



Brooklyn and College Hill Heritage Conservation District Study

Phase 1 Newsletter: November, 2011

Attention then turned to the overall purpose of district designation, identifying clusters or concentrations of built heritage resources and other special characteristics such as streetscapes or landscapes and protecting those of value. Explanation about the requirements of the Ontario Heritage Act followed with the consultants highlighting key provisions such as the preparation of a heritage conservation district study (to identify what makes an area special) and its potential follow up with a heritage conservation district plan and design guidelines (to manage and protect those features that make the area special).

The consultants elaborated on the two stage process indicating that work was now proceeding with Phase 1: The HCD Background Study. The background study is intended to identify the heritage character and appearance of the area and includes descriptions of the overall topography and historical development of the area, the resulting changes in landscape and built form. The results of a building condition survey concluded that the building stock was overwhelmingly sound. The work to date had revealed a rich history and building legacy of over 160 years from the formative stages of road and bridge building, milling activities, park development and residential construction in a rich variety of architectural styles.

This work and the findings of the consultant team will inform the identification of a district boundary that will provide the basis of designating a potential heritage conservation district under Part V of the Ontario Heritage Act.

The consultants emphasized that the area identified to date is only the study area and not necessarily the final boundary that

may be recommended. It is City Council's decision, after hearing the results of the study and feedback from the community, whether to proceed with Phase 2, the preparation of a HCD Plan.

Members of the community in attendance at the meeting followed the presentation with a number of questions, comments and views on the process. Several questions addressed the matter of whether designation had the potential to adversely affect property values. Discussion also ensued about potential financial incentives from the City to designated property owners. Comments were also made about how and what kinds of controls or measures would be implemented to manage change and alterations within a potential district.

The consultants advised that some of these issues would be addressed in the HCD Study and others such as guidelines on alterations would be contained in the HCD Plan and design guidelines.

Next Steps

- January 2012 – Draft HCD Study presented at Public Meeting 2 of Phase 1
- February 2012 – Phase 1 HCD Study considered by Council in decision whether to proceed to Phase 2
- March to June – preparation of HCD Plan and Design Guidelines if Council proceeds with Phase 2

How to get more Information

For more information, visit the Heritage Planning website at guelph.ca (search Heritage Conservation District Study) or please contact:

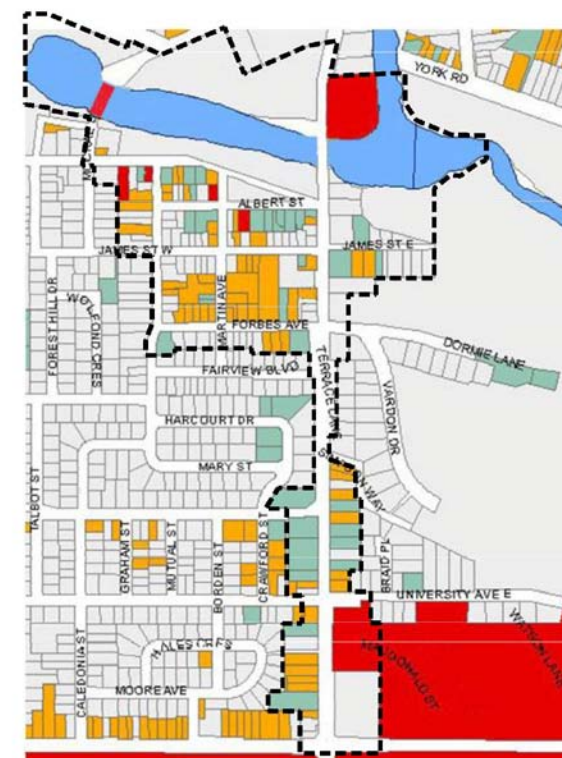
Stephen Robinson, Senior Heritage Planner
 Planning & Building, Engineering and Environment
 Tel. 519-837-5616 ext. 2496
 Email: stephen.robinson@guelph.ca



Introduction to the Study

The City of Guelph has recognized the cultural heritage significance of two of the City's historic neighbourhoods: Brooklyn and College Hill. These areas were identified for a potential Heritage Conservation District (HCD) through the Old University and Centennial Neighbourhoods Community Improvement Plan process in 2006. In the summer of 2011 Council initiated the HCD designation process that retained MHBC Planning to conduct the first of two phases - the HCD Study.

Brooklyn, one of Guelph's early settlement areas associated with industries along the Speed River, is connected by the historic Brock Road to College Hill, a residential area which was developed with the advent of the Ontario Agricultural College.



General Study Area

- Red – designated
- Green – listed in Heritage Register
- Orange – Couling Inventory

Public Meeting 1 Summary

On November 15th the City of Guelph held a public meeting at Harcourt Memorial United Church (87 Dean Avenue) to introduce the consultants conducting the first phase of the Brooklyn and College Hill HCD Study. City Planning Staff, the consultant team, City Councillor Leanne Piper, and Paul Ross of Heritage Guelph and about 50 members of the community attended to discuss the heritage conservation district study and plan and the progress being made. This newsletter has been prepared to update those members of the community who could not attend the first public meeting and also to introduce the enclosed questionnaire.

Stephen Robinson (City staff) made opening remarks and introduced the consultant team members present – Wendy Shearer, David Cuming and Jessica Tivy (MHBC Planning), Peter Stewart and Chris Walker (George Robb Architect) and Megan Hobson (Megan Hobson Research).

The consultants outlined the general study area context and boundary explaining that the initial study area had been identified as part of the Old University and Centennial Neighbourhoods CIP undertaken in 2006. For the purpose of refining the study area boundary to guide field work, the consultants described the area as being defined by the Speed River and Royal City Park in the north, Mary Street in the west, College Avenue to the south and Gordon Street and James Street East at the east.