of the municipality believes the property to be of cultural heritage value or interest; and
- (b) where criteria for determining whether property is of cultural heritage value or interest have been prescribed for the purposes of this subsection, the property meets the prescribed criteria.

Under the *OHA*, O.Reg. 9/06 provides the criteria for determining a property's CHVI. A property must meet two or more of the O. Reg. 9/06 criteria to qualify for designation (section 3, O. Reg. 9/06). The criteria for both listing and designation are as follows according to s.1(2) of O. Reg. 9/06:

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

4.5 The City of Guelph Official Plan (2024)

The City of Guelph adopted an *Official Plan* in 1994. The *Official Plan* was most recently consolidated in 2024.

Section 4.8 outlines objectives and policies related to cultural heritage resources. The following relevant objectives are outlined as follows:

- a) To maintain and celebrate the heritage character of the city, including *built heritage resources*, *cultural heritage landscapes* and archaeological resources.
- b) To identify, evaluate, *list*, *conserve* and protect *cultural heritage resources* through the adoption and implementation of policies and programs including partnerships amongst various public and private agencies and organizations.
- c) To enhance the culture of conservation city-wide by promoting cultural heritage initiatives as part of a comprehensive environmental, economic and social strategy where *cultural heritage resources* contribute to achieving a sustainable, healthy and prosperous city.
- d) To ensure that all new development, site alteration, building alteration and additions are contextually appropriate and maintain the integrity of all in situ *cultural heritage resources* or *adjacent protected heritage property*.
- e) To promote and foster the preservation, rehabilitation and adaptive re-use or restoration of *built heritage resources* and *cultural heritage landscapes* so that they remain in active use.
- f) To promote public and private awareness, appreciation and enjoyment of the City's *cultural heritage resources* through public programs and activities, heritage tourism and guidance on appropriate conservation practices.
- g) To maintain a municipal register of properties of cultural heritage value or interest in accordance with the *Ontario Heritage Act*.
- h) To identify, designate, and conserve, built heritage resources and cultural heritage landscapes in accordance with Part IV of the *Ontario Heritage Act*.
- k) To identify, evaluate and conserve archaeological resources and areas of archaeological potential in accordance with the *Ontario Heritage Act*.

Section 4.8.1 outline of the Plan identifies the following relevant heritage policies:

- 1. *Cultural heritage resources* shall be conserved in accordance with this Plan and all other relevant legislation.
- 2. Built heritage resources and cultural heritage landscapes may be designated and/or listed on the Municipal Register of Cultural Heritage Properties.
- 5. Guidelines for Cultural Heritage Resource Impact Assessments, Cultural Heritage Conservation Plans and Cultural Heritage Reviews may be established by the City. Cultural Heritage Resource Impact Assessments and Cultural Heritage Conservation Plans will be used when evaluating development and redevelopment in association with designated and non-designated properties in the Municipal Register of Cultural Heritage Properties. Cultural Heritage Reviews will be used to assess non-designated properties listed on the Municipal Register of Cultural Heritage Properties.
- 12. The City will ensure the conservation and protection of cultural heritage resources in all planning and development matters including site alteration, transportation, servicing and infrastructure projects.



13. The City may require, as a condition of approval of a development proposal within which a cultural heritage resource is situated or which is adjacent to a protected heritage property, the provision of one or more performance assurances, performance security, property insurance and/or maintenance agreements, in a form acceptable to the City, in order to conserve the cultural heritage resource.
14. It is preferred that cultural heritage resources be conserved in situ and that they not be relocated unless there is no other means to retain them. Where a cultural heritage resource cannot be conserved in situ or through relocation and approval for demolition or removal is granted, the City in consultation with Heritage Guelph will require the proponent to provide full documentation of the cultural heritage resource for archival purposes, consisting of a history, photographic record and measured drawings, in a format acceptable to the City.
15. The proponent shall provide and deliver to the City all or any part of the demolished cultural heritage resource that the City, in consultation with Heritage Guelph, considers appropriate for re-use, archival, display, or commemorative purposes, at no cost to the City. The City may use or dispose of these artifacts as it deems appropriate in accordance with the Ontario Heritage Act and any applicable regulations or guidelines

Section 4.8.2 outlines the following relevant policies for properties designated under Part IV of the OHA:

7. Development, redevelopment and site alteration of designated properties or other protected heritage property shall be designed to integrate the property's heritage attributes into the proposed design and ensure compatibility with the heritage attributes and values through such measures as:
 - v) maintaining the original location and orientation to the street and lot pattern;
 - vi) conserving the *cultural heritage landscape* or setting;
 - vii) ensuring the height, bulk, form, massing, materials, fenestration and/or façade treatments do not detract from the *heritage attributes*; and
 - viii) maintaining the general scale and pattern of the streetscape.
8. Development, redevelopment and site alteration of designated properties or other protected heritage property shall ensure that the proposed development, redevelopment or site alteration conserves or enhances the context in which the cultural heritage resource is situated.
9. Heritage attributes shall be conserved, unless it has been demonstrated to the satisfaction of the City, in consultation with Heritage Guelph, that the heritage attributes or the designation of the property no longer meet the criteria for determining cultural heritage value or interest established by provincial regulation. The repeal of a heritage designation will be undertaken in accordance with the Ontario Heritage Act and its regulations or guidelines.

4.6 Official Plan Amendment Number 54: Guelph Innovation District Secondary Plan (2017)

The Official Plan Amendment Number 54: Guelph Innovation District Secondary Plan (Amendment 54) (GID) was adopted by Guelph City Council in May 2014 with appeals withdrawn and in effect August 10, 2017. The purpose of Amendment 54 is to incorporate the GID Secondary Plan into the City's Official Plan by deleting the existing land use policies that apply to the GID lands and adding a new Section to the Official Plan that includes the new policies, schedules and corresponding definitions for the GID.

Section 11.2.2. outlines the Natural Heritage System and *cultural heritage resources* found within the *GID*. The following relevant cultural heritage policies are noted under Section 11.2.2.2:

2. As identified on Schedule B, the eastern portion of the *GID* is predominantly designated as Adaptive Re-use within a cultural heritage landscape with built heritage resources in the historic Reformatory Complex. Land uses within the cultural heritage landscape boundary are subject to the provisions of the Cultural Heritage Resource policies of the Official Plan. Policies related to the Adaptive Re-use land use designation can be found in Section 11.2.6.3 of this Secondary Plan.
3. Development within the *GID*, on lands designated as Adaptive Re-use and/or adjacent to cultural heritage resources, should adopt an architectural vocabulary and design elements that are compatible with and respectful of the cultural heritage value and heritage attributes of the cultural heritage resources on site.
4. Cultural heritage resources including all features identified as provincially significant shall be conserved through long term protection mechanisms (e.g. heritage conservation easements).
5. A Cultural Heritage Resource Impact Assessment and/or Conservation Plan will be required as part of a complete application to ensure that the cultural heritage resources within the site will be conserved.
6. All land uses within the *GID* are subject to the provisions of the Cultural Heritage Resource policies of the Official Plan.
7. It is the intent of this Secondary Plan to conserve cultural heritage landscapes, such as the area delineated as the historic Reformatory Complex on Appendix A that have been modified by human activities and are valued by the community.
8. Cultural heritage landscapes and visual relationships to built heritage resources shall be conserved and monitored to allow for meaningful interpretation.
9. Development will respect the existing cultural heritage resources and important public views and public vistas in site design.
10. The retention and integration of the Turfgrass Institute Building (G.M. Frost Centre) into the *GID* community is encouraged.

4.7 Standards and Guidelines for the Conservation of Historic Places in Canada (2010)

Parks Canada produced the *Standards & Guidelines for the Conservation of Historic Places in Canada* (*Standards & Guidelines*) to provide guidance to governments, property owners, developers, and heritage practitioners across the country. This document outlines the conservation decision process and establishes pan-Canadian conservation principles. Section 4.4 of the *Standards & Guidelines* provides “Guidelines for Engineering Works, Including Civil, Industrial & Military Works.” This section notes that, “Civil works, such as bridges, dams and canals, present a different challenge. These works often remain fully functional and so must meet stringent contemporary safety codes that did not exist at the time of their construction. Their continued use is contingent on meeting these standards, often necessitating significant rehabilitation.”

5 ENGAGEMENT AND INFORMATION GATHERING

Public engagement for the MCEA, undertaken as part of the *GID* Master Servicing Plan commenced in 2024 and is ongoing in 2025. As part of the broader CHR, emails were sent by TMHC to local heritage stakeholders which included a description of the project and an invitation to provide comments and share information. A brief summary of the outreach conducted is provided below.

5.1 Indigenous Community Participation

In an email dated September 23, 2025, R.J. Burnside advised that the City of Guelph planned to send introductory letters to three Indigenous communities, followed by notices of study commencement. The specific communities have not been confirmed with TMHC. Any information pertaining to heritage that is shared by Indigenous communities should inform updates to this report.

5.2 Municipalities, Heritage Agencies, and Community Organizations

5.2.1 Ministry of Citizenship and Multiculturalism

The MCM was contacted by TMHC in an email dated June 26, 2025 to determine if any properties within or adjacent to the Study Area are listed as Provincial Heritage Properties. Mariana Nito, Heritage Advisor, responded in an email dated June 30, 2025 that to date, no properties within the Study Area have been designated by the Minister. The MCM did identify one PHPPS located adjacent to the Study Area: the Guelph Correctional Centre (Ontario Reformatory).

5.2.2 Ontario Heritage Trust

The OHT was contacted by TMHC in an email dated June 26, 2025 to determine if any properties within or adjacent to the Study Area are included on any OHT heritage registers or had any heritage conservation easements placed on them. Samuel Bayefsky, Real Property Coordinator, responded in an email dated June 26, 2025 that the OHT neither owns nor protects via conservation easement agreement any properties within or adjacent to the Study Area. Likewise, the OHT does not have any heritage plaques within or adjacent to the Study Area.

5.2.3 City of Guelph

Planning staff at the City of Guelph were contacted by TMHC in an email dated June 26, 2025 to determine if any properties within or adjacent to the Study Area are listed or designated on the municipal heritage register. A follow-up email was sent to the City of Guelph on July 21, 2025. To date, TMHC has not received a response. The City of Guelph's heritage register was accessed using publicly available resources.

5.2.4 Township of Puslinch

Planning staff at the Township of Puslinch were contacted by TMHC in an email dated July 18, 2025 to determine if any properties within or adjacent to the Study Area are listed or designated on the municipal heritage register. Laura Emery, Communications and Committee Coordinator, responded in an email dated July 18, 2025 that one property in proximity to Study Area, 880 Victoria Road South, is included on the



Township of Puslinch *Heritage Register* and, at the time of writing, is currently undergoing an appeal process following the passing of a Part IV designation by-law in June, 2025. Emery indicated that while the property at 880 Victoria Road South is situated within the Township of Puslinch, it is owned by the City of Guelph. Emery did not identify the property at 867 Stone Road East/7737 Stone Road East containing the John Gordon House, which is listed on the Township of Puslinch *Municipal Heritage Register*.

5.2.5 Guelph Historical Society

The Guelph Historical Society was contacted by TMHC in an email dated July 2, 2025 to share information about the project and to determine if the group had any knowledge or concerns regarding cultural heritage in the area. To date, no response has been received.

5.2.6 Guelph Public Library Archives

The Guelph Public Library Archives was contacted by TMHC in an email dated July 2, 2025 to share information about the project and to determine if the library had any knowledge or concerns regarding cultural heritage in the area. Archivist and librarian, Darcy Hiltz, responded in an email on July 14, 2025 that the library has city directories and assessment rolls and some city materials that may be of use. No further information was provided.

5.2.7 Guelph Museums

Guelph Museums was contacted by TMHC in an email dated July 2, 2025, to share information about the project and to determine if the organization had any knowledge or concerns regarding cultural heritage in the area. Laura Coady, Collections and Research Coordinator, responded in an email dated July 29, 2025 providing archival resources relevant to the Study Area, including historical information about identified potential BHRs and CHLs.

5.2.8 Guelph Black Heritage Society

The Guelph Black Heritage Society was contacted by TMHC in an email dated July 2, 2025 to share information about the project and to ask if the group had any knowledge or concerns regarding cultural heritage in the area. Denise Francis, a volunteer with the Guelph Black Heritage Society, responded in an email dated July 2, 2025 asking for clarification on the type of information sought by TMHC in relation to the project. Further clarification was provided by email on July 3, 2025. To date, no further response has been received.

5.3 Future Engagement

Copies or summaries of this HIA should inform and be available during future Public Information Centres (PICs) and other public/municipal outreach efforts as well as be made available to Indigenous communities, interested organizations or individuals upon request. Any feedback received about this HIA should be shared with TMHC and the report should be updated when and where appropriate. The City of Guelph has already held a city-led PIC specific to Structure 116 in early November 2025.

Any subsequent CHERs or HIAs should include circulation to MCM, planning staff at the City of Guelph, interested Indigenous communities, and local organizations or individuals, as appropriate.

6 DESCRIPTION OF PROPOSED DEVELOPMENT

This HIA is part of a broader CHR for the Victoria Road, Stone Road, and Structure 116 MCEA in support of OPA 54 (*Guelph Innovation District Secondary Plan*, 2017), OPA 80 (2022), and the implementation of recommendations identified in the *Transportation Master Plan* (2022).

Structure 116 has been closed to the public following a structural condition assessment in January, 2025.

Specific to Structure 116, a number of alternatives have been identified in a report entitled *Technical Memorandum Structure 116 (McQuillan's Bridge) Alternatives* by R.J. Burnside, dated November 27, 2025.

6.1 Preferred and Alternative Solutions

The City of Guelph retained R.J. Burnside to review and assess alternatives for Structure 116 as part of the MCEA for Victoria Road and Stone Road.

The alternatives proposed by R.J. Burnside are informed by a site visit on June 11, 2025 and the following documentation:

- 116 Stone Road Bridge – Spring 2024 Ontario Structure Inspection Manual (OSIM) Report;
- December 2023 Structural Assessment for 116;
- January 2025 Structural Assessment for 116;
- Stone Road Class EA Study Report 1774A;
- Structure – Technical Heritage Memorandum, TMHC, July 4, 2025;
- June 2025 Structural Assessment for 116; and
- Draft Detailed Condition Survey Report October 6, 2025.

The six alternatives from the *Technical Memorandum* are summarized and discussed below. Currently, there is no preferred alternative. Once a preferred alternative is selected, completion of Conservation Plan is recommended to provide specific conservation direction.

6.1.1 Alternative 1 – Do Nothing

This alternative would leave the bridge to age in place as it currently stands. As the concrete deteriorates and components of the bridge fail, there will be concerns as to the impact of the failing bridge on the nearby habitat. No access to the bridge is currently provided, however more permanent closure should be considered. Potential safety concerns for this option include river users (falling debris), flooding due to debris in the creek, or failure of the bridge and that impact on the natural habitat and/or contamination of the watercourse.

6.1.2 Alternative 2 – Rehabilitate and Strengthen Bridge

This alternative proposes bridge rehabilitation, but where there is currently an ongoing durability issue due to low cover, elements would have to be reconstructed to meet current Canadian Highway Bridge Design Code (CHBDC) requirements. This may result in less aesthetically consistent details. This option does not present any opportunities to improve the natural heritage or ecological features of the adjacent area outside new planting opportunities.



Based on the concrete removal policy outlined in the Ministry of Transportation Ontario (MTO) Structure Rehabilitation Manual, as more than 10% of the deck area is more negative than -0.350 V in the corrosion potential survey and the average adjusted chloride content at the top reinforcement level is more than 0.05% by mass of concrete, concrete deck removal is recommended. Given the current condition of the bridge, the following work is recommended for this rehabilitation:

- Deck replacement (with glass fiber reinforced polymer (GFRP) or stainless-steel reinforcement);
- Aggressive repairs and reconstruction to the bottom chord;
- Replacement of bearing plates/anchor plates at ends of arches;
- Floor beam replacement (with GFRP or stainless steel as needed);
- Concrete repairs, strengthening and reconstruction of heritage attributes while increasing the overall dimensions of the tension hangers;
- Concrete patch repairs to top compression chord and abutment;
- Replacement of steel anchor plates between tension hangers and floor beams with galvanized or stainless-steel plates;
- Replacement of the barriers with code compliant barriers with a sympathetic appearance;
- Repair of retaining walls through the addition of subdrains and retaining wall anchors to resist further movement;
- A thin waterproofing wearing surface which does not increase dead load significantly such as Matacryn is recommended to protect the concrete deck and curbs from future water penetration; and
- Abrasive blast cleaning of reinforcing exposed during repairs. Steel that remains exposed would be coated or metalized.

The CHBDC code requirements for the barriers, deck and floor beam will be addressed to meet current code for pedestrian/ maintenance vehicle loading and barrier requirements. Reconstruction of the existing barrier should be included in this alternative to ensure current CHBDC requirements for height, gaps and capacity are met, aesthetics would be considered and included in consultation. Modifications to heritage features will be required to the eight vertical members and railing including the architectural reveals (chamfered and dimpled); however, reconstruction of similar reveals is possible.

This rehabilitation alternative will require 3-Dimensional Finite Element Modeling including construction staging models during the detailed design phase to reduce risk and carefully analyze the structure. It is recommended that design engineers and contractors with heritage bridge experience be retained if this alternative is selected. There is significant risk involved to the stability of the bridge and staging of removals and repairs to the deck, floor beam, and bottom chord will be critical to the success of the rehabilitation.

Environmental/ecological improvements are limited for this alternative as the span and geometry of the bridge is not changing. Improvements may be introduced in the form of native plantings along the waterway.

A 30-year service life or better is expected. Costs for this alternative will increase as the structure continues to deteriorate, and will not be applicable should deteriorated structural elements result in the collapse or accelerated deterioration of other critical elements. This option should remain viable for up to three years. Future maintenance of the rehabilitated structure is expected to consist of yearly cleaning of the structure in the spring/fall, routine OSIM inspections, and periodic concrete repairs during the remaining service life.



The local heritage committee should be consulted for review of patch repair mockups to ensure agreement on finish consistency and approach. As all the heritage attributes of the bridge will be modified in this Alternative would fall under MCEA Schedule B.

6.1.3 Alternative 3 – Rehabilitate Arches Incorporating a New Bridge

This alternative proposes the construction of a new bridge superstructure within the existing concrete arches. This alternative does not preserve the function of the arch; however, the appearance of the main heritage attributes will be protected. The new bridge will meet current CHBDC standards and will be narrower than the existing bridge.

Key features of Alternative 3:

- Removal of failing deck and floor beams with the addition of stabilizing beams (steel or concrete) to ensure stability of arch;
- Aggressive repairs and reconstruction to the bottom chord;
- Concrete repairs, strengthening and reconstruction of heritage attributes while changing the overall dimensions of the tension hangers;
- Concrete patch repairs to top compression chord and abutment;
- Replacement of steel anchor plates between tension hangers and floor beams with galvanized or stainless-steel plates;
- Replacement of the southern retaining walls (which are not easily visible), with the addition of drainage behind the abutment with a mechanically stabilized earth (MSE) structure or precast retaining structure;
- Abrasive blast cleaning of all reinforcing exposed steel during repairs. Steel that remains exposed would be coated or touched up with galvanizing paint; and
- Installation of prefabricated galvanized steel pedestrian bridge with 3 m wide deck between the arches that sits on its own independent foundation.

Similar to Alternative 2, this rehabilitation alternative will require 3-Dimensional Finite Element Modeling including construction staging models during the detailed design phase to reduce risk and carefully analyze the stability of the existing arch structure. It is recommended that design engineers and contractors with heritage bridge experience be retained if this alternative is selected. There is significant risk involved to the stability of the bridge and staging of removals, repairs and support for the arches will be critical to the success of the rehabilitation.

The service life of this option will be 30 years for the arch components and 75 years of service life for the new pedestrian bridge (with maintenance). Costs for this alternative will increase if the arch, hangers or ties become so deteriorated that they can no longer sustain their own weight. This option should remain viable for up to five years.

Future maintenance of the rehabilitated arches and new structure are expected to consist of yearly cleaning of the structure in the spring/fall, routine OSIM inspections, and periodic repairs during the remaining service life of the arches.

The south retaining walls should be replaced using sustainable erosion control system such as an MSE or gravity retaining wall with native plantings. Environmental/ecology improvements are limited for this alternative

as the span and geometry of the bridge is not changing, but may be implemented in the form of native plantings along the waterway.

The new pedestrian bridge crossing would likely need to be installed in place or put into place from the river bank. The aesthetics at the crossing will be significantly different, but when viewed from the newer bridge on Stone Road, the bridge will appear very similar. The local heritage committee should be consulted for review of patch repair mockups to ensure agreement on finish consistency and matching. As all the heritage attributes of the bridge will not be preserved, this alternative would fall under MCEA Schedule B.

6.1.4 Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge

Alternative 4 proposes the full removal of the existing bridge and replacement with a new pedestrian bridge meeting the current requirements of the CHBDC for pedestrians and a maintenance vehicle. The span will extend to the top of bank allowing for a natural environment opening under the bridge and increased hydraulic capacity to account for future climate changes in storm event flows. The alternative discussed in this section will remain viable indefinitely as long as the existing structure is well documented.

The bridge would be completely removed and replaced with a prefabricated steel bridge. Prefabricated bridge shapes can be manufactured to mirror the concrete bridge shape; however, architectural reveals identified in the heritage attributes for the hangers would be difficult to reconstruct with steel. Other memorialization can be explored as part of the replacement.

The service life for this alternative with typical maintenance (bearing washing, periodic minor repairs) is 75 years.

The new pedestrian/cycle bridge crossing will need to be fabricated off-site and put into position. The aesthetics at the crossing will be significantly different, but the form of an arch can be maintained as well as the upper cross brace. As all the heritage attributes of the bridge including architectural elements and material (concrete) will not be reconstructed and the span will be longer, this alternative would fall under MCEA Schedule B.

Future maintenance of the new structure is expected to consist of yearly cleaning in the spring/fall and routine OSIM inspections. Repairs to the new structure are not expected within the first 30 years of its service life.

6.1.5 Alternative 5 – Remove and Replace Bridge with a Concrete Bowstring Arch Pedestrian Bridge

Alternative 5 proposes the full removal of the existing bridge and replacement with a new pedestrian bridge meeting the current requirements of the CHBDC for pedestrians and a maintenance vehicle. The span will extend to the top of bank allowing for a natural environment opening under the bridge and increased hydraulic capacity to account for future climate changes in storm event flows. The alternative discussed in this section will remain viable indefinitely as long as the existing structure is well documented.

This alternative considers the removal of the existing bridge and replacement with a precast or cast in place bowstring arch bridge mirroring the existing shape, including architectural reveals, with a longer span to meet current hydraulic requirements.

The service life for this alternative with typical maintenance (bearing washing, periodic minor repairs) is 75 years.



While the heritage attributes of the bridge will be mirrored in this alternative, they will not be conserved and the therefore this alternative would fall under MCEA Schedule B.

Future maintenance of the new structure is expected to consist of yearly cleaning in the spring/fall and routine OSIM inspections. Repairs to the new structure are not expected within the first 30 years of its service life.

6.1.6 Alternative 6 – Remove the Bridge and Widen the Adjacent Bridge

This alternative proposes the full removal of the existing bridge, and naturalization of the area including the approach trails. The adjacent bridge (Structure 115) would be widened to accommodate a multi-use trail along with a trail realignment. Memorialization should be considered as part of the removal.

The service life for this option will be determined by the remaining service life of the adjacent bridge, and has been estimated as 50 years. This alternative will remain viable indefinitely.

The alterations to the vehicular bridge to accommodate cycling and pedestrian use are exempt from the MCEA process. However, the removal of Structure 116 and loss of its heritage value would likely still require a Schedule B MCAEA.

Future maintenance of the multi-use trail on Structure 115 is expected to consist of yearly cleaning in the spring/fall and routine OSIM inspections. Repairs to the bridge widening are not expected within the first 30 years of its service life, but would be tied to the remainder of the existing structure.



7 IMPACT ASSESSMENT

According to the MCM's *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*:

Any impact (direct or indirect, physical or aesthetic) of the proposed development or site alteration on a cultural heritage resource must be identified. The effectiveness of any proposed conservation or mitigative or avoidance measures must be evaluated on the basis of established principles, standards and guidelines for heritage conservation.

The following table includes an assessment of the six alternatives proposed in *Technical Memorandum Structure 116 (McQuillan's Bridge) Alternatives*, dated November 27, 2025 against the types of potential impacts identified in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*. Currently, there is no preferred alternative.

Table 1: Structure 116 Impact Assessment

Negative impact on a heritage resource	Alternative 1 – Do Nothing	Alternative 2 – Rehabilitate and Strengthen Bridge	Alternative 3 – Rehabilitate Arches Incorporating a New Bridge	Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge	Alternative 5 – Remove and Replace Bridge with a Concrete Bowstring Arch Pedestrian Bridge	Alternative 6 – Remove the Bridge and Widen the Adjacent Bridge
Destruction of any, or part of any, significant heritage attributes or features	Yes; while Alternative 1 maintains the status quo of Structure 116, doing nothing will result in the continued degradation of significant heritage attributes or features.	Yes; in the short term, rehabilitation and strengthening of Structure 116, as proposed under Alternative 2, may result in the inadvertent destruction of significant heritage attributes as a result of construction activities, particularly given that the bridge is in overall poor condition. Some alterations are expected as part of Alternative 2, including modifications to the eight vertical members and railing, including the architectural reveals (chamfered and dimpled). R.J. Burnside noted that reconstruction of similar reveals is possible. Proposed 3-Dimensional Finite Element Modeling, including construction staging models during the detailed design phase, is intended to reduce risk and will analyze the stability of the existing arch structure. It is recommended that design engineers and contractors with heritage bridge experience be retained for design and construction stages if this alternative is selected. In the long-term, rehabilitation and strengthening of the bridge is a means to safeguard the	Yes; in the short term, rehabilitation of Structure 116 proposed under Alternative 3 may result in the inadvertent destruction of significant heritage attributes as a result of construction activities, particularly given that the bridge is in overall poor condition. Proposed 3-Dimensional Finite Element Modeling, including construction staging models during the detailed design phase, is intended to reduce risk and will analyze the stability of the existing arch structure. It is recommended that design engineers and contractors with heritage bridge experience be retained for design and construction stages if this alternative is selected. In the long-term, rehabilitating the arches of bridge is a means to safeguard the structure from gradual deterioration as identified under Alternative 1; however, this alternative involves the reconstruction of some heritage attributes and changes to the overall dimensions of the tension hangers.	Yes; Alternative 4 will result in the demolition of Structure 116 and the construction of a new prefabricated steel bridge. Removal of the extant single lane bridge will result in the loss of the heritage attributes associated with the bridge.	Yes; Alternative 5 will result in the demolition of Structure 116 and the construction of a new concrete bowstring arch pedestrian bridge. Removal of the extant single lane bridge will result in the loss of the heritage attributes associated with the bridge.	Yes; Alternative 6 will result in the demolition of Structure 116. Removal of the extant single lane bridge will result in the loss of the heritage attributes associated with the bridge.

Negative impact on a heritage resource	Alternative 1 – Do Nothing	Alternative 2 – Rehabilitate and Strengthen Bridge	Alternative 3 – Rehabilitate Arches Incorporating a New Bridge	Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge	Alternative 5 – Remove and Replace Bridge with a Concrete Bowstring Arch Pedestrian Bridge	Alternative 6 – Remove the Bridge and Widen the Adjacent Bridge
		structure from gradual degradation, as identified under Alternative 1.				
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No; Alternative 1 will not result in alterations that are not sympathetic or are incompatible with the historic fabric and appearance of the Subject Site.	Yes; in the short term, rehabilitation and strengthening of Structure 116 may result in alterations that are not sympathetic, or are incompatible, with the historic fabric and appearance of the bridge, particularly as reconstructed elements will need to meet current CHBDC cover requirements. Proposed 3-Dimensional Finite Element Modeling, including construction staging models during the detailed design phase, is intended to reduce risk and will analyze the stability of the existing arch structure. It is recommended that design engineers and contractors with heritage bridge experience be retained for design and construction stages if this alternative is selected. In the long-term, rehabilitation and strengthening of the bridge is a means to safeguard the structure from gradual deterioration as identified to under Alternative 1.	Yes; in the short term, rehabilitating and strengthening Structure 116 may result in inadvertent destruction of significant heritage attributes as a result of construction activities, particularly given that the bridge is in overall poor condition Proposed 3-Dimensional Finite Element Modeling, including construction staging models during the detailed design phase, is intended to reduce risk and will analyze the stability of the existing arch structure. It is recommended that design engineers and contractors with heritage bridge experience be retained for design and construction stages if this alternative is selected. In the long-term, rehabilitation of the arches of bridge is a means to safeguard the structure from gradual degradation as identified under Alternative 1; however, this alternative involves the reconstruction of some heritage attributes and changes to the overall dimensions of the tension hangers.	Yes; the proposed development will result in the demolition of Structure 116 and the construction of a new prefabricated steel bridge. The new bridge will be designed to meet the current requirements of the CHBDC for pedestrians and a maintenance vehicle. Its span will extend to the top of bank to allow for a natural environment opening under the bridge and increased hydraulic capacity to account for future climate changes in storm event flows. Removal of Structure 116 will result in the loss of its heritage attributes.	Yes; the proposed development will result in the demolition of Structure 116 and the construction of a new concrete bowstring arch pedestrian bridge. The new bridge will be designed to meet the current requirements of the CHBDC for pedestrians and a maintenance vehicle. Its span will extend to the top of the bank to allow for a natural environment opening under the bridge and increased hydraulic capacity to account for future climate changes in storm event flows. Removal of Structure 116 will result in the loss of its heritage attributes.	Yes; Alternative 6 will result in the demolition of Structure 116. Removal of the extant single lane bridge will result in the loss of the heritage attributes associated with the extant bridge.

Negative impact on a heritage resource	Alternative 1 – Do Nothing	Alternative 2 – Rehabilitate and Strengthen Bridge	Alternative 3 – Rehabilitate Arches Incorporating a New Bridge	Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge	Alternative 5 – Remove and Replace Bridge with a Concrete Bowstring Arch Pedestrian Bridge	Alternative 6 – Remove the Bridge and Widen the Adjacent Bridge
Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;	No; Alternative 1 will not result in shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings.	No; the proposed development will not result in shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings.	No; the proposed development will not result in shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings.	No; the proposed development will not result in shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings.	No; the proposed development will not result in shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings.	No; the proposed development will not result in shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No; this alternative will not result in the isolation of a heritage attribute from its surrounding environment.	No; this alternative will not result in the isolation of a heritage attribute from its surrounding environment.	No; this alternative will not result in the isolation of a heritage attribute from its surrounding environment.	No; Alternative 4 will result in the demolition of the extant single lane bridge and the construction of a new replacement bridge. As a result, no heritage attributes of Structure 116 will remain.	No; Alternative 5 will result in the demolition of the extant single lane bridge and the construction of a new replacement bridge. As a result, no heritage attributes of Structure 116 will remain.	No; Alternative 6 will result in the demolition of the extant single lane bridge and the widening of the adjacent bridge. As a result, no heritage attributes of Structure 116 will remain.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No; Alternative 1 maintains the status quo of the existing bridge with no development or alterations. As such, significant views or vistas to the current single-span, concrete bowstring arch truss bridge on the Subject Site would remain. However, the bridge itself will continue to degrade.	No; Alternative 2 entails rehabilitation and strengthening of the existing bridge and therefore will not result in the direct or indirect obstruction of significant views or vistas of Structure 116.	Yes; Alternative 3 involves constructing a new bridge superstructure within the rehabilitated existing arches of Structure 116 – in a way a palimpsest construction – that may impact views or vistas of the existing built features, including heritage attributes, of Structure 116.	Yes; Alternative 4 proposes the removal and replacement of Structure 116. As such, significant views or vistas of this bridge will be eliminated.	Yes; Alternative 5 proposes the removal and replacement of Structure 116. As such, significant views or vistas of this bridge will be eliminated.	Yes; Alternative 6 proposes the removal and replacement of Structure 116. As such, significant views or vistas of this bridge will be eliminated.
A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces	No; no change in land use will occur as a result of the proposed development.	No; no change in land use will occur as a result of the proposed development.	No; no change in land use will occur as a result of the proposed development.	No; no change in land use will occur as a result of the proposed development.	No; no change in land use will occur as a result of the proposed development.	Yes; the Subject Site will no longer be used as a river crossing. Also, the adjacent area to the northwest of the Subject Site may be altered as a result of the proposed development to accommodate the widening of the contemporary bridge.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely	No; Alternative 1 entails leaving the Subject Site as is and therefore would not involve land disturbances that	Yes; there is potential that land disturbances may adversely	Yes; there is potential that land disturbances may adversely	Yes; there is potential that land disturbances may adversely	Yes; there is potential that land disturbances may	Yes; there is potential that land disturbances may adversely

Negative impact on a heritage resource	Alternative 1 – Do Nothing	Alternative 2 – Rehabilitate and Strengthen Bridge	Alternative 3 – Rehabilitate Arches Incorporating a New Bridge	Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge	Alternative 5 – Remove and Replace Bridge with a Concrete Bowstring Arch Pedestrian Bridge	Alternative 6 – Remove the Bridge and Widen the Adjacent Bridge
affect an archaeological resource	may adversely affect an archaeological resource.	affect an archaeological resource. A Stage 1-2 Archaeological Assessment completed in November 2025 by TMHC, noted that a marine assessment checklist is required if land disturbances to the Subject Site and adjacent area are proposed as part of this Alternative.	affect an archaeological resource. A Stage 1-2 Archaeological Assessment completed in November 2025 by TMHC, noted that a marine assessment checklist is required if land disturbances to the Subject Site and adjacent area are proposed as part of this Alternative.	affect an archaeological resource. A Stage 1-2 Archaeological Assessment completed in November 2025 by TMHC, noted that a marine assessment checklist is required if land disturbances to the Subject Site and adjacent area are proposed as part of this Alternative.	adversely affect an archaeological resource. A Stage 1-2 Archaeological Assessment completed in November 2025 by TMHC, noted that a marine assessment checklist is required if land disturbances to the Subject Site and adjacent area are proposed as part of this Alternative.	affect an archaeological resource. A Stage 1-2 Archaeological Assessment completed in November 2025 by TMHC, noted that a marine assessment checklist is required if land disturbances to the Subject Site and adjacent area are proposed as part of this Alternative.
Other potential impacts	No other impacts have been identified.	Yes; there is potential for direct and indirect impacts to Structure 116 from rehabilitation and strengthening of this structure, including from construction activities and potential vibration impacts from those activities. Potential for direct and indirect impacts are heightened as the bridge is in poor condition.	Yes; there is potential for direct and indirect impacts to Structure 116 from rehabilitation and strengthening of this structure, including from construction activities and potential vibration impacts from those activities. Potential for direct and indirect impacts are heightened as the bridge is in poor condition.	No other impacts have been identified.	No other impacts have been identified.	No other impacts have been identified.



8 CONSIDERED ALTERNATIVES AND MITIGATION STRATEGIES

While not directly applicable to the Subject Site, the *OHBG* (2008) offers a relevant and useful discussion of considerations for conservation and/or mitigation options to direct and indirect impacts to the cultural heritage value or interest of the Subject Site as identified in Section 7 of this report. Currently, there is no preferred alternative and, where applicable, the six proposed alternatives have been aligned with corresponding *OHBG* options in the table below. Once the preferred alternative is selected, a Conservation Plan will be undertaken to provide specific conservation directions.

Table 2: Structure 116 OHBG Conservation and Mitigation Options

OHBG Option	Discussion	Result	Mitigation Implications
1) Retention of existing bridge with no major modifications undertaken.	Alternative 1 – Do Nothing aligns with OHBG Option 4. Retaining the existing bridge would avoid direct and indirect impacts to the identified heritage attributes in the short term but would fail to address the ongoing structural deterioration of the bridge which would continue to progress. As the structural deterioration of the bridge will also impact the identified heritage attributes of the bridge, this is not considered a viable alternative.	Not viable; not a preferred alternative from a heritage conservation standpoint.	Deterioration of Structure 116 would continue under this alternative. Limitations also include public safety and environmental risks as a result of debris from deterioration and the inability to use the structure as a pedestrian crossing.
2) Restoration of missing or deteriorated elements where physical or documentary evidence (e.g., photographs or drawings) exists for their design.	Alternative 2 – Rehabilitate and Strengthen most closely aligns with OHBG Options 2 and 3 although this alternative, as proposed by R.J. Burnside, presupposes more substantial interventions to existing heritage attributes than is assumed under OHBG Option 2 (see OHBG Option 3). Sympathetically restoring the existing bridge would minimize direct and indirect impacts to the identified heritage attributes in the long-term by ensuring an expected 30-year service life or better. Repair would also restore certain heritage attributes, such as the arches. According to R.J. Burnside, Structure 116 is in poor condition. The selection of this alternative would necessitate substantial interventions to the bridge that are associated with OHBG Option 3. Significant risk is also involved to ensure the stability of the bridge and staging of removals which necessitates repairs to the deck, floor beam and bottom chord.	Viable: potential as a preferred alternative from a heritage conservation standpoint.	Limitations include locating existing historical photographs or drawings of Structure 116, costs of construction, and construction challenges. Environmental/ecological improvements are limited for this alternative. Ongoing maintenance is expected to ensure that the bridge meets or exceeds the expected service life.

OHBG Option	Discussion	Result	Mitigation Implications
3) Retention of existing bridge with sympathetic modification.	Alternative 2 – Rehabilitate and Strengthen most closely aligns with OHBG Options 2 and 3. Retaining the existing bridge with sympathetic modifications would limit some direct and indirect impacts to the identified heritage attributes. This option would also introduce new components to the existing bridge which may represent fresh interpretations of heritage attributes. According to R.J. Burnside, which completed inspections of Structure 116 in January and July 2025, the bridge is in poor condition. The selection of this alternative would necessitate substantial interventions to the bridge. Significant risk is also involved to the stability of the bridge and staging of removals which necessitates repairs to the deck, floor beam and bottom chord to ensure the success of the rehabilitation. To adequately rehabilitate the bridge, R.J. Burnside has recommended the following interventions: • Deck replacement (with glass fiber reinforced polymer (GFRP) or stainless-steel reinforcement); • Aggressive repairs and reconstruction to the bottom chord; • Replacement of bearing plates/anchor plates at ends of arches; • Floor beam replacement (with GFRP or stainless steel as needed); • Concrete repairs, strengthening and reconstruction of heritage attributes while increasing the overall dimensions of the tension hangers; • Concrete patch repairs to top compression chord and abutment; • Replacement of steel anchor plates between tension hangers and floor beams with galvanized or stainless-steel plates; • Replacement of the barriers with code compliant barriers with a sympathetic appearance; • Repair of retaining walls through the addition of subdrains and retaining wall anchors to resist further movement; • A thin waterproofing wearing surface which does not increase dead load significantly such as Matacryn is recommended to protect the concrete deck and curbs from future water penetration; and • Abrasive blast cleaning of reinforcing exposed during repairs. Steel that remains exposed would be coated or metalized. Reconstruction of the existing barrier would be included in this alternative to ensure that the current CHBDC requirements for height, gaps and capacity are met. Aesthetics should be considered and will be included in consultation. Modifications to heritage features will be required to the eight vertical members and railing including the architectural reveals (chamfered and dimpled); however, reconstruction of similar reveals is possible. As many new components are required for the successful rehabilitation of the bridge in its current form, the final result will be a pastiche of the historical concrete bowstring arch truss bridge.	Viable; potential as a preferred alternative from a heritage conservation standpoint.	Limitations include locating existing historical photographs or drawings of Structure 116, costs of construction, and construction challenges. Environmental/ecological improvements are limited for this alternative. Ongoing maintenance is required to ensure that the bridge meets or exceeds the expected service life. As all the heritage attributes of the bridge will be modified, this Alternative would fall under MCEA Schedule B.

OHBG Option	Discussion	Result	Mitigation Implications
4) Retention and pairing of the existing bridge with sympathetically designed new structure in close proximity.	Alternative 3 – Rehabilitate Arches Incorporating a New Bridge aligns with OHBG Option 4. Alternative 3 involves the construction of a new bridge superstructure within the existing concrete arches of Structure 116. While this alternative does not preserve the function of the arch, the appearance of the main heritage attributes would be preserved. The new bridge, located on the interior of the arches will meet current CHBDC standards and will be narrower than the existing bridge. This option may result in restoration in principle but with the result being a pastiche of the historical concrete bowstring arch truss bridge as a result of a rebuild using almost entirely new parts and the deferral of the structural function to the new bridge. Alternative 3 may also present an opportunity for a unique example of palimpsest that blends the historical bridge with modern construction.	Viable; potential as a preferred alternative from a heritage conservation standpoint.	Limitations include locating existing historical photographs or drawings of Structure 116, costs of construction, and construction challenges. Environmental/ecological improvements are limited for this alternative. Ongoing maintenance is expected to ensure that the bridge meets or exceeds the expected service life. As all the heritage attributes of the bridge will not be preserved, this alternative would fall under MCEA Schedule B.
5) Retention of extant bridge adapted for a new use (e.g., pedestrian walkways, cycle paths, scenic viewing, etc.).	Alternative 1 – Do Nothing most closely aligns with OHBG Option 5. Pursuing this option presupposes that no restoration, repair, or rehabilitation would occur which would avoid direct and indirect impacts to the identified heritage attributes in the short term but would fail to address the ongoing structural deterioration of the bridge which would continue to progress. As the structural deterioration of the bridge will also impact the identified heritage attributes of the bridge, this is not considered a viable alternative. The bridge is already the result of adaptive reuse from a vehicular bridge to a pedestrian bridge when it was repurposed in the 2000s. Since January 2025, the bridge has been closed to all traffic, including recreational and pedestrian traffic, due to its poor condition. Without addressing these deficiencies, the bridge in its current form poses structural and safety challenges that limit the possibility to use the structure. This approach is therefore not a viable alternative.	Not viable; not a preferred alternative from a heritage conservation standpoint.	Limitations include public safety and environmental risks as a result of debris from deterioration and an inability to use the structure as a pedestrian crossing since the bridge in its current form is closed to the public.
6) Retention of bridge as a heritage monument for viewing purposes only.	Alternative 1 – Do Nothing most closely aligns with OHBG Option 6. Retaining the extant bridge for an alternative function, including as a heritage monument for viewing purposes only, would avoid direct and indirect impacts to the identified heritage attributes in the short term but would fail to address the structural deterioration that triggered the requirement of the HIA. In short, the ongoing structural deterioration of the bridge would continue to progress. R.J. Burnside has advised that many of the superstructure and substructure components of Structure 116 are in poor condition. For these reasons, this approach is not a viable alternative.	Not viable; not a preferred alternative.	Limitations include public safety and environmental risks as a result of debris from deterioration and an inability to use the structure as a pedestrian crossing since the bridge in its current form is closed to the public.

OHBG Option	Discussion	Result	Mitigation Implications
7) Relocation of smaller, lighter single span bridges to an appropriate new site for continued use (see 4) or adaptive re-use (see 5).	None of the proposed alternatives aligns with OHBG Option 7. While Structure 116 is a smaller, single span bridge, its reinforced concrete design and current poor condition create challenges in relocating this bridge. The bridge has been closed to the public since January 2025. Relocation without addressing broader deficiencies of the structure in its current state, including the need for rehabilitation and strengthening, that would be required to reopen and continually use the structure at a new site.	Not viable; not a preferred alternative from a heritage conservation standpoint.	Limitations including cost, continual deterioration of the structure, the subsequent requirement of ongoing maintenance, and the inability to use the structure as a pedestrian crossing, challenge the possibility of full or partial relocation of the existing bridge structure elsewhere.
8) Bridge removal and replacement with a sympathetically designed structure.	Alternative 4 and Alternative 5 align with OHBG Option 8. Demolition of the existing Structure 116 would result in the loss of its identified heritage attributes. A new structure meeting current minimum width design requirements and accompanied by commemoration of the heritage attributes of the previous bridge through a commemorative plaque on site would help to mitigate the loss of the identified heritage design value. Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge proposes the replacement of Structure 116 with a prefabricated steel bridge. While a prefabricated bridge can be manufactured to mirror the shape of the concrete bridge, architectural reveals identified in the heritage attributes for the hangers would be difficult to reconstruct with steel. This alternative would also result in the loss of the dated inscription on a concrete cross-member that ties the existing arches. While commemoration could preserve this attribute, bridge replacement would isolate this attribute and diminish its context. Alternative 5 – Remove and Replace Bridge with a Concrete Bowstring Arch Pedestrian Bridge proposes a more sympathetic replacement of Structure 116 with a precast or cast in place bowstring arch bridge that mirrors the existing shape, including architectural reveals, with a longer span to meet current hydraulic requirement. While resulting in the loss of the OHA Part IV designated bridge, it results in a new construction that more sympathetically resembles the former bridge through incorporation of form (bowstring arch design) and material (precast or cast in place concrete).	Viable; Alternative 4 is not a preferred alternative from a heritage conservation standpoint. Alternative 5 is not a preferred alternative from a heritage conservation standpoint, but the potential design does reflect some heritage elements.	Aside from commemoration, Alternative 4 does not mitigate against the loss of tangible heritage attributes in situ. The sympathetic design of a prefabricated steel bridge is limited to the form rather than material and details achievable through the use of concrete. Alternative 5 does not mitigate against the loss of tangible heritage attributes in situ. The proposed bowstring design and use of concrete materials is sympathetic to the original structure. As all the heritage attributes of the bridge, including architectural elements and material (concrete), will not be reconstructed and the span will be longer, this alternative would fall under MCEA Schedule B.

OHBG Option	Discussion	Result	Mitigation Implications
a) Where possible, salvage elements/members of bridge for incorporation into new structure or for future conservation work or displays.	Alternative 5 aligns with OHBG Option 8a. Incorporating potentially salvageable components of the existing bridge, especially the arches, into a new structure, would maintain the key heritage attributes of the concrete bowstring arch truss bridge design. However, according to R.J. Burnside, Alternative 5 proposes the removal of the existing bridge and, instead, the replacement with a precast or cast in place bowstring arch bridge that mirrors the existing shape, including architectural reveals, with a longer span to meet current hydraulic requirement. The selection of this alternative would thus necessitate a full structural replacement of the bridge's components. This sub-option entails the use of sympathetic design elements –including form (bowstring arch design) and material (precast or cast in place concrete) over the integration of salvaged elements/members from the existing bridge.	Viable; Alternative 5 is not a preferred alternative from a heritage conservation standpoint, but integrates some heritage considerations.	While the heritage attributes of the bridge will be mirrored in this alternative, they will not be conserved. This alternative will fall under MCEA Schedule B. Elements of the extant bridge, including some vertical members, dated inscription, and portions of dimpled balustrade could be incorporated into commemorative plans; however, Alternative 5 does not currently involve salvaging parts of the original bridge for incorporation into a new structure.
b) Undertake full recording and documentation of existing structure.	Full recording of the existing bridge, with particular attention paid to the eight vertical members; chamfered and dimpled balustrading; arches; and the cross-member with dated inscription tying the arches, is recommended. This process will archive the presence and form of the bridge in the absence of its physical conservation. R.J. Burnside has expressed an interest in commemorative options. This option may integrate the recording and documentation of the existing structure in a manner that recognizes and educates the public on the structural composition and history of Structure 116, including its design and builder. The HIA completed by TMHC represents much of the recommended documentation indicated by the MTO's <i>Environmental Guide for Built Heritage and Cultural Heritage Landscapes</i> (section 6.3.1.4) as the document includes representative images, local histories, and images of character-defining details. Due to physical limitations and the hazards presented by the waterway, TMHC did not comprehensively document the underside of bridge, particularly the section directly above the Eramosa River. Additional photography, accompanied by a photographic key plan, may be required for completion prior to the commencement of any demolition activities.⁷	Viable; suggested part of mitigation strategy.	Documentation does not account for the physical and material loss of Structure 116. Determination of a schedule for documentation and the selection of a receiving institution for the compiled information will also be required.

⁷ Contemporary engineering photos may be used to supplement heritage assessment documentation.

8.1 Summary of Mitigations

The viability of each option of the *OHBG* has been considered in Table 2 against the proposed alternatives provided by R.J. Burnside, as well as through a heritage conservation lens. Table 2 has also presented mitigation implications for each option. The intention of this assessment has been to inform the selection of a preferred alternative that considers the potential impacts and mitigations to the *OHA* Part IV designated Structure 116.

A summary of alternatives and *OHBG* options is provided below:

- 1) Alternative 1, Alternative 6, and *OHBG* options 1, 2, 5, 6, and 7, are not considered to be potential preferred alternatives as they are non-viable from an engineering standpoint, not applicable to the Subject Site, they do not sufficiently address heritage impacts, or they present a combination of these factors.
- 2) Alternative 2 – Strengthen and Rehabilitate Bridge, which aligns closely with *OHBG* Option 3, addresses the poor condition of Structure 116 and proposes the substantial rehabilitation interventions deemed necessary from an engineering standpoint while sympathetically retaining the existing bridge with the addition of many new components. This option is regarded as a preferred alternative in terms of sound heritage conservation practices.
- 3) Alternative 3 – Rehabilitate Arches Incorporating a New Bridge, which aligns with *OHBG* Option 4, involves more substantial interventions to Structure 116 than Alternative 2, creating a palimpsest structure that grafts a new bridge onto the rehabilitated arches of the extant bridge. Less heritage attributes of the bridge are retained under this alternative. Alternative 3 does, however, address the poor condition of the existing bridge while avoiding its complete demolition, as proposed under alternatives 4, 5, and 6. This option is regarded as a preferred alternative in terms of sound heritage conservation practices.
- 4) Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge and Alternative 5 – Remove and Replace Bridge with a Concrete Bowstring Arch Bridge align with *OHBG* Option 8 as they result in the loss of the bridge and its identified heritage attributes. Both Alternative 4 and Alternative 5 are not preferred alternatives in terms of sound heritage conservation practices. The proposed designs of Alternative 4 could integrate some heritage considerations through a sympathetic bowstring design in prefabricated steel, although the architectural reveals identified in the heritage attributes for the hangers would be difficult to reconstruct in this material. The proposed designs of Alternative 5 also integrate some heritage considerations through its sympathetic bowstring arch design and use of concrete.

High level recommendations and next steps are provided below:

- Recommendation 1 – Determine a preferred alternative;
- Recommendation 2 – Complete a conservation plan based on a preferred alternative; and
- Recommendation 3 – Implement mitigations based on the conservation plan prior to commencement of the proposed alternative.

9 CONCLUSION

R.J. Burnside, on behalf of the City of Guelph, has engaged TMHC to produce a HIA as part of the Victoria Road, Stone Road, and Structure 116 MCEA in the City of Guelph, Ontario (the “Study Area”). This report specifically considers the engineering services scope and the potential impacts of proposed design alternatives for Structure 116 (also known as McQuillan’s Bridge or Stone Road Bridge) (the “Subject Site”).

Located on Stone Road East, northeast of Victoria Road, Structure 116 is a single-span, concrete bowstring arch truss bridge that crosses the Eramosa River and connects Lot 4, Concession 1, Division C of the former Geographic Township of Guelph and Lot 3, Concession 9 of the former Geographic Township of Puslinch. Constructed in 1916 as a vehicular bridge, it was repurposed as a pedestrian bridge in 2000. After a structural condition assessment in January, 2025 identified structural deterioration, it was closed to all traffic.

This HIA is part of a broader CHR for the Victoria Road, Stone Road, and Structure 116 MCEA in support of OPA54 (*Guelph Innovation District Secondary Plan*, 2017), OPA 80 (2022), and the implementation of recommendations identified in the *Transportation Master Plan* (2022).

Within the current engineering services scope, this HIA is intended to provide an assessment of the proposed development’s impact on identified heritage attributes and strategies for mitigating that impact. A Conservation Plan which will provide recommendations for the short-and-long-term conservation of Structure 116, will be developed after the selection of a preferred alternative. This report follows the general format set out in the MCM *InfoSheet #5: Heritage Impact Assessments and Conservation Plans*, which is included in the resource *Heritage Resources in the Land Use Planning Process* within the Ontario Heritage Toolkit.

The 2025 MCEA considers six alternatives which included consultation with local stakeholders:⁸

- Alternative 1 – Do Nothing;
- Alternative 2 – Rehabilitate and Strengthen Bridge;
- Alternative 3 – Rehabilitate Arches Incorporating a New Bridge;
- Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge;
- Alternative 5 – Concrete Bowstring Arch Pedestrian Bridge; and
- Alternative 6 – Remove the Bridge and Widen the Adjacent Bridge.

As a preferred approach has not been determined, the analysis provided in this HIA is intended to help inform the selection of a preferred approach. It also addresses the potential impacts of the project on Structure 116. A summary of alternatives and *Ontario Heritage Bridge Guideline (OHBG)* options are provided below:

- 1) Alternative 1, Alternative 6, and *OHBG* options 1, 2, 5, 6, and 7, are not considered to be potential preferred alternatives as they are non-viable from an engineering standpoint, not applicable to the Subject Site, they do not sufficiently address heritage impacts, or they present a combination of these factors.
- 2) Alternative 2 – Strengthen and Rehabilitate Bridge, which aligns closely with *OHBG* Option 3, addresses the poor condition of Structure 116 and proposes the substantial rehabilitation interventions deemed necessary from an engineering standpoint while sympathetically retaining the existing bridge with the

⁸ According to the *Technical Memorandum Structure 116 (McQuillan’s Bridge) Alternatives* by Burnside dated November 27, 2025.

addition of many new components. This option is regarded as a preferred alternative in terms of sound heritage conservation practices.

- 3) Alternative 3 – Rehabilitate Arches Incorporating a New Bridge, which aligns with *OHBG* Option 4, involves more substantial interventions to Structure 116 than Alternative 2, creating a palimpsest structure that grafts a new bridge onto the rehabilitated arches of the extant bridge. Less heritage attributes of the bridge are retained under this alternative. Alternative 3 does, however, address the poor condition of the existing bridge while avoiding its complete demolition, as proposed under alternatives 4, 5, and 6. This option is regarded as a preferred alternative in terms of sound heritage conservation practices.
- 4) Alternative 4 – Remove and Replace Bridge with a Prefabricated Steel Bridge and Alternative 5 – Remove and Replace Bridge with a Concrete Bowstring Arch Bridge align with *OHBG* Option 8 as they result in the loss of the bridge and its identified heritage attributes. Both Alternative 4 and Alternative 5 are not preferred alternatives in terms of sound heritage conservation practices. The proposed designs of Alternative 4 could integrate some heritage considerations through a sympathetic bowstring design in prefabricated steel, although the architectural reveals identified in the heritage attributes for the hangers would be difficult to reconstruct in this material. The proposed designs of Alternative 5 also integrate some heritage considerations through its sympathetic bowstring arch design and use of concrete.

High level recommendations and next steps are provided below:

- Recommendation 1 – Determine a preferred alternative;
- Recommendation 2 – Complete a Conservation Plan based on a preferred alternative; and
- Recommendation 3 – Implement mitigations based on Conservation Plan prior to commencement of proposed alternative.



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R. J. Burnside & Associates Limited (R.J. Burnside)

2025 *Technical Memorandum Structure 116 (McQuillan's Bridge) Alternatives*.

1861 HISTORIC MAP
 MAP OF THE COUNTY OF WELLINGTON, CANADA WEST (G. LESLIE AND C.J WHELOCK)

Toronto and Guelph Railway

VICTORIA ROAD SOUTH

COLLEGE AVENUE EAST

STONE ROAD EAST

WATSON ROAD SOUTH

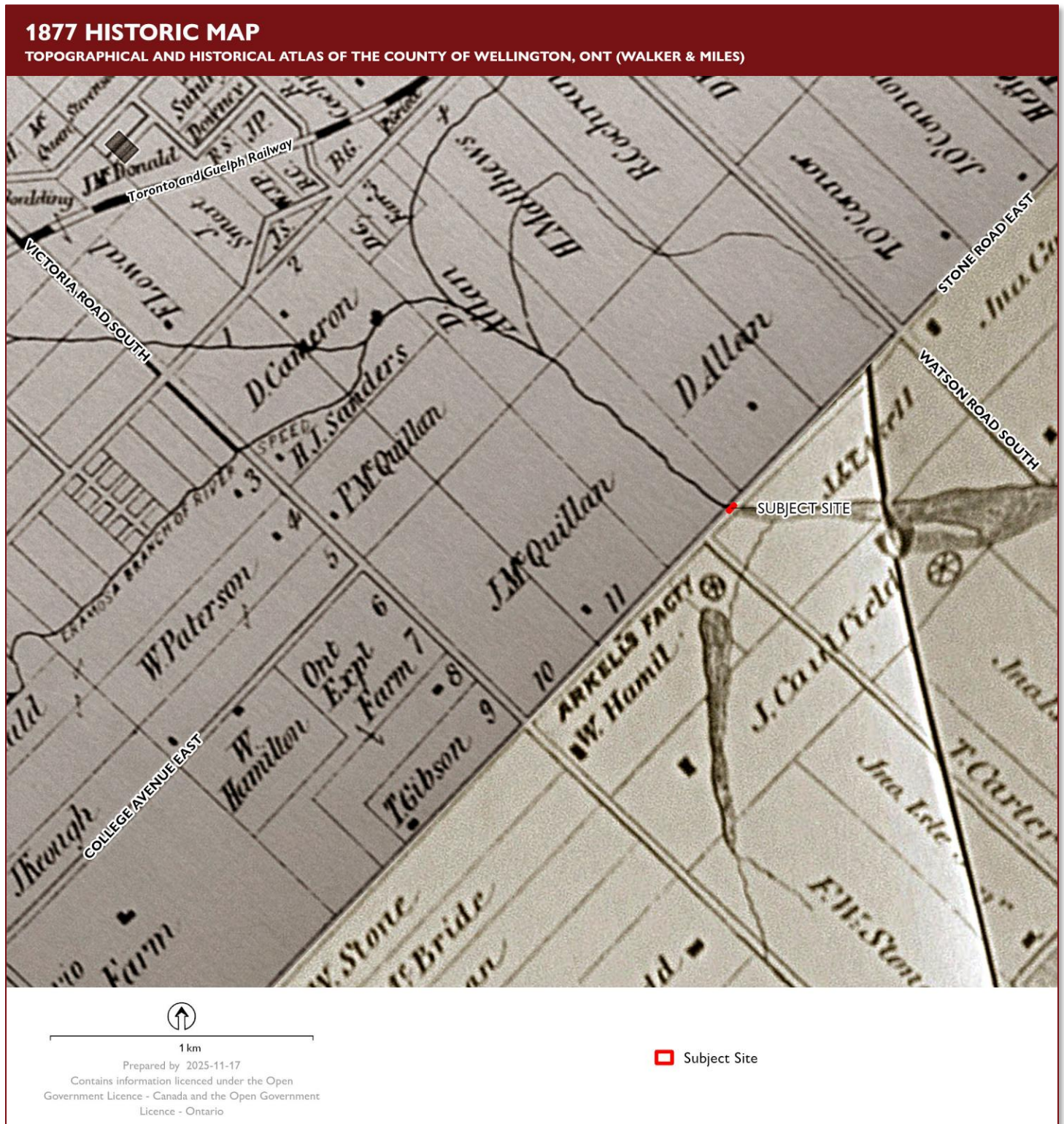
SUBJECT SITE

1 km

Prepared by 2025-11-17

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Map 3: 1861 Map of Wellington County



Map 4: 1877 Map of Wellington County

STUDY AREA LOCATION

CITY OF GUELPH ORTHOPHOTOGRAPHY (2023)



400 m

Prepared by AT 2025-11-17

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Licence - Ontario

 Subject Property

Map 5: Historic Aerial Photograph of the Subject Site



APPENDIX B: BY-LAW

cc: Marilyn Miller

(File)

IN THE MATTER OF THE ONTARIO HERITAGE ACT, **RECEIVED**
R.S.O. 1990, CHAPTER 0.18
AND IN THE MATTER OF THE PROPERTIES, **MAR - 3 2004**
OR PORTIONS THEREOF, WITHIN THE BOUNDARIES OF THE CITY OF GUELPH, **CONSERVATION REVIEW BOARD**
IN THE PROVINCE OF ONTARIO,
WHICH HAVE BEEN DESIGNATED BY BY-LAW AS
PROPERTIES, BUILDINGS, OR ITEMS OF
CULTURAL HERITAGE SIGNIFICANCE.

FEB 20 2004

NOTICE OF PASSING OF DESIGNATION BY-LAW

TO: Ontario Heritage Foundation
The Ontario Heritage Centre
10 Adelaide St. East
Toronto, ON M5C 1J3

AND: The City of Guelph
Realty Services
City Hall, 59 Carden Street
Guelph, ON N1H 3A1
Attn: Jim Stokes

AND: The City of Guelph
Environment and Transportation Group
City Hall, 59 Carden Street
Guelph, ON N1H 3A1
Attn: Janet Laird

TAKE NOTICE THAT the Council of The Corporation of the City of Guelph has passed By-law Number (2004) – 17357 to designate the Stone Road Bridge as being of cultural heritage value and interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Dated at Guelph, Ontario, this SEVENTEENTH day of FEBRUARY, 2004.

Lois Giles
Director of Information
Services/City Clerk
City Hall, 59 Carden St.
Guelph, Ontario
N1H 3A1

6/23/04
✓
RC

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (2004) - 17357

A by-law to designate the Stone Road Bridge, City of Guelph, as being of cultural heritage value and interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known as the Stone Road Bridge notice of intention to designate portions of the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

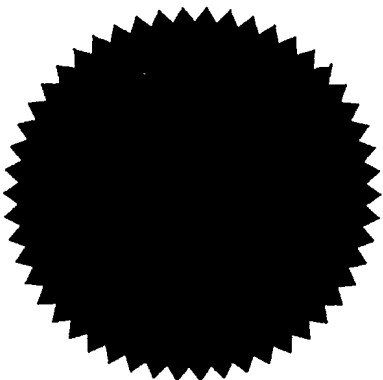
WHEREAS the reasons for designation are set out in Schedule "B" hereto; and

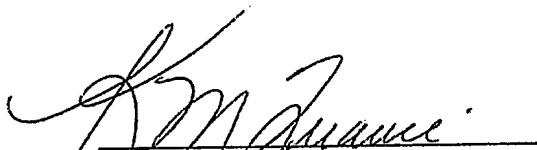
WHEREAS no notice of objection to the said property designation has been served upon the clerk of the municipality;

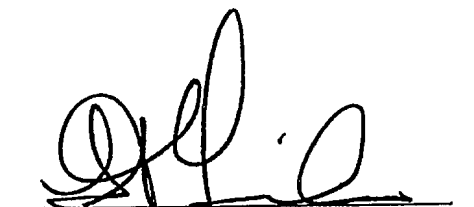
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH, ENACTS AS FOLLOWS:

1. There is designated as being of cultural heritage value and interest under Part IV of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 the Stone Road Bridge to the extent more particularly described in Schedule "C" to this By-law.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" to this By-law in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

PASSED this SIXTEENTH day of February, 2004.




K.M. QUARRIE - MAYOR


LOIS A. GILES - CITY CLERK

SCHEDULE A
By-law Number (2004) – 17357

The property is legally described as:

The Stone Road Bridge, located over the Eramosa branch of the Speed River, in the City of Guelph, and includes land described as part of the original road allowance between the Townships of Guelph and Puslinch, now known as Stone Road, by By-law (1966)-6359 and registered as Instrument No. MS60315.

SCHEDULE B
By-law Number (2004) – 17357

STATEMENT OF REASONS FOR DESIGNATION

STONE ROAD BRIDGE

The Stone Road Bridge was constructed in 1916 and spans the Eramosa River on what was then the boundary line between the Township of Guelph and the Township of Puslinch. The bridge is an early example of reinforced concrete bow string truss construction or tied arch span, and was built to replace an earlier wooden span, commonly called McQuillan's Bridge, due to the proximity of this river crossing to lots cleared and settled by the McQuillan family.

The Stone Road Bridge was built under the direction of Wellington County Engineer A. W. Connor as a sturdy and more permanent structure to meet the demand for better road conditions required by increased settlement and agricultural production in the area. The bridge was built by Charles Mattaini, a local contractor and craftsman who developed skills in the use of concrete for many local building projects and, in particular, bridges. Mattaini, a native of northern Italy, built over fifty bridges that were constructed in this area, and his work was well known and admired outside of Wellington County. The Stone Road Bridge is the only example of the concrete bow string truss form within the City of Guelph and is one of only a few remaining examples of this type in the County.

The first span of this type in Ontario was built in 1909 and featured a system of cross bracing between the vertical hangers. While these bridges share a basic form, there is considerable variety among these structures. The Stone Road Bridge is distinguished from the 1909 Ontario prototype in that it does not include a system of cross bracing. This form of design was later to become typical of the standard practice of concrete bow string truss construction in Ontario that was most popular between 1915 and 1930. The Stone Road Bridge is also distinguished by the height of its arches, which required them to be connected by a single cross beam, inscribed with the date of construction. The bridge's graceful arches and simple design are considered to be a significant element of the riverscape at this location.

The introduction and success of the concrete bow string truss bridge reflects the transition from horse-drawn vehicles to motorized forms of transportation as this type of bridge provided a more safe and durable design than the traditional timber bridge found commonly in rural areas in the 19th century. The concentration of this bridge type in Wellington County is notable and reflects the availability of local aggregate and the particular skills of a local craftsman. The Stone Road Bridge is listed in the Ontario Heritage Bridge Program, spans a designated Canadian Heritage River route and is considered to be an early and rare surviving example of concrete bow string truss construction in a local, provincial and national context.

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SCHEDULE C
By-law Number (2004) – 17357

The designation applies to:

1. The form and appearance of the existing surface of the concrete bridge structure including, in detail,
 - a. the eight vertical members,
 - b. chamfered and dimpled balustrading,
 - c. arches, and
 - d. the cross-member with dated inscription tying the arches.

It is intended that any repairs or reconstruction in concrete of the features may be undertaken without requiring City Council permission for an alteration to the designation.