

# COMMITTEE AGENDA



TO **Community & Social Services Committee**

DATE September 17, 2013

LOCATION Council Chambers, Guelph City Hall, 1 Carden Street

TIME 5:00 p.m.

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## CLOSED MEETING

THAT the Community & Social Services Committee now hold a meeting that is closed to the public with respect to:

**CSS-C-2013.2 Tourism Services RFP Update**  
S. 239 (2) (b) personal matters about identifiable individuals.

## OPEN MEETING – 5:30 p.m.

## DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

**CONFIRMATION OF MINUTES-** July 16, 2013 open and closed meeting minutes

## PRESENTATIONS (Items with no accompanying report)

a) Mr. Charles Whittaker – Guelph In Bloom

## CONSENT AGENDA

*The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with separately. The balance of the Community & Social Services Committee Consent Agenda will be approved in one resolution.*

ITEM	CITY PRESENTATION	DELEGATIONS	TO BE EXTRACTED
CSS-2013.22 Wilson Farm Park -Farmhouse		<ul style="list-style-type: none"><li>• Frank Barber</li><li>• David Dorion</li></ul>	√

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		<ul style="list-style-type: none"> <li>• Betty McGregor</li> <li>• Judy Nichol</li> <li>• Deborah Robertson</li> <li>• Mike Lackowicz</li> </ul>	
CSS-2013.23 Community and Social Services Annual Report	<ul style="list-style-type: none"> <li>• Colleen Clack, Interim Executive Director, Community &amp; Social Services</li> </ul>		√
CSS-2013.24 Guelph Civic Museum Phase 2 Landscaping			
CSS-2013.25 The Elliott Business Case Scope			
CSS-2013.26 Tourism Services RFP Update			

Resolution to adopt the balance of the Community & Social Services Committee Consent Agenda.

### **ITEMS EXTRACTED FROM THE CONSENT AGENDA**

Once extracted items are identified, they will be dealt with in the following order:

- 1) delegations (may include presentations)
- 2) staff presentations only
- 3) all others.

### **STAFF UPDATES AND ANNOUNCEMENTS**

### **ADJOURN**

**NEXT MEETING:** October 8, 2013

**Minutes of the Community and Social Services Committee  
Held in the Council Chambers, Guelph City Hall on  
Tuesday July 16, 2013 at 5:00 p.m.**

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**Attendance**

Members: Chair Dennis, Mayor Farbridge, Councillors Laidlaw and Van Hellemond

Absent: Councillor Burcher

Councillors: Councillors Bell, Furfaro, Hofland and Wettstein

Staff: Ms. C. Clack, Interim Executive Director, Community & Social Services; Ms. B. Powell, General Manager, Community Engagement & Social Services; Ms. T. Agnello, Deputy Clerk; Ms. J. Sweeney, Council Committee Coordinator

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**Call to Order (5:00 p.m.)**

Chair Dennis called the meeting to order.

**Disclosure of Pecuniary Interest and General Nature Thereof**

There were no disclosures.

**Confirmation of Minutes**

1. Moved by Councillor Laidlaw  
Seconded by Councillor Van Hellemond

That the open meeting minutes of the Community and Social Services Committee held on June 11, 2013 be confirmed as recorded.

*VOTING IN FAVOUR: Mayor Farbridge, Councillors Dennis, Laidlaw and Van Hellemond (4)*

*VOTING AGAINST: (0)*

CARRIED

**Presentations**

**Guelph & Wellington Task Force for Poverty Elimination – Emergency Food Hub**

Ms. Randalin Ellery, Co-ordinator Poverty Task Force, shared information on the Seed Community Food Hub Committee and their work around emergency food services.

Ms. Kate Vsetula outlined short term recommendations the Seed Community Food Hub Committee will be addressing with relating to accountability, accessibility, food quality, consistency and transparency of eligibility criteria and stigma. She provided information on their long term vision and the next steps.

## **Guelph Youth Council 2012-2013 Annual Report**

Ms. Jennifer Bucci, Youth Program Co-ordinator introduced members of the Guelph Youth Council who presented their annual report.

Ms. Miranda Houston, Ms. Lauren Salis, Ms. Kayla Chatman and Mr. Patrick Black outlined the Guelph Youth Council's mandate and provided a review of the 2012-2013 season and the various events they participated in, and highlighted their objectives for the next year.

### **Consent Agenda**

The following items were extracted:

**CSS-2013.19      2013-2018 Youth Strategy Implementation Plan**  
**CSS-2013.20      Housing and Homelessness Plan for Guelph and Wellington**

### **Balance of Consent Items**

2. Moved by Mayor Farbridge  
Seconded by Councillor Laidlaw

That the balance of the Community and Social Services Committee July 16, 2013 Consent Agenda, as identified below, be adopted:

### **CSS-2013.21      Outstanding Motions of the Community & Social Services Committee**

1. That the report, dated July 16 2013, regarding outstanding resolutions of the Community and Social Services Committee, be received.
2. THAT the following resolution, previously passed by the Community and Social Services Committee of Council, be eliminated from staff work plans and from the outstanding resolutions list, based on reasons provided.
  - 23-Jun-08; *"THAT the location of heritage festivals, particularly related to Festival Italiano, be referred to the Emergency Services, Community Services & Operations Committee for review."*

*VOTING IN FAVOUR: Mayor Farbridge, Councillors Dennis, Laidlaw and Van Hellemond (4)*

*VOTING AGAINST: (0)*

CARRIED

### **Extracted Consent Items**

### **CSS-2013.19      2013 – 2018 Youth Strategy Implementation Plan**

Ms. Anna Nguyen, member of the Guelph Youth Council, highlighted the activities she has participated in. She said that implementation of the strategy will make youth feel comfortable and involved in the community.

Ms. Amy Greatorex, member of the Guelph Youth Council, said that the strategy will allow youth to collaborate with their peers, expand their creativity and provide a voice for youth in the City.

Ms. Cierra Truong, member of the Guelph Youth Council, said that the strategy will become youth to become part of the community. She expressed support that anti-bullying policies are included in the strategy.

Ms. Jenifer Truong said that it is vital to support youth and youth culture and the strategy will give youth a sense of great importance and ability to develop their skills. She hoped that the City will be supportive of the strategy and make an investment in youth.

3. Moved by Mayor Farbridge  
Seconded by Councillor Van Hellemond

1. That Council approve the Year One Implementation Plan of the 2013 – 2018 Guelph Youth Strategy.
2. That Council direct staff to report back in Q3 2014 on the Year One Implementation Plan of the 2013 – 2018 Guelph Youth Strategy specifically reporting on key performance indicators and outcomes as well as notable progress, achievements and resource requirements.
3. That Council direct staff to present an annual Youth Strategy Implementation Plan in Q3 of each year of the five year plan.

*VOTING IN FAVOUR: Mayor Farbridge, Councillors Dennis, Laidlaw and Van Hellemond (4)*

*VOTING AGAINST: (0)*

CARRIED

### **CSS-2013.20      Housing and Homelessness Plan for Guelph and Wellington**

Ms. Colleen Clack, Interim Executive Director Community & Social Services, advised this report was also considered at the July 15<sup>th</sup>, 2013 Planning & Building, Engineering and Environment Committee and all comments received will be shared between the departments and a report addressing the County's housing and homelessness plan is forthcoming.

4. Moved by Mayor Farbridge  
Seconded by Councillor Laidlaw

That the joint report from Planning, Building, Engineering and Environment, report #13-34; and Community and Social Services report#CSS-CESS-1329, regarding the Housing and Homelessness Plan for Guelph and Wellington, dated July 15, 2013, be received.

*VOTING IN FAVOUR: Mayor Farbridge, Councillors Dennis, Laidlaw and Van Hellemond (4)*

*VOTING AGAINST: (0)*

CARRIED

## **Staff Updates and Announcements**

Ms. Colleen Clack, Interim Executive Director Community & Social Services provided updates for the following:

- RFP for the South End Community Centre
- impact of weather on the sportsfields
- provision of cooling centres during heat alerts
- support to Wellington-Dufferin-Guelph Public Health in promoting smoke free public open spaces

## **Authority to Resolve into a Closed Meeting**

5. Moved by Mayor Farbridge  
Seconded by Councillor Laidlaw

That the Community and Social Services Committee now hold a meeting that is closed to the public with respect to Sec. 239(2) (b) of the *Municipal Act* with respect to personal matters about identifiable individuals.

CARRIED

## **Closed Meeting** (5:50 p.m.)

The following matters were considered:

### **CSS-C-2013.1 Citizen Appointments to the Community Wellbeing Grant Allocation Panel**

## **Rise from Closed Meeting** (5:51 p.m.)

6. Moved by Laidlaw  
Seconded by Councillor Van Hellemond

That the Committee rise from its closed meeting.

CARRIED

## **Open Meeting** (5:52 p.m.)

## **Adjournment** ( 5:52 p.m.)

7. Moved by Mayor Farbridge  
Seconded by Councillor Van Hellemond

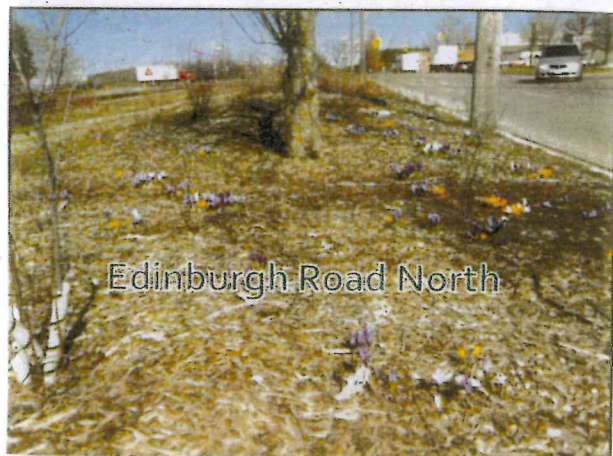
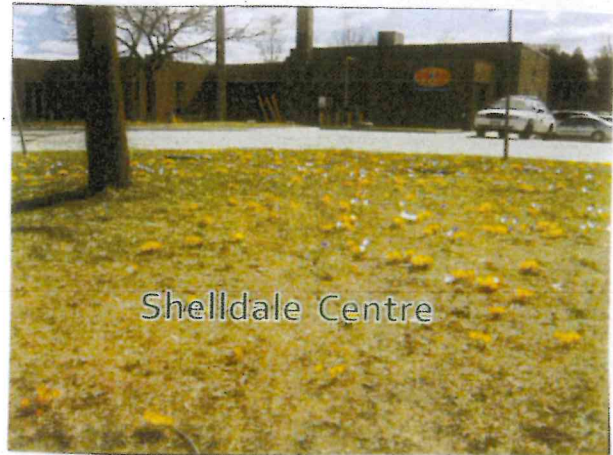
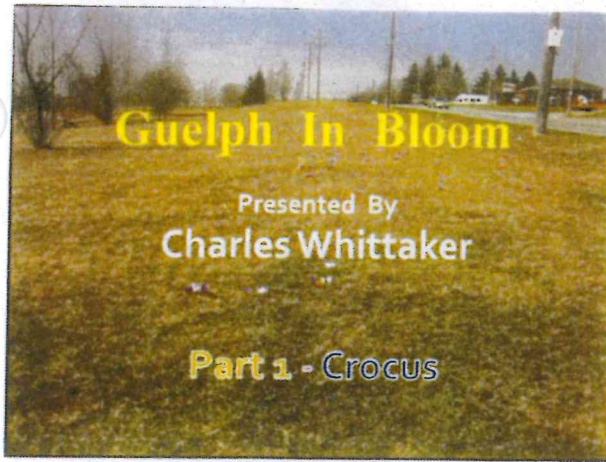
That the meeting be adjourned.

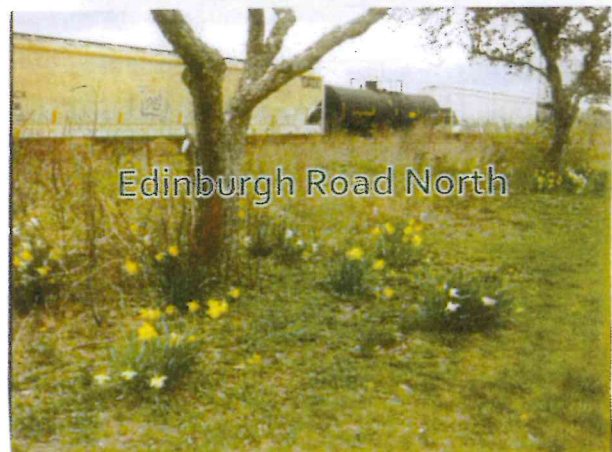
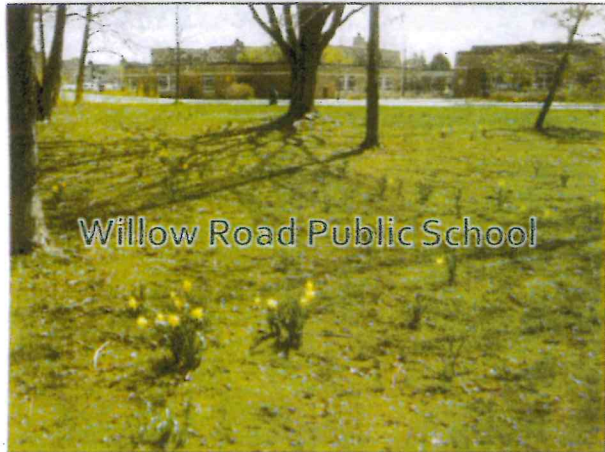
CARRIED

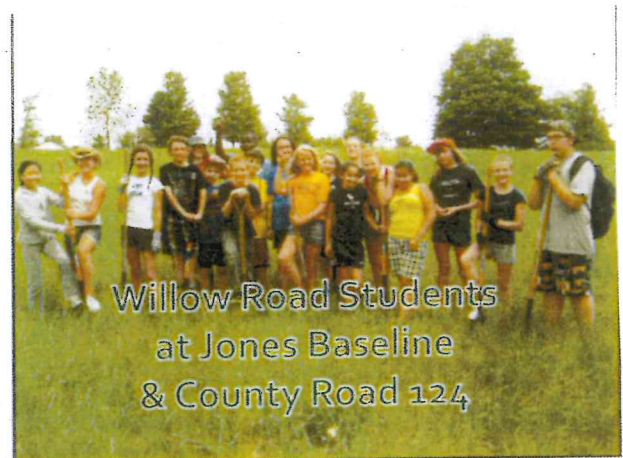
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Tina Agnello - Deputy Clerk

# Charles Whittaker







**COMMUNITY & SOCIAL SERVICES COMMITTEE  
CONSENT AGENDA**

**September 17, 2013**

Members of the Community & Social Services Committee.

**SUMMARY OF REPORTS:**

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with immediately. The balance of the Community & Social Services Consent Agenda will be approved in one resolution.

**A Reports from Administrative Staff**

<b>REPORT</b>	<b>DIRECTION</b>
<b>CSS-2013.22      WILSON FARM PARK - FARMHOUSE</b>  1. That Council withdraw the Notice of Intention to Designate the property known as 80 Simmonds Drive with Section 29 (14) of the <i>Ontario Heritage Act</i> .  2. That once the Notice of Intention to Designate has been withdrawn, the farmhouse be demolished, while documenting and salvaging, where possible, significant architectural and heritage features to the satisfaction of the City's Senior Heritage Planner.  3. That the existing walnut trees be protected, prior to and during demolition, by fencing to define a Tree Protection zone beyond the dripline of the trees.  4. That the land area surrounding the farmhouse be retained as parkland and that Park staff integrate the parcel into the Wilson Farm Park master plan.	Approve
<b>CSS-2013.23      COMMUNITY AND SOCIAL SERVICES ANNUAL REPORT</b>  1. That the September 17, 2013 report entitled "Community and Social Services Annual Report" be received for information.	Receive
<b>CSS-2013.24      GUELPH CIVIC MUSEUM PHASE 2 LANDSCAPING</b>  1. That the September 17, 2013 report entitled "Guelph Civic Museum Phase 2 Landscaping" be received for information.	Approve

2. That Council approves the expenditure of up to \$50,000 in 2013 of the existing \$250,000 in donations collected towards Capital Project MU0017, in order to do a revised design, site plan and costing for the Phase 2 landscaping at Guelph Civic Museum.

**CSS-2013.25      THE ELLIOTT BUSINESS CASE SCOPE**

Approve

1. That the elements of the business case outlined in the report to designate The Elliott as the City's municipal long-term care home be approved.
2. That staff be directed to allocate \$80,000 from the Social Services Reserve towards the cost of conducting an operational review and building condition assessment of The Elliott to support the development of the City's business case to the Ministry of Health and Long-Term Care to designate The Elliott as the City's municipal long-term care home.

**CSS-2013.26      TOURISM SERVICES RFP UPDATE**

Approve

1. That Committee and Council endorse the staff recommendation to proceed with conducting an operational review of Tourism Services, utilizing existing budget resources from within the 2013 Tourism operating budget.
2. That Committee and Council agrees to the filling of the position of Supervisor of Tourism Services on a temporary contract basis.
3. That staff be directed to report back no later than the end of Q2 2014 on the results of the Strategic Review of Tourism Services.

attach.

## **PRESENTED BY RESIDENTS OF NORTHERN HEIGHTS GUELPH ONTARIO**

The purpose of the attached information is to inform you, Madam Mayor and our City Councilors in a little more detail, our position concerning the Wilson Farmhouse. Also, why City owned parkland at 80 Simmons Drive should not be sold to private interests.

We have enclosed pictures to help explain why our park should remain whole. We have also included these pictures for the voting councilors who may not have had the opportunity to tour the farmhouse in person. Hopefully, these pictures give a much clearer picture of the existing conditions. As well, they show how poorly the farmhouse has been respected and treated from the time the developer dedicated the farmhouse to the city of Guelph for public use as per "draft plan agreement" of August 16, 2002. (#41 of the draft plan agreement is enclosed).

Thank you

Items for discussion with enclosures attached:

1. Heritage Criteria
2. Bonnie Brae Farmhouse, Brampton ON
3. Surveys, Park and Area Residents
4. Draft Plan Agreement
5. Seniors
6. Rating System

**Madam Mayor and Council Members,**

The above are only a few of many topics we have to present. Today a more detailed explanation regarding the above six items would make our position much clearer. The many remaining items will be presented at the monthly Council Meeting Sept. 30 for all of Council to see and hear at that time.

Thank you, again, Please don't sell our parkland, it belongs to you too.

# ATTACHMENT 3 – DESIGNATION ASSESSMENT USING CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

## DESIGNATION ASSESSMENT

<b>Property:</b> WILSON F. HOUSE 80 Simmonds Drive	<b>Date:</b> December 2010
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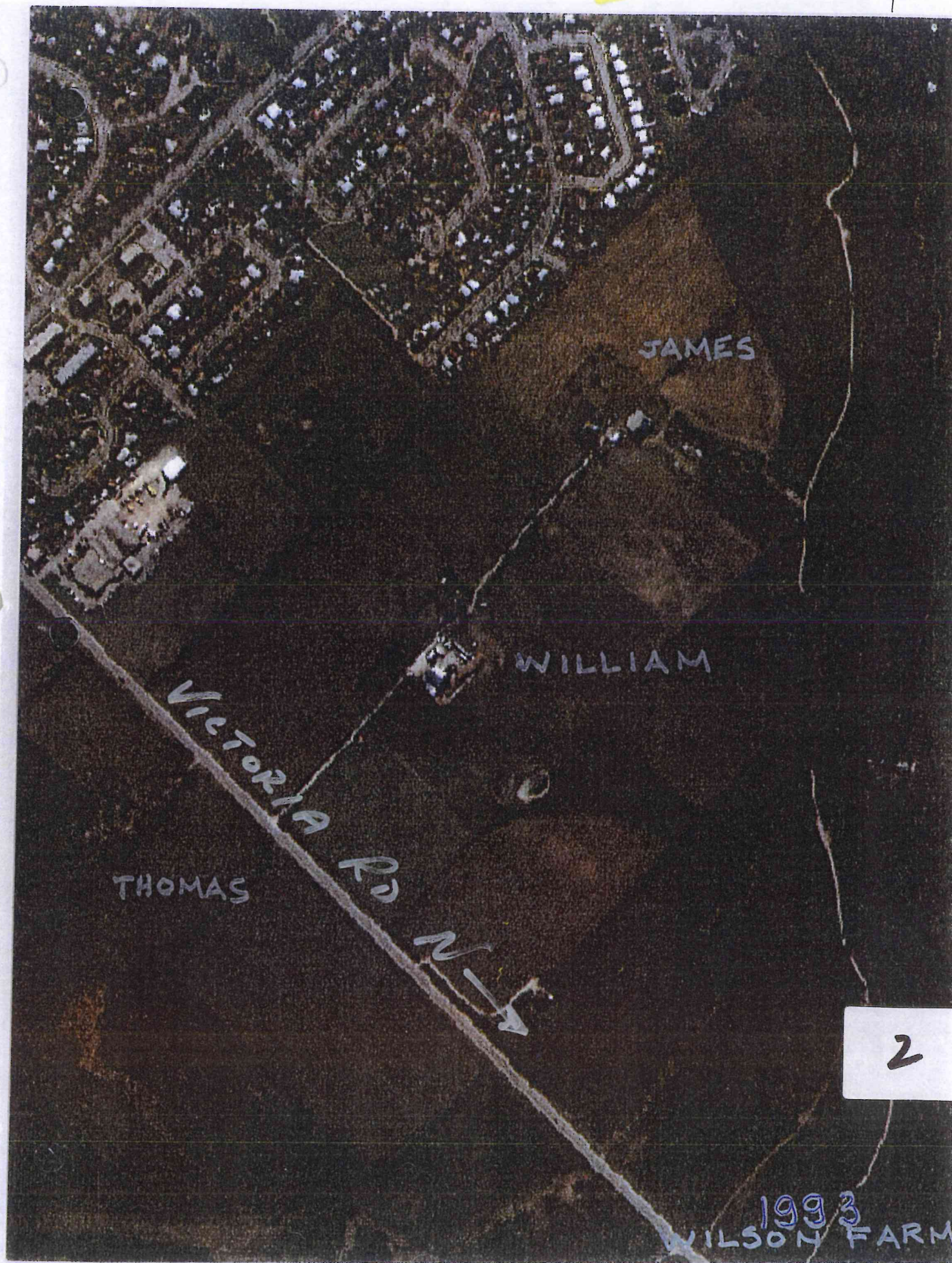
## CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The criteria set out below are taken directly from the Ministry of Culture Regulation 9/06 made under the Ontario Heritage Act for the purpose of assessing property for designation under Section 29 of the Act.

CRITERIA	NOTES	SCORE
<b>A.</b> The property has design value or physical value because it...		
1. ...is a rare, unique, representative or early example of a style, type, expression, material or construction method	...is a representative example of late 19thc. Vernacular Ontario Gothic farmhouse architecture common in the once rural areas surrounding Guelph.	✓
2. ...displays a high degree of craftsmanship or artistic merit		○
3. ...demonstrates a high degree of technical or scientific achievement		○
<b>B.</b> The property has historical value or associative value because it...		
4. ... has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a Community	... is associated with the Wilson family, first settlers who purchased the land from the Canada Company in 1836 and farmed the land for over a century.	✓
5. ...yields, or has the potential to yield, information that contributes to an understanding of a community or culture	... yields information on the development of 19 <sup>th</sup> Century farming culture in this area	✓
6. ... demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community		○
<b>C.</b> The property has contextual value because it...		
7. ... is important in defining, maintaining or supporting the character of an area		○
8. ...is physically, functionally, visually or historically linked to its surroundings		○
9. ... is a landmark		○

NOTE: A, B, C ARE CATEGORIES

1993 WILSON FARMHOUSE



2009



3

2009.



WILSON F. HOUSE. 1999.

WEBSTER RD NOW RUNS THROUGH FRONT YARD ONLY 32' FROM HOUSE  
(CODE IS 40')



NOTICE  
MATURE  
BLACK WAL-  
NUTS. SIM-  
ILAR TO  
MATURE BLACK  
WALNUTS  
BY HOUSE  
GONE!  
NOW..

VICTORIA  
ROAD

FRONT YARD. (THIS YIELDS FARMING INFORMATION.)  
WILSON FARM HOUSE 1999 LOOKING TO VICTORIA ROAD

— VANISHED FARMSTEAD, FRONT YARD & TREES —  
(NOW)

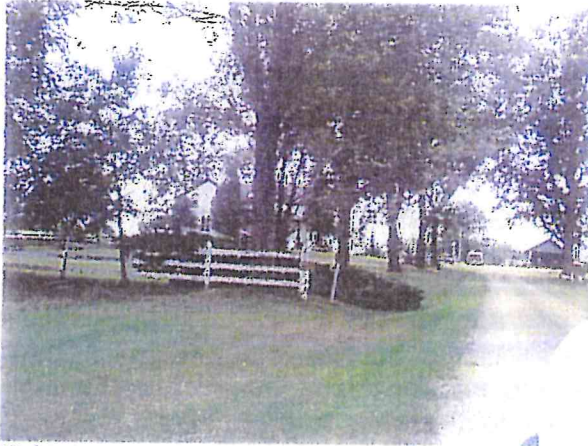
THIS WAS A CULT. HERITAGE LANDSCAPE RESOURCE!



WILSON F. HOUSE 1999 (THIS YIELDS FARM INFORMATION.)  
VIEW OF FARMSTEAD FROM VICTORIA RD.

2013, .... TREES GONE, FRONT YARD GONE TOTALLY ALTERED, REGRADED....  
TOTAL LOSS OF CONTEXTUALITY! (NOW)

Appendix A  
Victoria Road North Secondary Plan  
596 Victoria Rd. N.  
Main House



Driveway



Front yard and north face of building



Front of building



North face of building



West face of building/side yard



Backyard shed addition

7

1999 WILSON F. HOUSE  
& FARMSTEAD...

THIS YIELDS INFORMATION ON FARMING

WILSON HOUSE



HERITAGE  
TREES



- THIS IS THE VIEW (2013) LOOKING FROM VICTORIA RD.
- THE MATURE HERITAGE TREES BY THE FARM HOUSE ARE THE ONLY ONES LEFT. ONLY 1/3 ACRE LEFT OF ORIGINAL 108 ACRE
- HOW DOES THIS YIELD "DEMATION ON FARMING CULTURE" INSTEAD.

THE DEVELOPED 107+ ACRES  
OF FARMSTEAD (FORMER)  
IS NO LONGER HERITAGE!



THIS FARMHOUSE SHOULD HAVE BEEN ON ITS OWN LOT,  
SAVING THE MANY MATURE TREES THAT WERE  
IN THE FRONT YARD. LIKE HANLON F.H. BY YM.CA.  
HOW DOES THIS YIELD INFORMATION ON FARMING?



9

- THE FARMHOUSE HAS GONE FROM BEING CONTEXTUAL TO BEING 'PERCHED' IN THE AIR & NOT RELATING TO THE NEIGHBORHOOD. OR BEING INTEGRATED
- THERE IS NO FRONT YARD. THE ROAD CUTS 8'± LOWER THAN ORIGINAL ELEVATION.
- THE RETAINING WALL IS NOT 'HERITAGE' FRIENDLY.

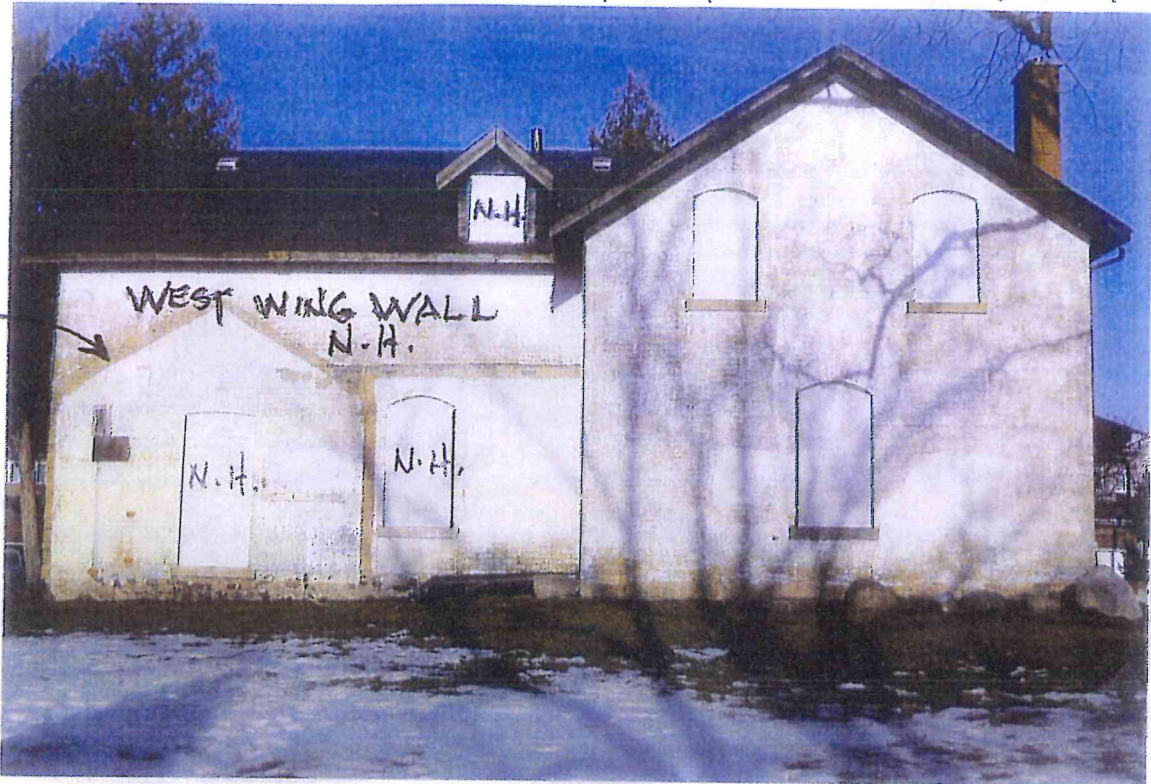
Pa. #12 A

• ROOF N.H. ✓

• DORMER NOT HERITAGE.

• ROOF PITCH NOT GOTHIC.

• OUTLINE  
OF MISSING  
VESTIBULE  
LOST HERI-  
TAGE ....



• CHIMNEY  
NOT HERI-  
TAGE  
N.G.

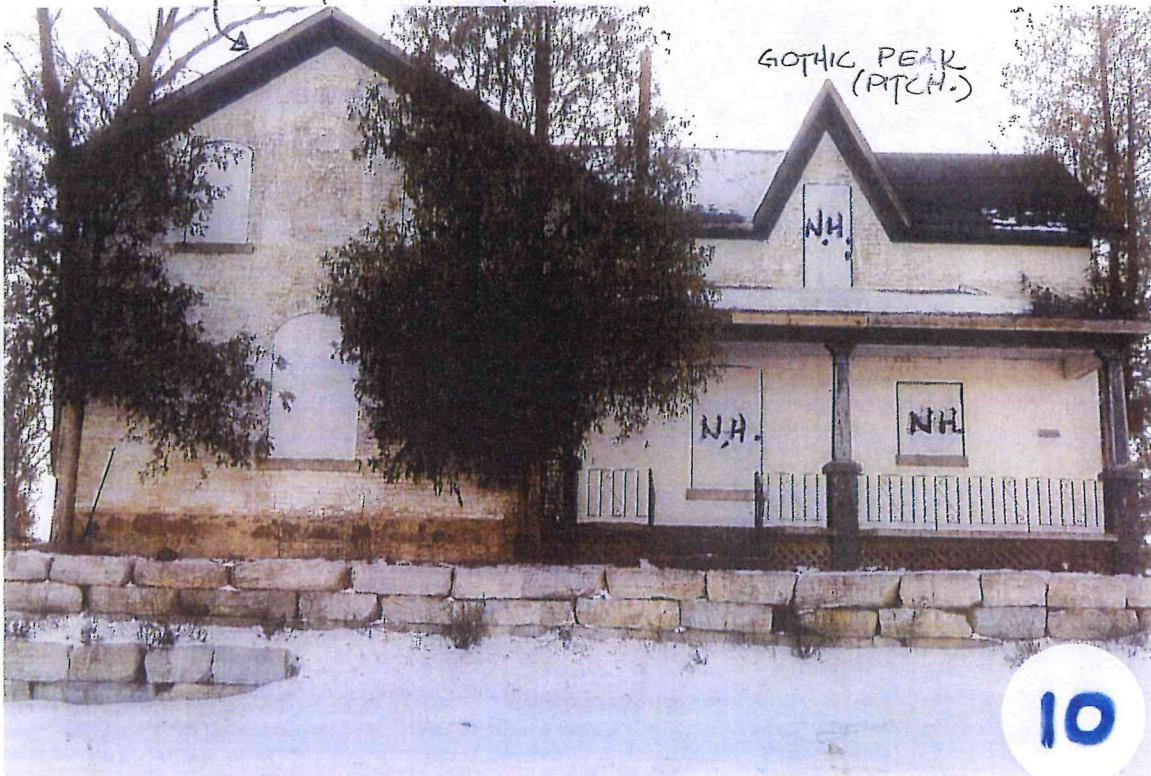
• 4 CHIMN  
• 4 FIREPL  
GONE.

• ENTIRE WEST WING WALL  
NOT HERITAGE N.G.

ROOF PITCH NOT GOTHIC

GOthic PEAK  
(PITCH.)

• BRICK IS  
COMMON  
BOND  
NOT  
GOthic  
BOND...



\* ENTIRE  
PORCH N.  
HERITAG  
N.G.

• RETAINING  
WALL NO  
HERITAG  
N.G.

- ONLY 2 POINTED STEEP GABLES (GOthic PITCH)
- NO STEEP MAIN ROOFS .... NOT GOthic.
- NO FANCIFUL TRIM ....

LEGEND

NOT HERITAGE ... N.H.

NOT GOthic .... N.G.

10

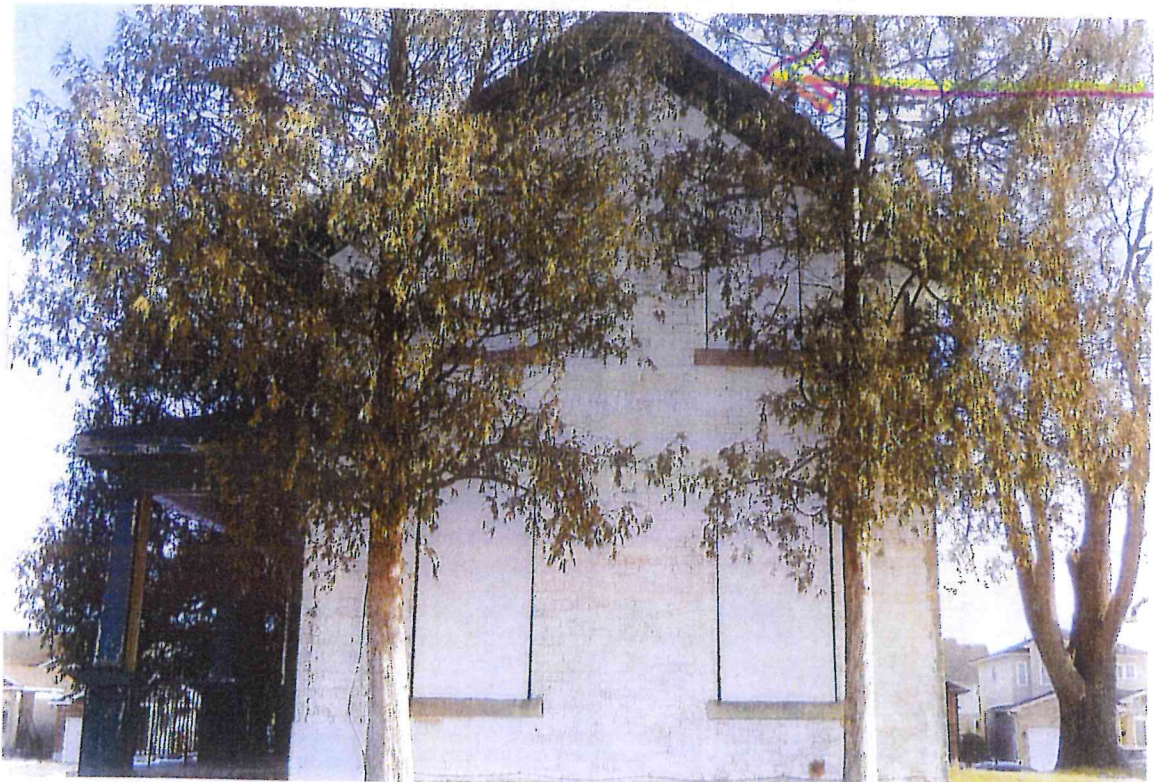
THE ENTIRE INSIDE IS NO LONGER HERITAGE -

CHIMNEY NOT HERITAGE

MISSING WINDOW.



NOTE SAG IN ROOF .....  
ROOF IS NOT HERITAGE



ROOF  
PITCH N.  
GOTHIC

BRICK  
COMMO  
BOND  
NOT  
GOTHIC  
BOND

'ROLOC' STYLE WINDOWS ARE COMMON TODAY...  
ONLY ONE POINTED GOTHIC WINDOW

\* ALL WINDOWS ARE BOARDED SHUT BOTH INSIDE & OUTSIDE  
NOT 3" SCREWS HOLD BOARDS BOTH SIDES  
COMPROMISING INTEGRITY OF WOOD FRAMES.

WINDOW USED TO BE A DOOR  
NOT HERITAGE

BRICK CHIMNEY NOT HERITAGE

FASCIA-SOFT.  
RECONSTRUCT

DUE TO DEGRADATION

NON HERITAGE ROOF

(HERITAGE LAND)  
SIDE YARD GONE

WALL IS NOT  
HERITAGE

FRONT YARD GONE  
(HERITAGE LAND)  
+ MATURE  
TREES

THIS WINDOW USED TO BE A  
DOOR... NOT HERITAGE

ENTIRE  
PORCH IS NOT  
HERITAGE

STEPS FROM PORCH GO NOWHERE



↑  
HEIGHT DIFFERENCE  
TO OTHER NEW  
HOUSES.

↑  
CHILDREN

↑  
THEIR BIKES

\* THIS IS THE BEST & HIGHEST POINT IN PARK!

• THE CITY WANTS TO SELL THIS! YOU CAN'T PUT A PRICE ON THIS SCENE OR SITE....

• THE TREES, MATURE WALNUTS, BLUE SPRUCE, CEDARS PROVIDE SHADE & SHELTER & MAKE THIS AREA UNIQUE & A 'MAGNET' FOR CHILDREN, SENIORS... EVERYONE IN NEIGHBORHOOD! THIS THE QUIET REFLECTIVE AREA... THE REST OF PARK IS PLANNED ACTIVITY AREAS! THE CITY PLANS TO INSTALL TREES, BUT IT WILL TAKE GENERATIONS BEFORE THEY PROVIDE THIS. IN FACT A SPACE LIKE THIS ONE ~~HA~~ IS NOT LIKELY TO EVOLVE (UNLESS PLANNED)



THIS IS THE BEST PART OF PARK!  
THERE IS NO QUIET AREA IN PARK, ONLY HERE!  
ALL OTHERS ARE ACTIVITIES!

IT SHOULD LOOK LIKE THIS! THE CITY MADE MANY MISTAKES!

THE CITY HAD EVERY OPPORTUNITY  
TO PLAN WILSON F. HOUSE LIKE THIS!



HANLON FARMSTEAD ...  
NEAR YM-YWCA GUELPH...

HANLON FARMSTEAD IN CONTEXT...  
NOTE: BARN & ORIGINAL MATURE TREES



# PARK SURVEY

## APPENDIX 3

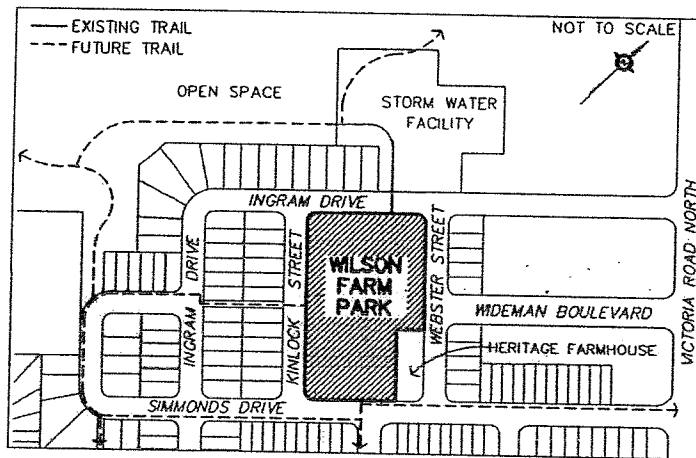


### Wilson Farm Park Master Plan

#### Have your say about your neighbourhood park

The City of Guelph is seeking public input on the proposed master plan of a new neighbourhood park. Your household is invited to participate in this survey. Information gathered will help City staff refine the master plan before it is presented to the Community Development & Environmental Services Committee for approval in fall, 2010.

The proposed park is an existing parcel of land known municipally as 80 Simmonds Drive in the Northern Heights Subdivision at the north end of the City and has street frontages on Simmonds Drive, Kinlock Street, Webster Street, and Ingram Drive. (See location map below). The parkland has an approximate area of 1.57 hectares (3.88 acres) and has been zoned as a Neighbourhood Park (P.2 Zone). The park name, recently approved by Council, refers to the first owner of the land, one of Guelph's original settlers.



SHOWS IT  
HERITAGE  
ALREADY  
DECEIVING.

#### PARK MASTER PLAN:

The Draft Park Master Plan includes the following elements:

- Children's Play Area with Junior and Senior Play Structures and Swings
- Shade Structure
- Unlit Multi-purpose Sports Field (bookable)
- Winter Ice Rink / Mown Grass Area for Informal Play
- Deciduous and Coniferous Plantings
- Pathways
- Site Furniture: Benches, Garbage Receptacles and Bike Rack
- Park Identification Sign

SHOULD  
HAVE DOTTED  
PROPOSED...  
LOOKS LIKE SEVERE  
ALREADY!

**Note: Please see other side**

Community Design and Development Services  
Development and Parks Planning

T 519-837-5616  
F 519-837-5640  
E [planning@guelph.ca](mailto:planning@guelph.ca)

\* NOTHING ABOUT HOW DO YOU FEEL ABOUT SEVERING & SELLING THE BEST PART OF PARK.

## PARK SURVEY

### Wilson Farm Park Master Plan



### WILSON FARM PARK MASTER PLAN – SURVEY

(Please use the lines below or provide a separate sheet)

1. What do you like about the proposed master plan?

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1. What do you dislike about the proposed master plan?

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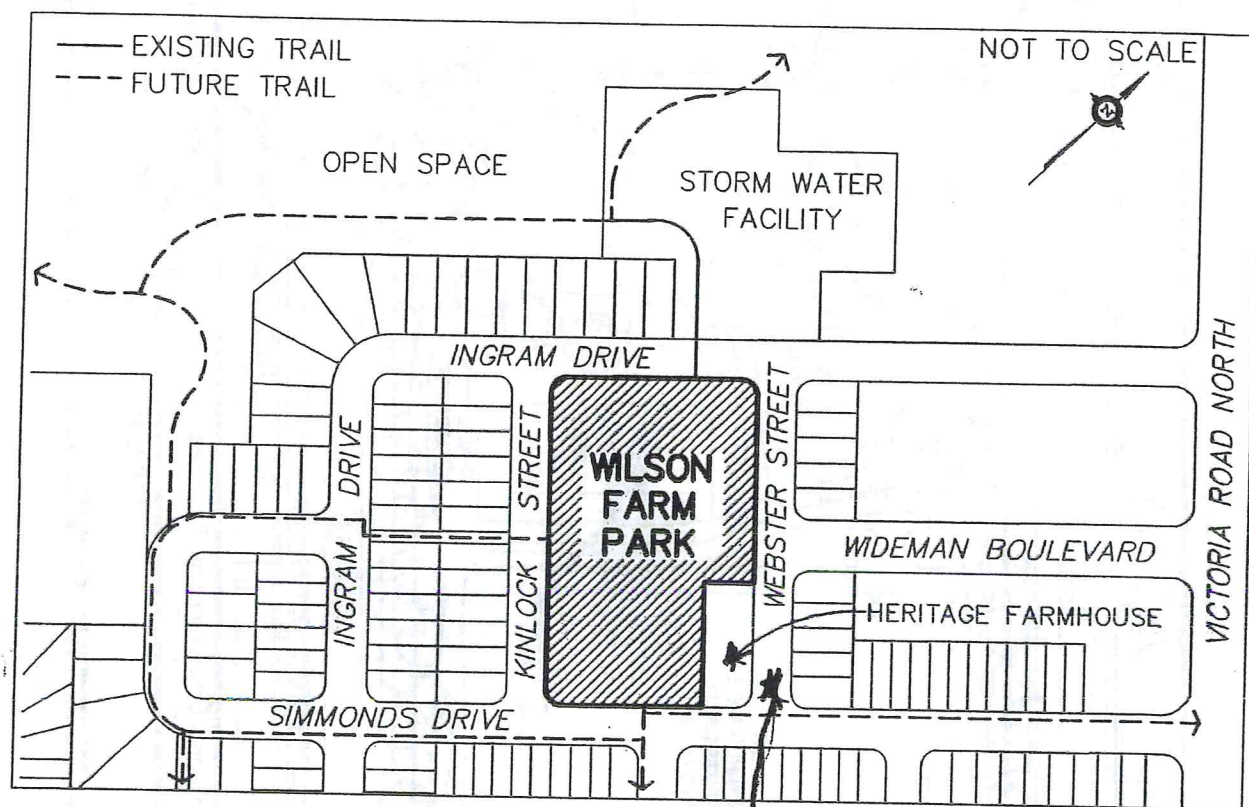
Note: Please see other side

Community Design and Development Services  
Development and Parks Planning

T 519-837-5616  
F 519-837-5640  
E [planning@guelph.ca](mailto:planning@guelph.ca)

17

# APPENDIX 1 – LOCATION MAP



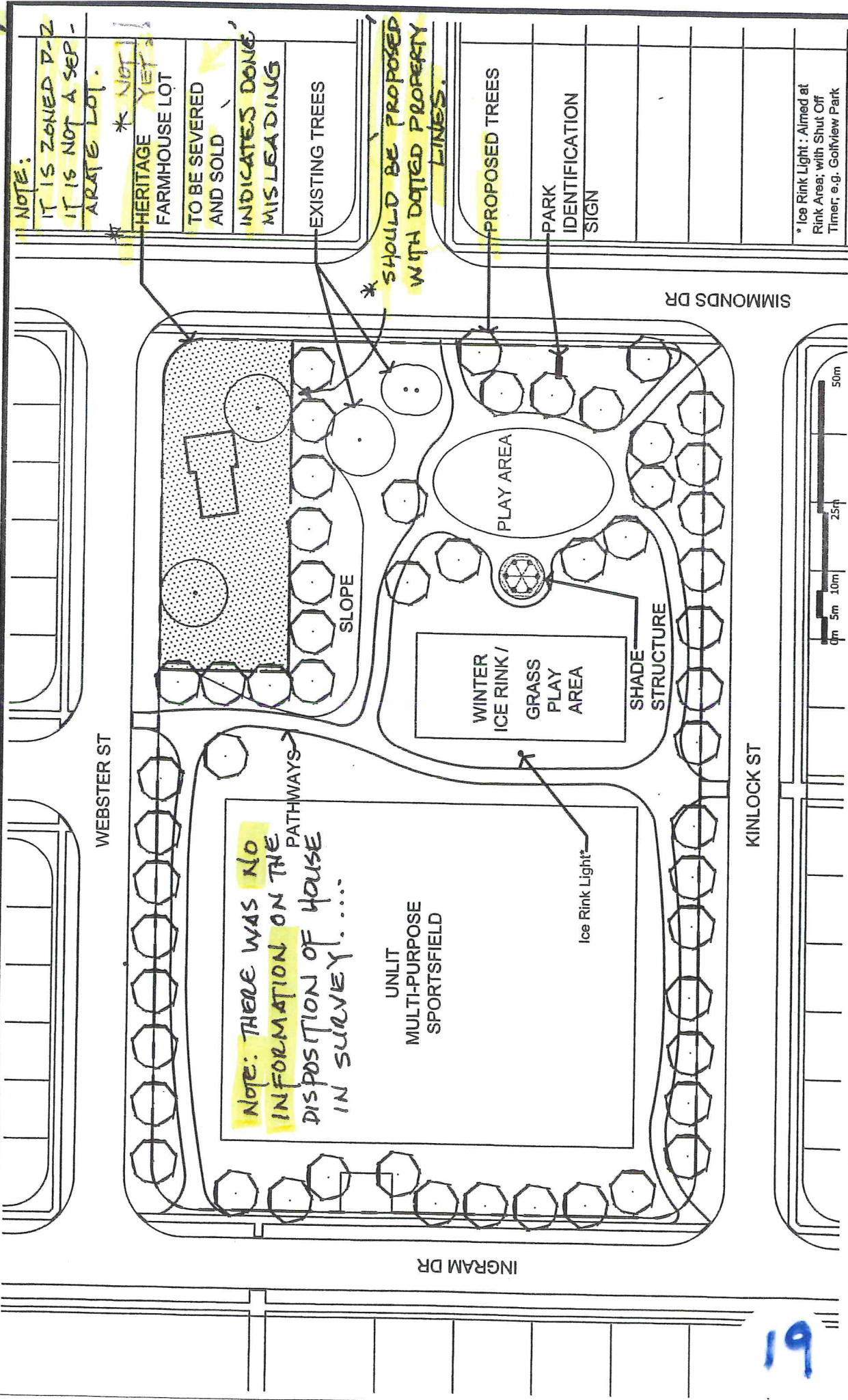
NOT SEVERED YET  
STILL PART OF PARK

ZONED - P2

SHOULD BE DOTTED LINE AROUND  
PROPOSED SEVERENCE.

THE HARD THICK LINE  
MAKES IT LOOK 'SEVERED'  
ALREADY!

WENT OUT WITH SURVEY APR. 2010 MISLEADING!!



City of Guelph: Community Design and Development Services  
Development and Parks Planning

**WILSON FARM PARK**  
80 SIMMONDS DRIVE, GUELPH, ON

DRAFT MASTERPLAN  
WARD 2

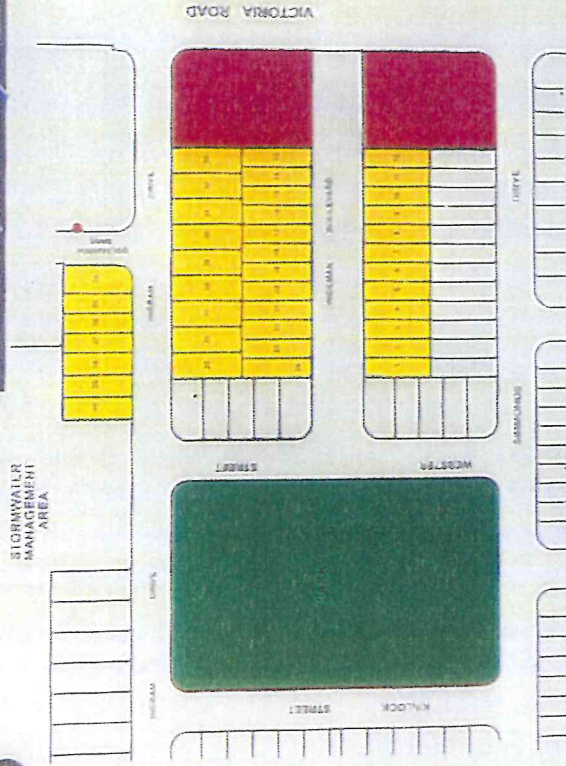
CLASSIFICATION: NEIGHBOURHOOD PARK  
ZONING: P2 SIZE: 1.57 HA / 3.88 AC  
WITH SURVEY  
NOT TO SCALE APR. 2010



19

# Northern Heights

## PHASE 4



- SINGLE-FAMILY RESIDENTIAL (R-10-14)
- APARTMENT (R-4)
- PROPOSED COMMUNITY AND SOCIAL FACILITY

**NOTICE:** VICTORIA ROAD NORTH MAY BE USED AS A TRUCK ROUTE

**NOTICE:** INGRAM DRIVE, KILLOCK STREET, WEBSTER STREET AND WIDEMAN BOULEVARD COULD BE USED AS PART OF A TRANSIT ROUTE TO PROVIDE TRANSIT SERVICE THROUGH THIS SUBDIVISION

**NOTICE:** FOR THE ZONING OF ALL LANDS ADJOINING THE SUBDIVISION, INQUIRIES SHOULD BE DIRECTED TO THE DEPARTMENT OF PLANNING AND BUILDING SERVICES, CITY HALL (519) 837-5516

### UPPER GRAND DISTRICT SCHOOL BOARD

FOR INFORMATION REGARDING THE LOCATION OF SCHOOLS SERVING THIS AREA, CONTACT THE PLANNING DEPARTMENT AT THE UPPER GRAND DISTRICT SCHOOL BOARD AT (519) 822-4420 ext. 822

### Wellington Catholic District School Board

The Wellington Catholic District School Board advises potential Catholic School supporters to contact the Board's administration office at (519) 821-4800 for information regarding the location of schools serving this area and current student transportation information. The current practice of the Board is to bus students outside of the immediate area if schools in the area are at capacity. (519) 821-4600

To minimize the impact of subdivision development on the Guelph Northeast Wetland Complex and the Speed River, the design of the stormwater management for the subdivision utilizes the principals of quality and quantity stormwater control. The Lot Grading Plan has been designed to accommodate above ground discharge of storm water downspouts and includes the use of drainage swales to accommodate drainage from adjacent lots. The drainage swales must be maintained as designed and must not be blocked. Any alteration of the Lot Grading Plan from the approved subdivision Drainage Plan must be authorized by the City Engineer.

SIGN ON VICTORIA RD NORTH. (2013)  
THE PARK IS WHOLE!

## Classic Ontario farmhouse to be preserved

Published on Thursday, January 17, 2013



The tree-lined driveway leads to the historic Bonnie Braes home.

DAN O'REILLY FOR THE TORONTO STAR

# BONNIE BRAES FARMHOUSE-BRAMPTON ONT.

PHOTOS: Classic Ontario farmhouse to be preserved



Photo: 3 of 8

DAN O'REILLY FOR THE TORONTO STAR

The historic farmhouse, which was built by the Brampton-Braes family in the 1850s, is being sold to a private owner and will be preserved by the Brampton-Braes family.

# Bonnie Braes will be centre of community

VALLEYLANDS from H1

They will be incorporated into a Bonnie Braes Park, which is being created by the City of Brampton in co-operation with Fieldgate Homes, one of three major home-builders in the block.

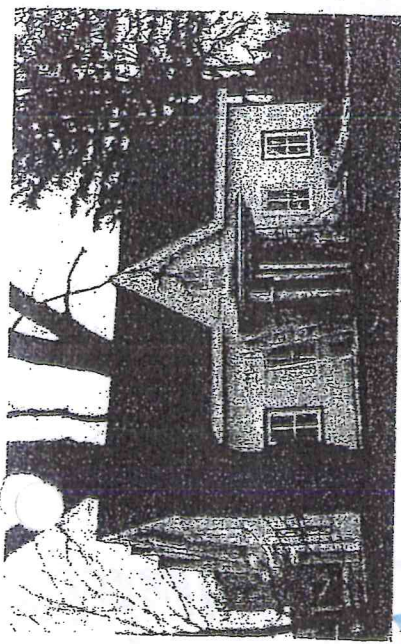
A 2007 heritage report written and prepared by former heritage co-ordinator Jim Leonard, which led to the designation of the "Carpenter Gothic farmhouse" under the Ontario Heritage Act, has served as the template for the city in its dealings with the developer.

The report described Bonnie Braes as "a landmark property, possessing tremendous visual and aesthetic value," and warned that a great deal of its cultural heritage significance would be lost if the

house alone were preserved and these other elements lost.

"Planning, heritage, urban design, and landscape staff worked diligently to create a plan that would ensure the long-term preservation of the house and the significant landscape features," says city heritage co-ordinator Antonietta Minichillo. It was staff's "firm position" the alley of trees be retained — although the city didn't meet any requirement from the developer on that point, she says.

The planned park was purposely sited to respect the original setback of the house and to maintain views and vistas. Other measures include a provision that gazebos in the park will be designed to reflect the roofline of Bonnie Braes, plus the names for streets and other facil-



DAN O'REILLY FOR THE TORONTO STAR

ities reflect the history of the Hutton farmstead, says Minichillo.

"We recognize the importance of the cultural history of the area," says Fieldgate Homes project manager Russel White, who expects the park to be completed this summer.

There has to be a "fine balance" between historical preservation and bringing development on stream that will meet provincial growth plan requirements, he says.

In the case of the Valleylands of the Credit River, more than the

house is being preserved. About 40 to 45 per cent of the approximately 500-acre quadrangle will be composed of parks, trails, storm management ponds and two green valley corridors that extend the entire length of the block, says White.

Valleylands will contain a mixture of housing, including executive-style homes, townhouses, and live/work units. At a later stage, two high-density blocks — whose height and size haven't been determined — will be built, White says.

At this site, Fieldgate is constructing on 60-, 50- 41- and foot single-family homes. Construction of those homes is well underway, says Jim Andrews, director of sales and marketing.

Also nearby is the popular Eldorado Park, says Suzanne Summ, sales representative for Greenp, which is building single-family homes on 41- and 38-foot lots; some semi-detached units. Most of the 140 homes in its first phase have been sold and sales of its 110-1 second phase has begun, says Summers.

For its part, Paradise Homes is constructing 38-, 45-, 50-, 60- and 70-foot single-family homes at the juncture of Queen St. and Creditview Rd. It is using the market name The Ravines of Creditview to emphasize the ravine nature of the community, says director of sales and marketing Daniel Salerno.

For more information about Valleylands of the Credit River, go to valleylandsbrampton.com.

STAR  
JAN. 19/13

Classic farmhouse  
to be preserved

Bonnie Braes homestead  
will be restored during  
building of the Valleylands  
of the Credit River

DAN O'REILLY  
SPECIAL TO THE STAR

If there is such a thing as the afterlife, then Alexander Hutton will be able to walk up the laneway to his Bonnie Braes home in perpetuity. A master carpenter, Hutton and his sons built the first wing of the house, on what is now Creditview Rd in southwest Brampton, in the early 1840s.

Unlike so many of Ontario's classic farmhouses, Bonnie Braes and another nearby heritage home are being preserved, protected and enhanced under strict conditions of a development agreement, which is allowing approximately 1,800 homes to be built in Valleylands of the Credit River, a quadrangle stretching from Creditview Rd. east to Chingacousy Rd. and from Queen St. south to the Orangeville/Brampton railway line.

Those conditions encompass more than just the physical structure of Bonnie Braes, which was later enlarged and transformed by Hutton and his sons. At some point during the family's ownership, a line of maple trees were planted along the laneway leading to the house, which is set well back from the road. The laneway, as well as a number of other trees and shrubs adjacent to the house, are being left intact.

NOT SO WILSON F. HOUSE!  
... SIGNIFICANT LOST HERITAGE ELEMENTS.

## Comparative Information – A Tale of Two Properties

<b>Wilson Park Farmhouse Guelph</b>	<b>Bonnie Braes Property Brampton</b>
Property settled and house built in mid 1800s. Ownership passed through three families until donated to City of Guelph in 1999.	Property settled and house built in mid 1840s. Ownership remained with families of original settlers until sold to developer about 2003.
Final plans for farmhouse still to be determined. No master plan made to date for preservation of farmhouse and surrounding property.	Farmhouse will be restored and incorporated into a park created by the City of Brampton with the co-operation of the developer owner. The park is expected to be in place by the summer of 2013. (2) In 2007, the local Heritage Board stated their opinion that all heritage features and attributes – including trees and open vista on the property be retained. (3)
Farmhouse sits in its original location which is now one corner of existing subdivision park. The house does not fit contextually with the surrounding neighbourhood. (1)	Farmhouse sits in its original location which will be developed and incorporated into a planned subdivision park. (2)
Surrounding land on which farmhouse is located has been extensively changed (elevation reduced; roads added; etc.). It now sits higher than any other building in the subdivision. There is no connection to the surrounding houses or park. It is a lone house with one or two trees nearby. The contextual heritage attributes have changed significantly.	Surrounding land on which farmhouse is located has not been changed. It sits at the end of a long maple tree-lined laneway as it has since the 1840's. The contextual heritage attributes have changed little since construction. (3) Consensus among heritage consultants was that a great deal of cultural heritage significance would be lost if the house alone were preserved and other elements lost. (3)
Interior architectural attributes removed from original report as the City "did not want to set up a potentially impossible situation for any future prospective owner." (1)	Interior architectural heritage attributes include original paneled doors, staircases, neoclassical fireplace mantel, etc. (3)
Farmhouse has had multiple family ownerships and has sat neglected for many years. Present condition is less than stellar.	Historical/cultural attributes include continuous family ownership, family carpentry skills, among the oldest and best preserved pioneer settlement properties in Peel region. (3)

### List of support material for above comments:

1. Conservation Review Board Report – Intention to designate the property known as the Wilson/Ingram farmhouse. Issued October 29, 2012.
2. "Classic Farmhouse to be Preserved" – Article from Toronto Star, January 19, 2013 by Dan O'Reilly
3. Heritage Report: Statement of Reason for Heritage Designation – Bonnie Braes Property, 8675 Creditview Road, Brampton, Ontario. Issued December 2007.



BONNIE BRAES  
HOUSE

PEEL DISTRICT SCHOOL BOARD  
**IMPORTANT NOTICE**  
Students will be asked  
to participate in a survey  
regarding the district's  
and/or academic progress in the  
fall. Please provide information  
at 5-8-0-410 ext. 212

PEEL DISTRICT SCHOOL BOARD  
The Peel District School Board is a  
public school board in Peel Region,  
Ontario. The board is responsible for  
the education of students in the  
district. The board is also responsible  
for the management of the district's  
assets and liabilities. The board is  
composed of representatives from the  
community and the school board.

PRESERVED

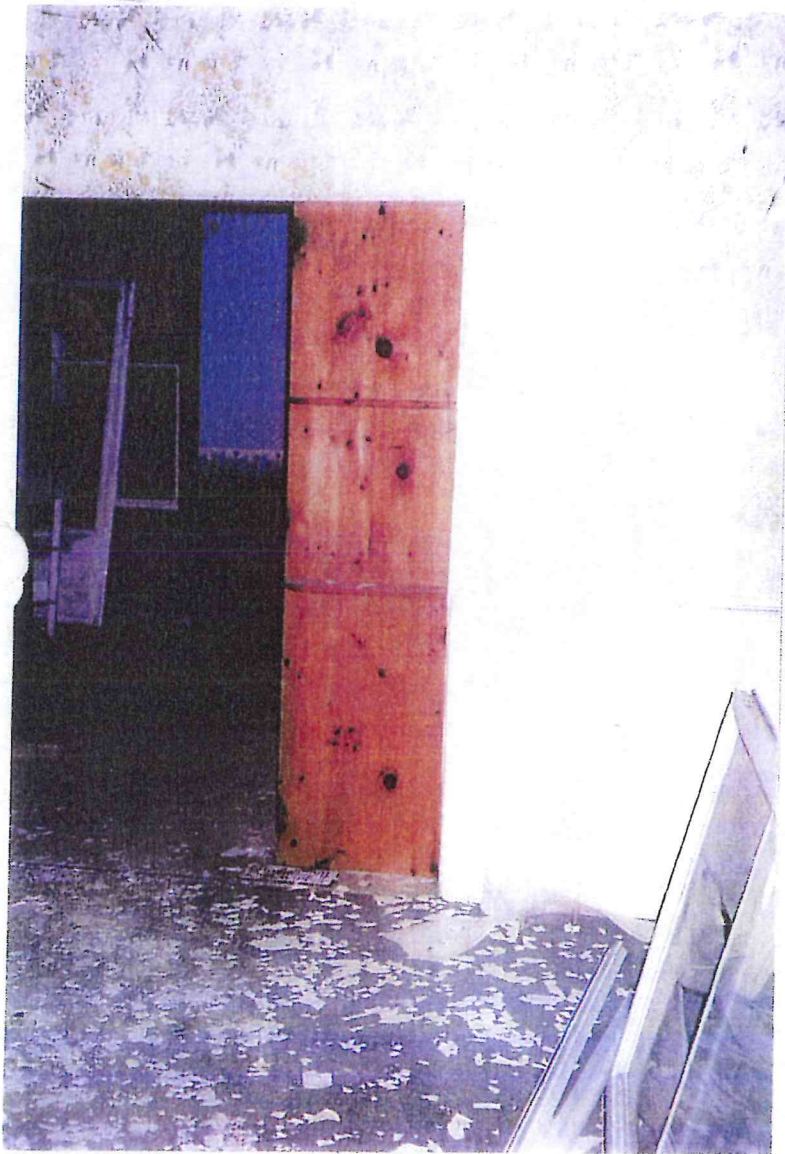
BONNIE BRAES



House

PRESERVED

25



Pg 27:C.

PICTURE # J:1  
PRESENT DAY.....  
PHOTO TAKEN DEC 2011

26

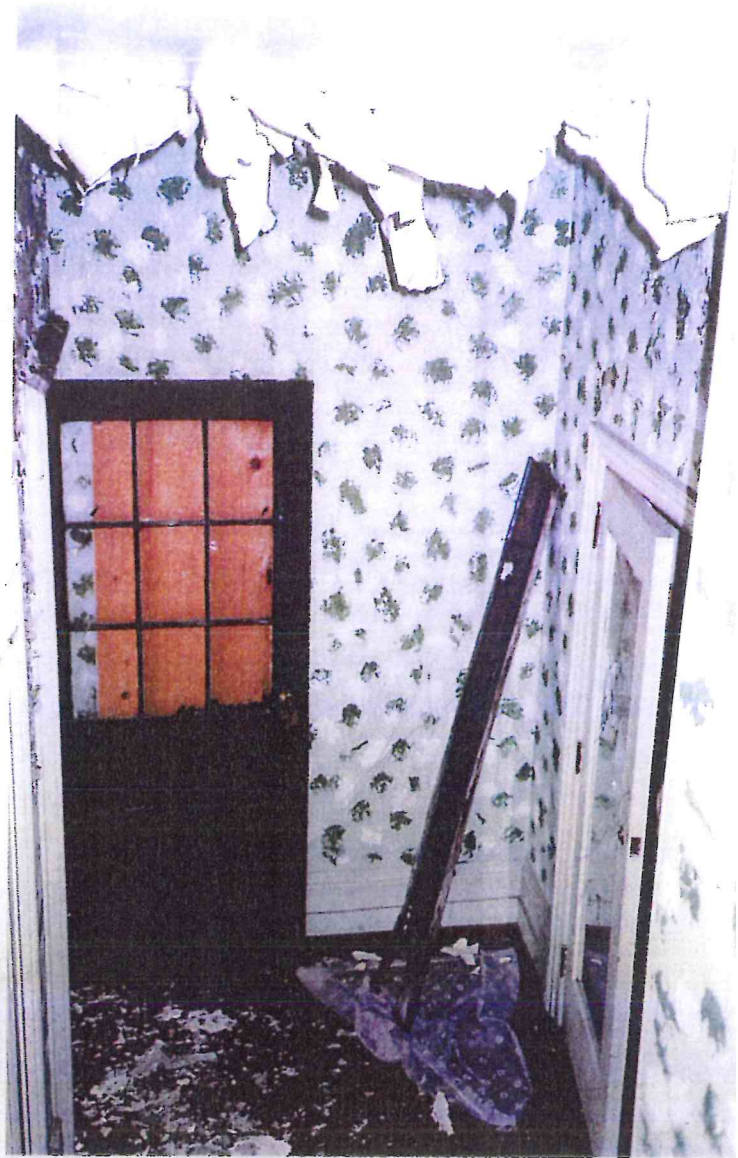
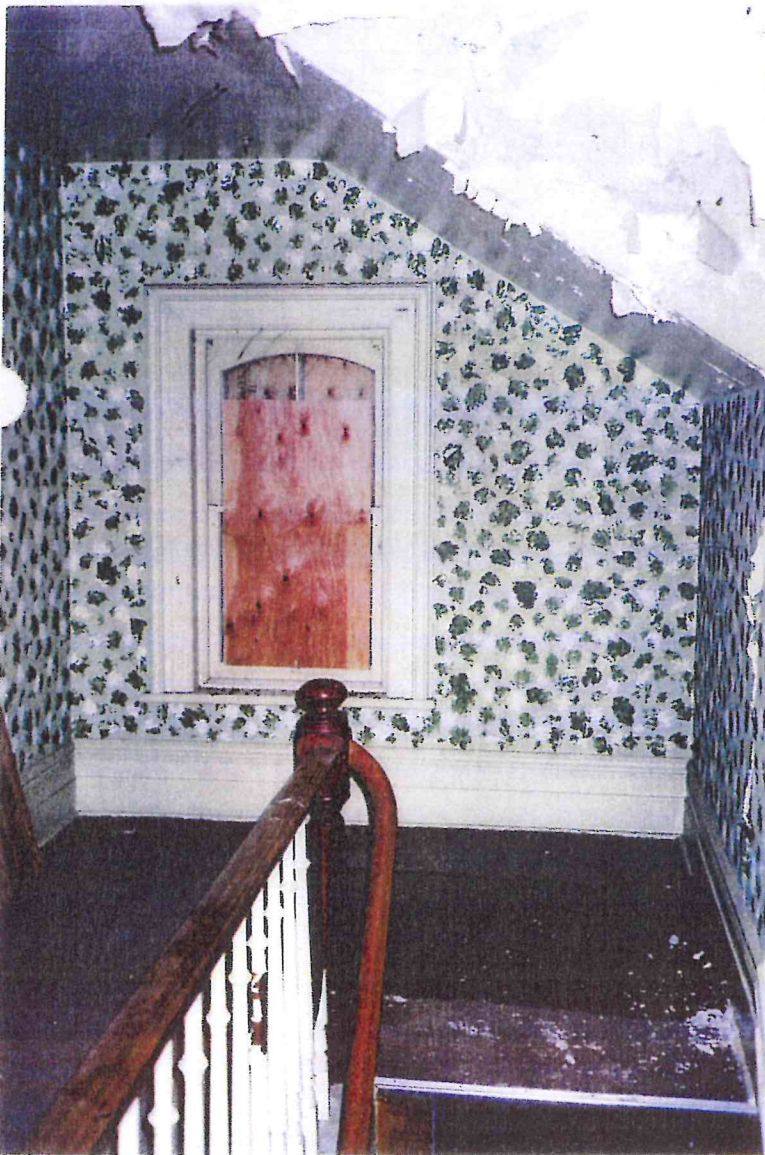


PHOTO DEC 2011

Pg: 27E

27  
Picture # J:3

HERITAGE  
PLASTER LATH  
HAS BEEN  
COMPROMISED.



TYPICAL OF UPSTAIRS  
BEDROOMS.  
PHOTO DEC 2011

PICTURE # J:2 ○

Pg: 270

NOTE: OUTSIDE POINTED ARCH  
SHAPE OF WINDOW IS NOT  
REFLECTED IN THE INSIDE  
WINDOW MOULDINGS.

SEE EXAMPLE  
COMPARISON.



PLYWOOD REMOVED FOR PICTURE

'LANCET'  
ANOTHER HERITAGE WINDOW  
NOTE: MOULD (BLACK)  
AT LEAST 20 SCREWS/SHEET  
BOTH SIDES (2½")

29

PRESENT DAY  
PHOTO DEC. 2011.

Pg: 27F

PICTURE # J:4

NOTE: THE OUTSIDE MULTI-  
ARCH WINDOW FRAMES  
ARE NOT REFLECTED ON  
THE INSIDE WINDOW MOULDINGS

∴ NOT HIGHLY CRAFTED

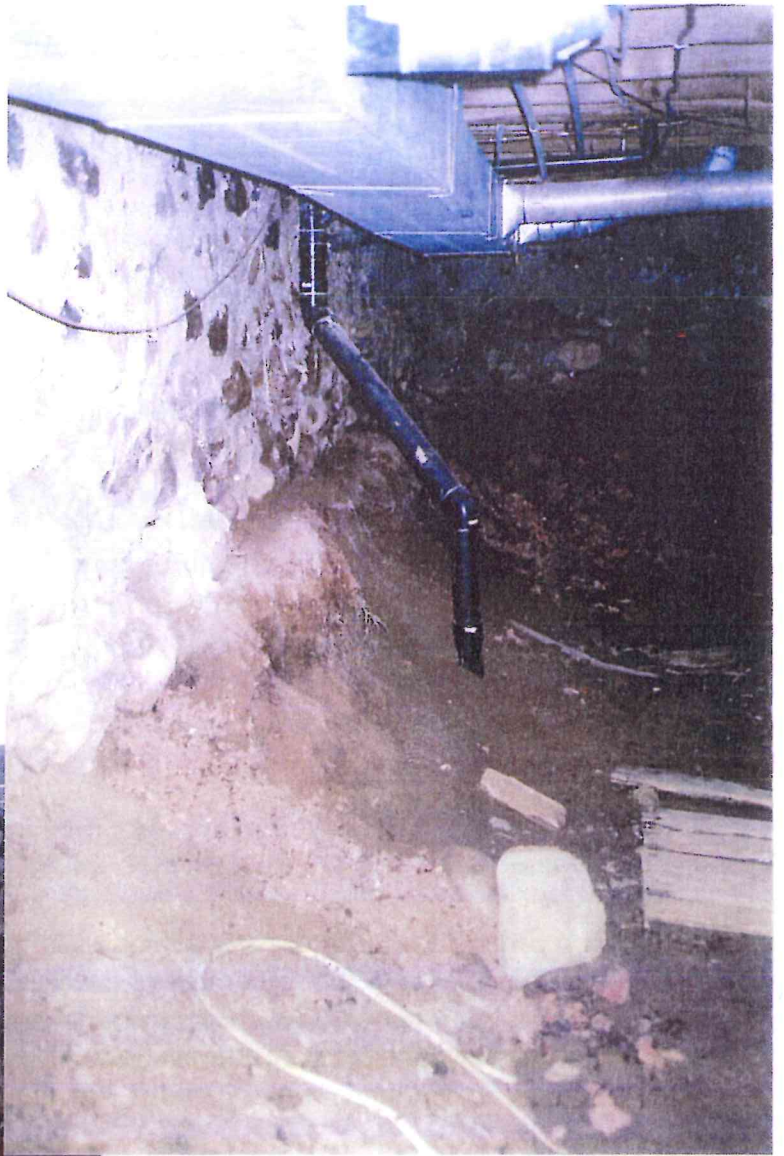
SEE EXAMPLE  
COMPARISON.



PHOTO DEC. 2011

ITALIANATE 'HERITAGE'  
WINDOWS. NOTE 20-2½"  
SCREWS INTO FRAME BOTH  
SIDES HOLDING PLYWOOD!  
(INSIDE & OUTSIDE)

NOTE BLACK MOULD!



APRIL 2012

LWGE1 10

## NEW ADDITION ERODES THE HERITAGE INTEGRITY...

## Gordon Street, 1453

By-law: (2006)-18201

Legal Description: Pt Lot 7, Concession 7

## Designated Portions

Farm House – The Gordon Street Elevation and the North and South facades, including the kitchen extension. GONE .....

+ MATURE TREES & LANDSCAPE

It is intended that any non-original features may be returned to their original documented form without requiring City Council permission for an alteration to the designation.



CONTEXTUAL ORIGINAL HERITAGE SETTING.

## Property History

The property at 1453 Gordon Street is a 1 ½ storey farmhouse located on the west side of Gordon Street, along the former Brock Road in the Township of Puslinch now part of Guelph's south end.

1453 Gordon Street's cultural heritage value lies in it being one of the remaining examples of a farmhouse that is related to the settlement of the area and the Brock Road School House situated across the street. Typical of a neo-classical vernacular Victorian Ontario farmhouse, it features a side gable main roof and front centre gable with Gothic window. Constructed circa 1870, the home is composed of pressed red brick in a stretcher bond pattern with a beaded pink mortar.

As described on the key plan (included in by-law), the key exterior attributes that embody the heritage value of 1453 Gordon Street as an example of a Brock road farmhouse include:

- 1 ½ storey Victorian Ontario farmhouse with gable roof
- Gothic window on front façade
- Constructed with pressed red brick
- Kitchen extension and drive shed

GONE TO FACILITATE ADDITION.

The interior of the house has been [redacted] details are missing and there are no [redacted]

WHERE IS THE KITCHEN EXTENSION?  
COULD THIS HAPPEN TO WILSON F. HOUSE?  
HAS ALREADY, COULD MORE GO? YES...  
(VESTIBULE, 4 CHIMNEYS ETC)

TODAY )

ENTIRE WEST WALL OF WILSON HOUSE IS EXEMPT TO FACILITATE A LARGE MODERN ADDITION

NEW EXTENDED PORCH NOT ORIGINAL

HAS THERE BEEN AN EROSION OF HERITAGE INTEGRITY?

YES .....

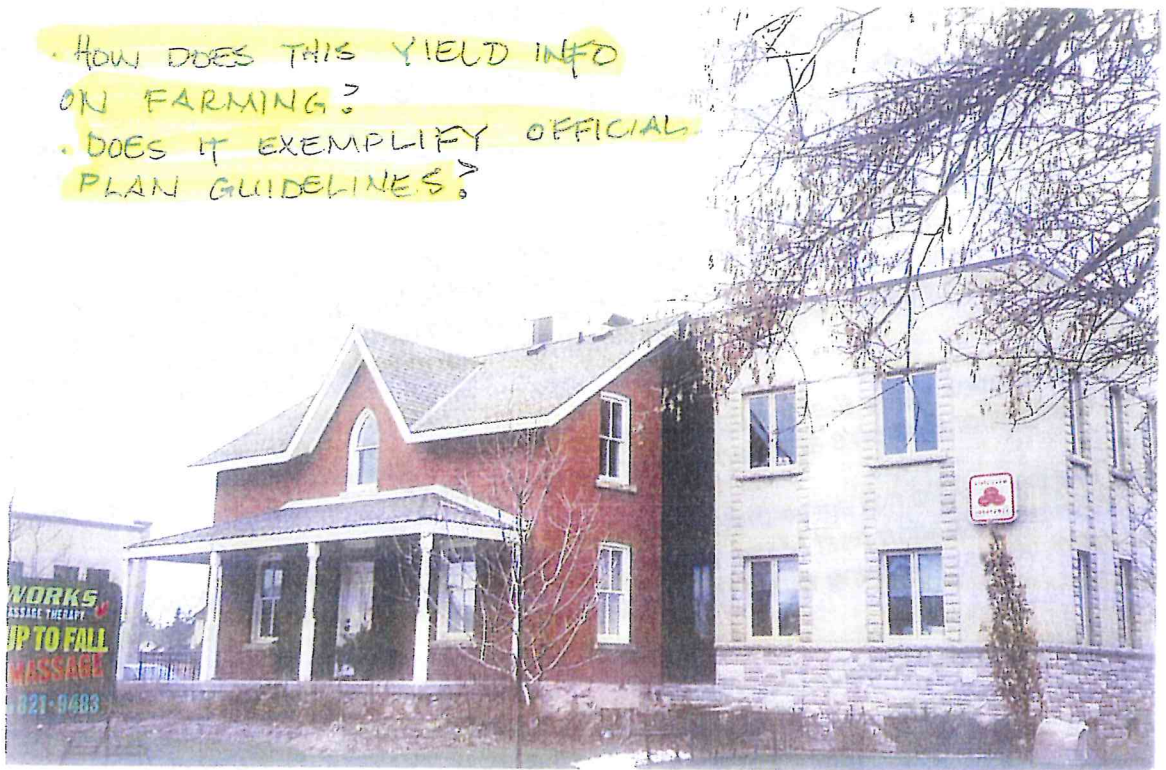


32

WHAT GUARANTEE IS THERE, THIS WILL NOT  
HAPPEN TO WILSON. F. HOUSE?



- HOW DOES THIS YIELD INFO  
ON FARMING?
- DOES IT EXEMPLIFY OFFICIAL  
PLAN GUIDELINES?



1453 GORDON ST.

OWENS REMARKS.  
OWEN SCOTT HERITAGE EXPERT.  
FOR NORTHERN HEIGHTS SUB.

Some Responses to the Conservation Review Board's recommendation to Council to designate the Wilson farmhouse under Part IV of the Ontario Heritage Act

All parties were reminded that the jurisdiction of the Conservation Review Board is to hear evidence within the confines and framework of Ontario Regulation 9/06, which is an integral part of the Ontario Heritage Act, to assess the cultural heritage value or interest of a property being proposed for designation under s.29 of the Act. (CRB1103, October 29, 2012)

The Board does not address issues of demolition or partial or selective demolition, the expenses involved with physical maintenance or repairs of the property, any planning applications or issues that are under the jurisdiction of the Planning Act, the current state of repair of a property, or any future planned or proposed use of the property. (Ibid)

Planning issues, building maintenance and condition, and use of a property are all important factors in determining whether or not the building should be retained, for whom, and at what cost.

An agreement was struck to include the Wilson farmhouse in the neighbourhood park and to use the building for community purposes, not for it to be severed and sold.

Because the building has been neglected for so long, it has deteriorated to the point where rehabilitation (especially to the standards that would be required by designation) would be extremely costly to either the taxpayers or private interests (should one be found).

While the Board may not look at these factors, they should be taken into account when considering heritage designation. It is conceivable that the heritage value of a property could trump these other factors; however, it would need to be a special building indeed that would do this. We submit that the Wilson farmhouse is not that special building.

The parties agree that the farmhouse on the subject property is one of the last remaining vestiges of Guelph's agrarian past of the 1800s. (Ibid)

The parties did not agree that the farmhouse is ... one of the last remaining vestiges of Guelph's agrarian past of the 1800s. It is one of many 19<sup>th</sup> (and 20<sup>th</sup>) century farmhouses remaining within the City of Guelph.

It would appear conclusively on the evidence that this structure, albeit diminished from its original hundred acre size and loss of its ancillary buildings, is a typical example of 19<sup>th</sup> century, vernacular Ontario Gothic farmhouse architecture. It is not a perfect example due to certain idiosyncrasies of original construction and additions over the years, and its present condition is neither perfect nor pristine. The City acknowledges the interior needs significant work but the property, based on the expert evidence of the City before the Review Board is, for all, intents and purposes, sustainable. (Ibid)

COMMON.

NOTICE OF DECISION OF A DRAFT PLAN OF SUBDIVISION PURSUANT TO  
SECTION 51(37) OF THE PLANNING ACT, R.S.O 1990, c. P.13,  
AS AMENDED, BY THE CORPORATION OF THE CITY OF GUELPH

A copy of the decision, including the conditions, is attached. Additional information regarding the proposed plan of subdivision, (as well as the related Zoning File Number ZC0101) will be available to the public for inspection in the Planning and Business Development Department, Planning Division, as well as the Information Services Department, Clerk's Division, during regular business hours. (8:30 a.m. to 4:00 p.m. until September, and 8:30 a.m. to 4:30 p.m. in September)

**DATED** at the City of Guelph this 16<sup>th</sup> day of August, 2002.

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

41. The developer shall dedicate the Ingram Farm House (596 Victoria Road North) on Park Block 155 to the City for community use. The City shall be responsible for a structural and feasibility study and/or a Built Heritage Resource Impact Assessment to determine the appropriateness of retaining the house for public and community use.

PREPARED BY STEPHEN ROBINSON.  
 ATTACHMENT 5 - DESIGNATION ASSESSMENT USING CRITERIA FOR  
 DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Property: 340 Woolwich Street

Date: June 16, 2011

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The criteria set out below are taken directly from the Ministry of Culture Regulation 9/06 made under the Ontario Heritage Act for the purpose of assessing property for designation under Section 29 of the Act.

CRITERIA	NOTES	SCORE
A. 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	...excellent and representative example of mid-19th century limestone cottage in the City of Guelph.	✓
2. ...displays a high degree of craftsmanship or artistic merit	...exhibits a high degree of craftsmanship in stonework	✓
3. ...demonstrates a high degree of technical or scientific achievement		
B. 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	...has a significant historical association with the McTague family, one of Guelph's earliest pioneer families. Between 1834 and 1894, generations of the McTague family owned the lot and resided in the house.	✓
2. ...yields, or has the potential to yield, information that contributes to an understanding of a community or culture	? WHY NOT?	
3. ...demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community		
C. The property has contextual value because it... ...is important in defining, maintaining or supporting the character of an area	...contributes to the visual and historic character of Woolwich Street.	✓
2. ...is physically, functionally, visually or historically linked to its surroundings	? WHY NOT?	
3. ...is a landmark	...as a group, the four stone cottages at 340, 344, & 348 Woolwich Street and 12 Mont Street create a unique and irreplaceable visual landmark along Woolwich Street and Mont Street.	✓

A, B, C. ARE CATEGORIES

PREPARED BY STEPHEN ROB  
 ATTACHMENT 3 - DESIGNATION ASSESSMENT USING CRITERIA FOR  
 DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

DESIGNATION ASSESSMENT

WILSON F. HOUSE  
 Property: 80 Simmonds Drive

Date: December 2010

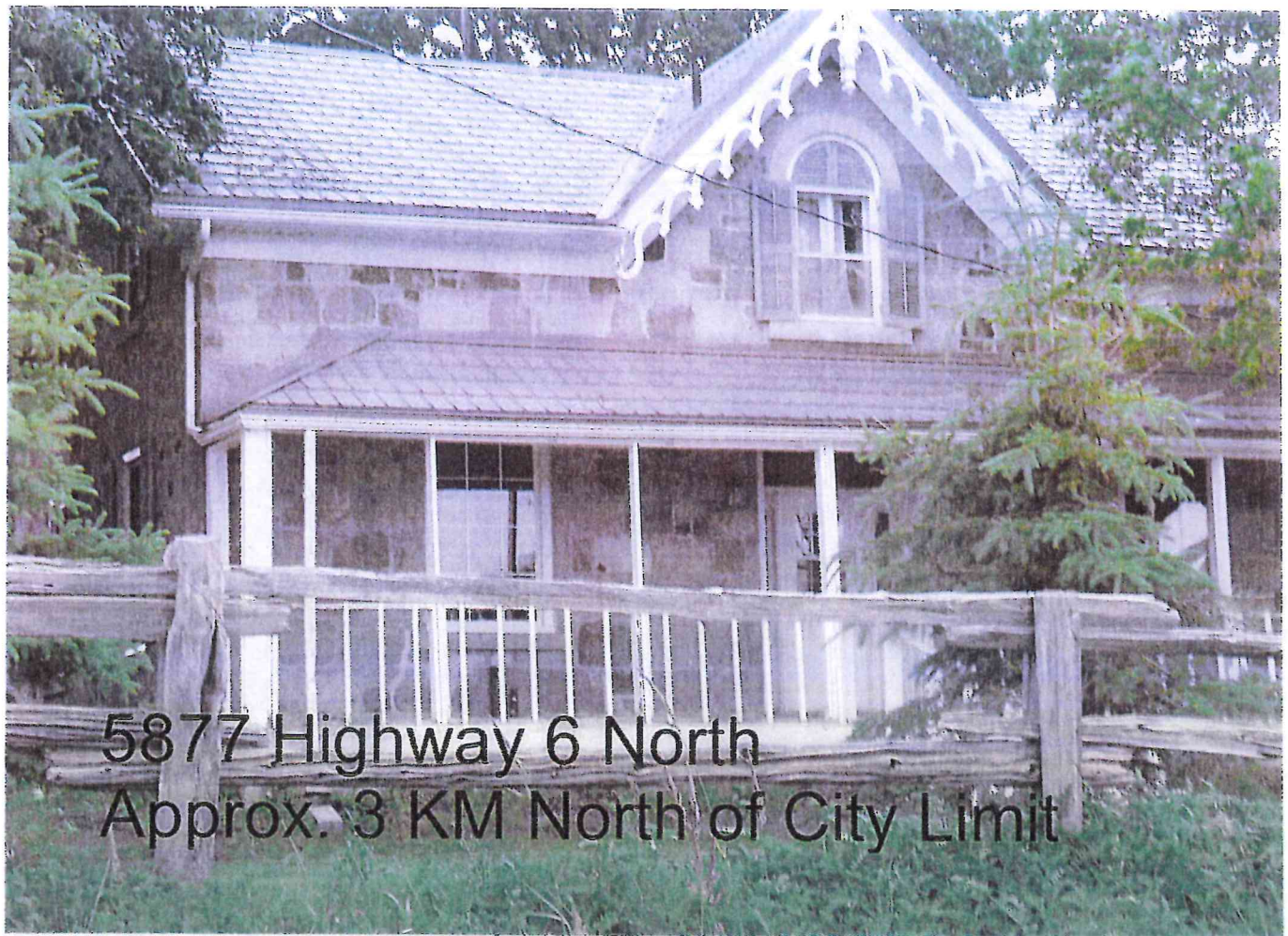
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST  
 The criteria set out below are taken directly from the Ministry of Culture Regulation 9/06 made under the Ontario Heritage Act for the purpose of assessing property for designation under Section 29 of the Act.

NO ADJECTIVES... NO RATINGS.

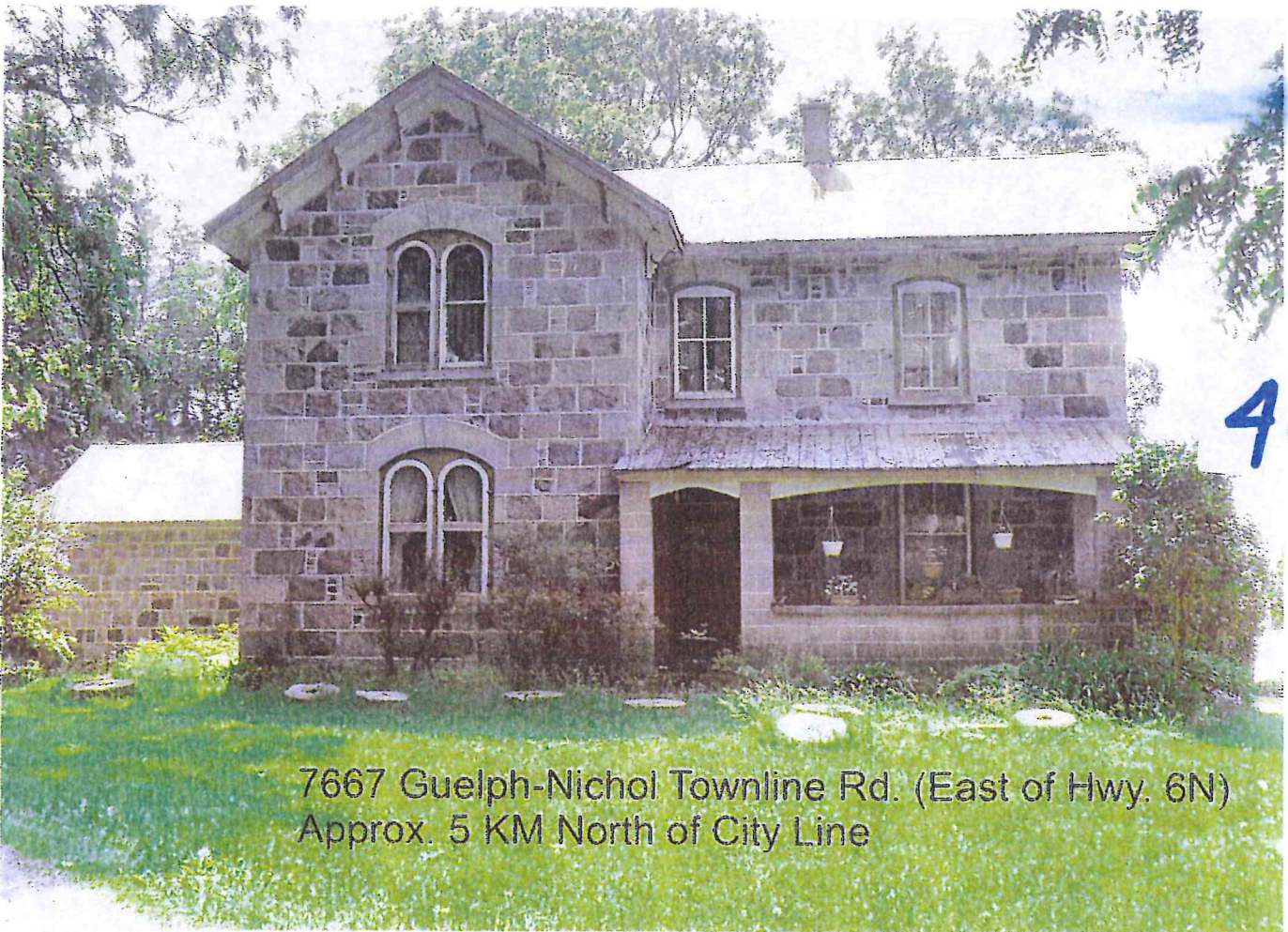
CRITERIA	NOTES	SCORE
A. The property has design value or physical value because it... ...is a rare, unique, representative or early example of a style, type, expression, material or construction method	...is a representative example of late 19thc. Vernacular Ontario Gothic farmhouse architecture common in the once rural areas surrounding Guelph.	✓
2. ...displays a high degree of craftsmanship or artistic merit		0
3. ...demonstrates a high degree of technical or scientific achievement		0
B. 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	...is associated with the Wilson family, first settlers who purchased the land from the Canada Company in 1836 and farmed the land for over a century.	✓
5. ...yields, or has the potential to yield, information that contributes to an understanding of a community or culture	...yields information on the development of 19th Century farming culture in this area	✓
6. ...demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community		0
C. The property has contextual value because it... ...is important in defining, maintaining or supporting the character of an area		0
7. ...is physically, functionally, visually or historically linked to its surroundings		0
8. ...is a landmark		0
9. ...is a landmark		0

NOTE: A, B, C ARE CATEGORIES

73

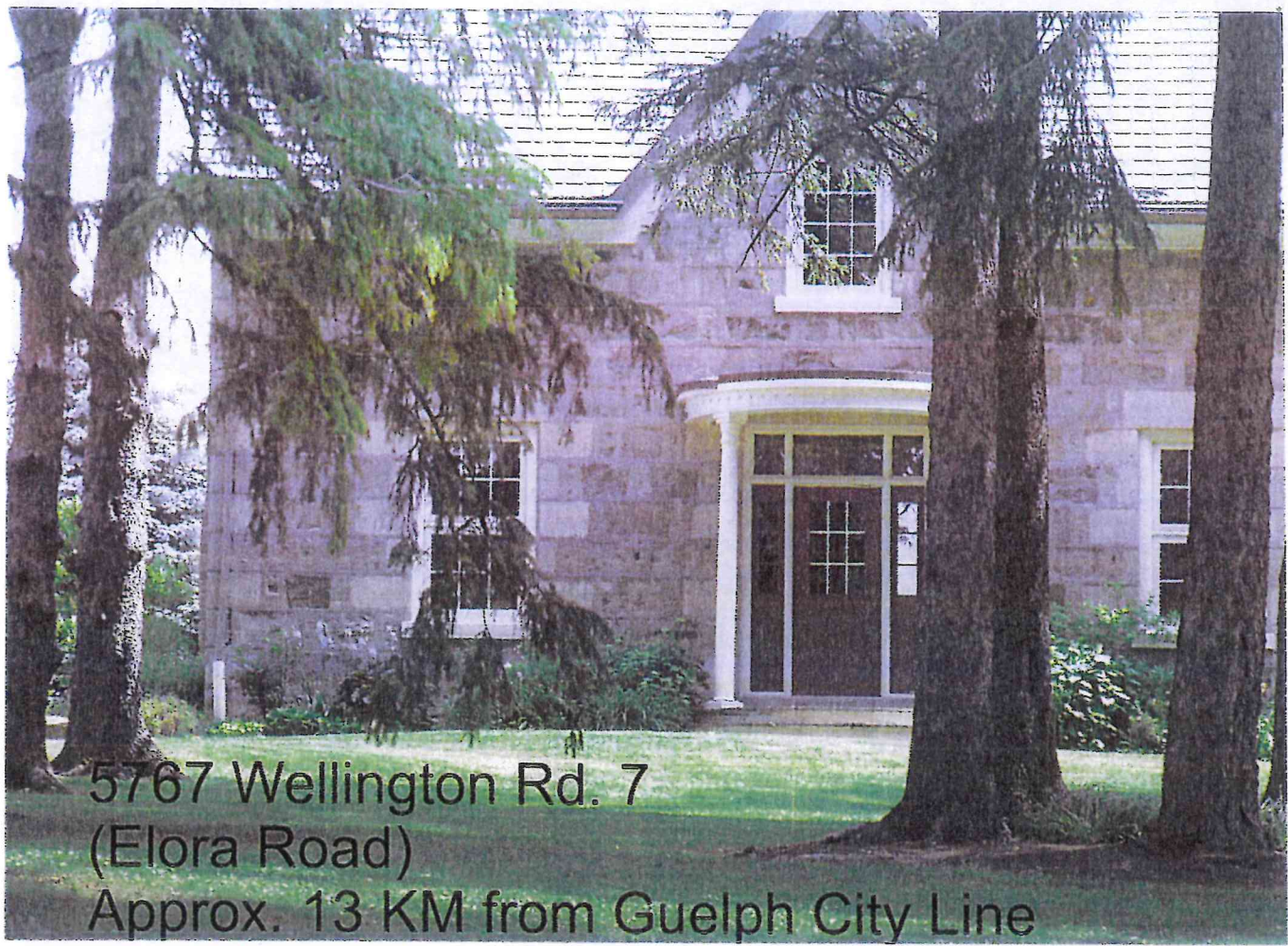


5877 Highway 6 North  
Approx. 3 KM North of City Limit

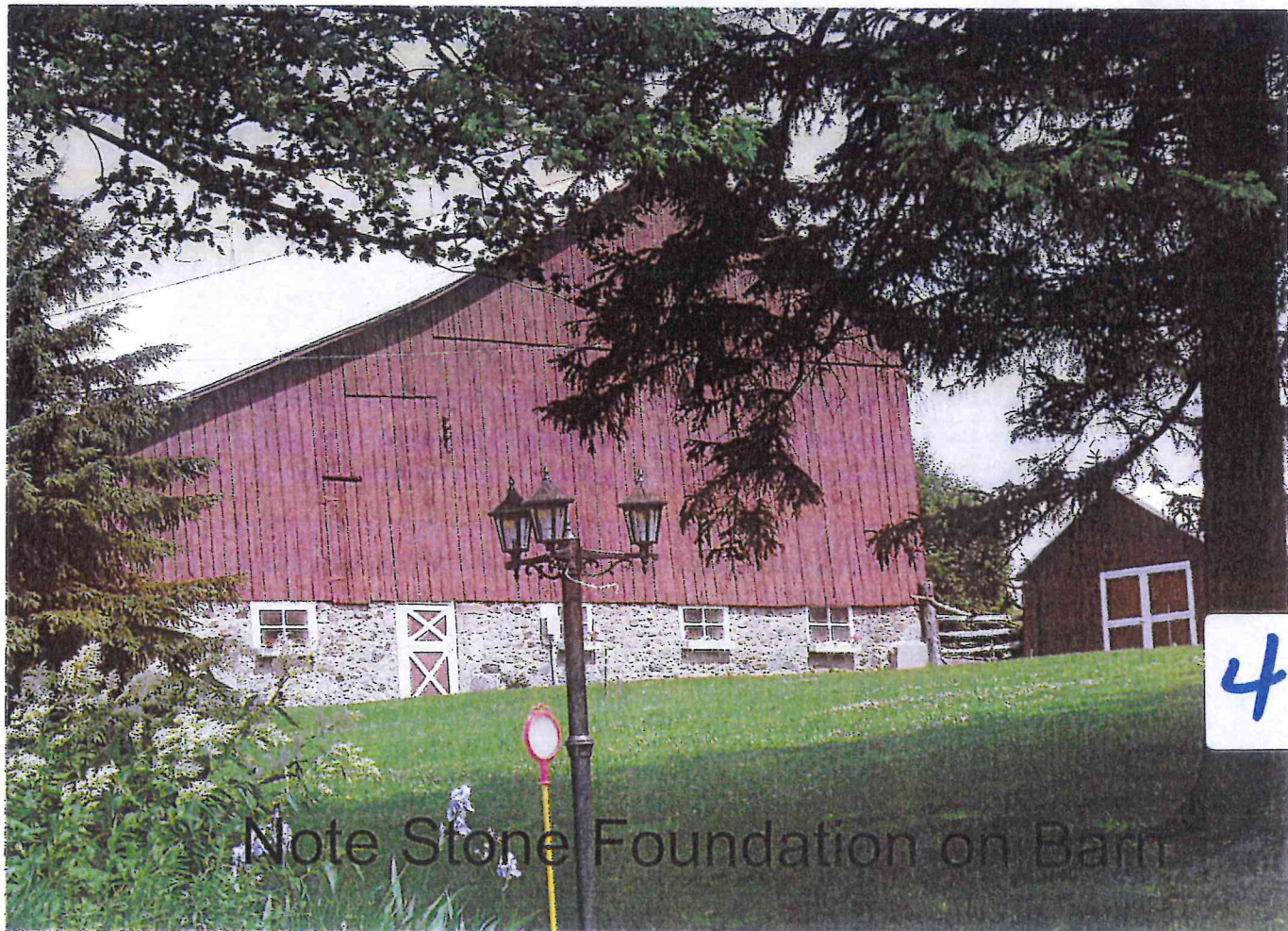


7667 Guelph-Nichol Townline Rd. (East of Hwy. 6N)  
Approx. 5 KM North of City Line

40



5767 Wellington Rd. 7  
(Elora Road)  
Approx. 13 KM from Guelph City Line



Note Stone Foundation on Barn

41



7687 Guelph-Nichol Townline Rd.  
Approx. 6 KM from Guelph City Line

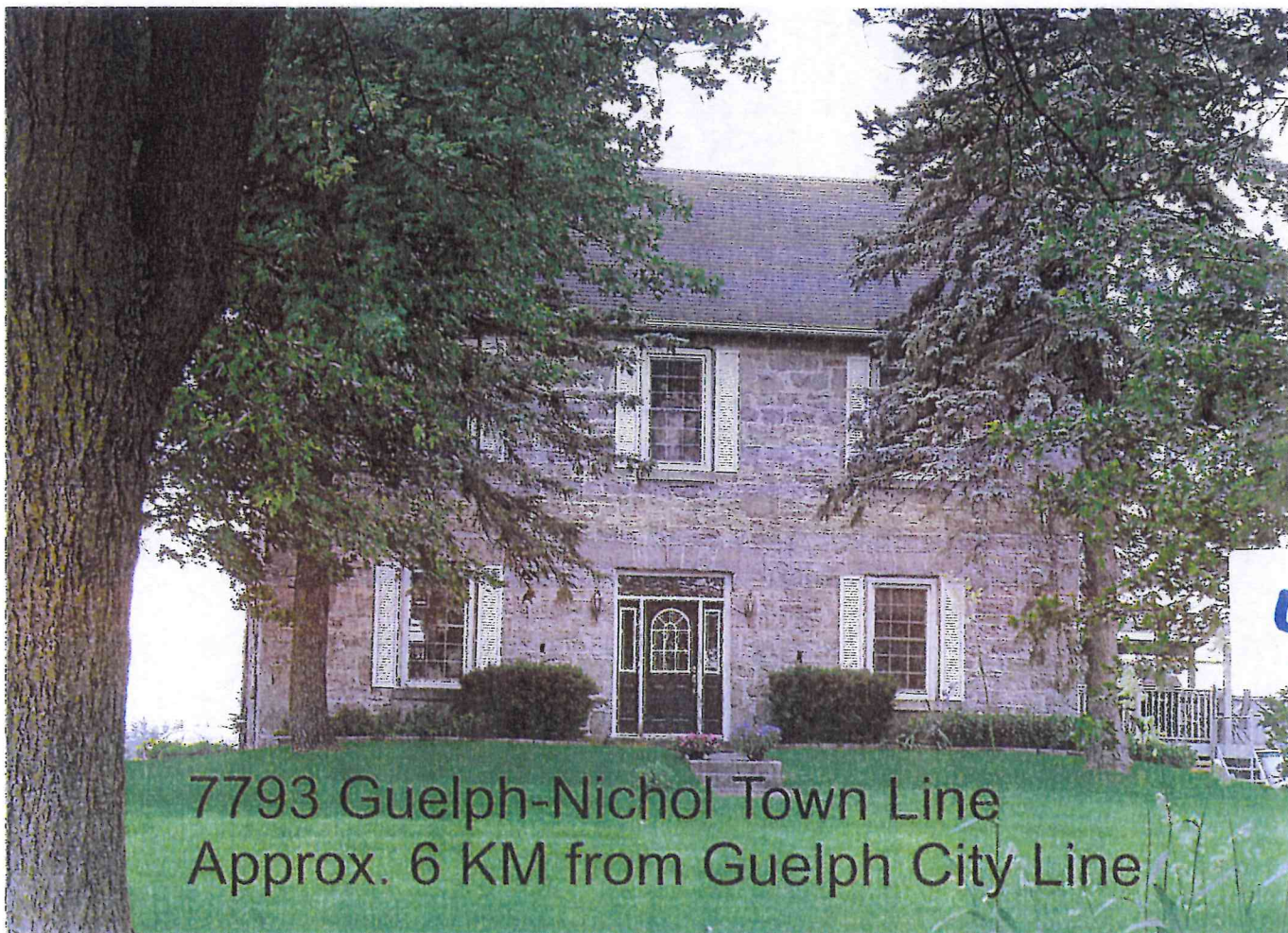


Note Stone Foundation on Barn

42



6781 Campbell Road  
Between Guelph-Nichol Townline and Wellington Rd. 22



7793 Guelph-Nichol Town Line  
Approx. 6 KM from Guelph City Line



# STAFF REPORT

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TO Community and Social Services Committee

SERVICE AREA Community and Social Services  
Parks and Recreation

DATE September 17, 2013

**SUBJECT Wilson Farm Park – Farmhouse**

REPORT NUMBER CSS-PR-1335

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## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide an update and recommendations regarding the Wilson Farm Park Farmhouse and options considered for the farmhouse, and the implications of the heritage designation consideration.

### KEY FINDINGS

Staff have investigated viable farmhouse options, including cost and funding implications. The local community is anxious to have the farmhouse matter resolved after many years of the house sitting empty.

Beyond the 2010 neighbourhood park survey to develop the park master plan and provide comments on the farmhouse, which had been identified for being severed and sold per Council direction, staff have received two signed petitions opposing the heritage designation and severance/sale of the farmhouse prepared by the local community. To date, however, there has been no broad community consultation regarding the future options of the farmhouse.

### FINANCIAL IMPLICATIONS

The financial implications are specific to each option and are outlined further in the report. Ongoing facility maintenance costs will continue to be covered by Community and Social Services, within the approved Corporate Building Maintenance budget, and kept to a minimum until a direction for the building's future is determined. Costs are not expected to exceed \$20,000 in 2013.

### ACTION REQUIRED

That the documentation, salvage and demolition of the farmhouse be approved, and that staff be directed to take the steps necessary to revert the resulting open space to parkland.

## RECOMMENDATION

1. That Council withdraw the Notice of Intention to Designate the property known as 80 Simmonds Drive, in accordance with Section 29 (14) of the *Ontario Heritage Act*
2. That once the Notice of Intention to Designate has been withdrawn, the farmhouse be demolished, while documenting and salvaging, where possible, significant architectural and heritage features to the satisfaction of the City's Senior Heritage Planner
3. That the existing walnut trees be protected, prior to and during demolition, by fencing to define a Tree Protection Zone beyond the dripline of the trees.
4. That the land area surrounding the farmhouse be retained as parkland and that Park staff integrate the parcel into the Wilson Farm Park master plan.

## BACKGROUND

In 2006, the City approved the Victoria Road North Secondary Plan which included the following Cultural Heritage Resource policy:

*3.5.20.1 The farmhouse at 595 Victoria Road North will be incorporated into the design of the main public square for the lands located along the west side of Victoria Road, providing opportunity for the use of this building as a public facility (community centre or library) or alternatively, to be retained as a residential use.*

Since that time, staff, at Council's direction has achieved the following:

YEAR	ITEM	DESCRIPTION	STATUS
2007	Expression of Interest	Options for farmhouse use from the private sector	2 bids received and withdrawn
2010	Sever parkland and sell farmhouse  Heritage Designation  Park Master Plan	Council direction to offer Ingram farmhouse for sale on the open market  Park Master plan approved	No action over course of item
2011 - 2012	Heritage Designation	2011 – Council publishes Notice of Intention to Designate  2011-2012 – appeal of Notice of Intention to Designate and subsequent	2012 – Cultural heritage value of house and property confirmed by recommendation of Conservation Review Board

# STAFF REPORT

		referral to Conservation Review Board Hearing	
2011	Reconsideration of prior Council resolutions	By means of Special Resolutions, Council reconsiders the severance and sale of the building and park master plan, but does not reconsider the intention to designate the farmhouse.	Council resolution on the master plan was intended to include the farmhouse into the current Master Plan and not to undertake another master planning initiative on the entire parcel
2012	Park Construction	Installation of park program completed July 2012	Play structure open and sport field permitted in 2013
2012	Conservation Review Board Decision	Recommends City pursue designation	2012 notification to Council

Throughout the park master plan process listed above, the local community had opportunity to provide comment only on the park design; however, comments regarding the farmhouse were also received as part of the park master plan survey (Attachment 1). Comments included concerns regarding the appearance of the building, potential for vandalism, uncertainty about future use, lack of City commitment to restore and several comments suggested the building be demolished and the land be retained as parkland.

Based on the neighbouring community's feedback, staff proceeded with the development of a Council approved park master plan. Park construction was completed in July 2012; however, the issue of the farmhouse remains outstanding.

Apart from the staff-led park survey in 2010, staff also received signed petitions from neighbourhood residents, including a number of residents from Guelph Lake Commons retirement community, noting their objection to the proposed severance and sale of the parkland (Attachments 2 and 3).

In March of 2012, Council received Information Report # OT031207 which discussed outstanding items related to the re-purposing of the farmhouse – in particular, the need for additional public consultation on potential future options for the farmhouse and the status of the heritage designation. Although staff have scoped an engagement process, it was not initiated and no formal broader community engagement has occurred regarding options for the farmhouse.

# STAFF REPORT

In December of 2012, Council was provided the October 29, 2012 report of the Conservation Review Board (CRB) which recommended that Council proceed with the designation of the property under Section 29 of the *Ontario Heritage Act*.

## REPORT

Since the time of receiving the CRB recommendation, staff have met to review and verify options for the future use of the site (including implications of pursuing a designation), and identified key decision points for Council's input. Table 1 below outlines the opportunities and constraints of the various options.

The Northern Heights neighbourhood group and the Guelph Lake Commons retirement community comprises largely the feedback received to date. The neighbourhood group has further petitioned the immediate neighbourhood on three separate occasions to garner support for their preferred option to demolish the farmhouse and retain the parkland.

Staff has currently identified five (5) main categories of options for the future use of the farmhouse outlined in Table 1 below.

Table 1: Options for Farmhouse

<b>OPTION</b>	<b>Opportunities</b>	<b>Constraints</b>	<b>ESTIMATED COSTS (recovery)</b>
<u>Option 1</u>  Designate, sever and sell (with new reduced severance configuration*)	Residential or private facility – eliminates City's ongoing financial liability  Consistent with Heritage Guelph and Conservation Review Board recommendation  Reduced severance size mitigates neighbourhood concerns to extent feasible  Positive revenue impact for City  Would allow full	Any use other than parkland or public use may require a zoning bylaw amendment.  Loss of parkland access by neighbourhood to most desirable park area.	(\$200,000 - \$215,000) revenue based on a 2010 valuation

# STAFF REPORT

	<p>heritage value to be retained</p> <p>Consistent with the Official Plan; no amendment required unless use is non-residential.</p>		
<p><u>Option 2</u> Document, salvage and demolish</p>	<p>Eliminates City's ongoing financial liability</p> <p>Larger park block</p> <p>Consistent with neighbourhood group's opinion</p>	<p>Loss of cultural heritage resource</p> <p>Inconsistent with Cultural Heritage policies of the Official Plan</p> <p>Inconsistent with Heritage Guelph and Conservation Review Board recommendations</p>	<p>\$30,000 - \$50,000</p>
<p><u>Option 3</u> Relocate building (sell), retain land</p>	<p>Eliminates City's ongoing financial liability</p> <p>Larger park block</p> <p>Consistent with neighbourhood group's opinion</p>	<p>Would diminish heritage value</p>	<p>Assuming we can sell for \$1.00</p>
<p><u>Option 4</u> Designate, preserve, restore and explore potential uses</p>	<p>Could result in future beneficial use</p> <p>Allows for full heritage value to be retained</p> <p>Consistent with Official Plan policies</p> <p>Consistent with Heritage Guelph and Conservation Review Board recommendations</p>	<p>Significant capital and ongoing operating costs (currently unfunded)</p> <p>No current potential uses. Uncertainty around future potential uses.</p> <p>Needs assessment study costs</p>	<p>\$450,000</p>

# STAFF REPORT

<u>Option 5</u> 'Mothball' structure and and explore potential uses	Could result in future beneficial use  Allows for full heritage value to be retained  Consistent with Official Plan policies  Consistent with Heritage Guelph and Conservation Review Board recommendations	Significant capital and ongoing operating costs (currently unfunded)  Uncertainty around potential future uses	\$200,000
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\* Attachment 4 depicts two potential reduced severance configurations which are different from the one subject to Council's reconsideration decision. The precise lot layout would have to be confirmed based on site grading, servicing and access considerations.

It should be noted that all options listed above have been mentioned via informal and formal venues, and each also represents differing opinions expressed by the community. In other words, while there is a segment of the local neighbourhood that has been quite vocal in expressing a particular perspective about the house and property, there may be other segments of the local neighbourhood and broader City that are neutral or supportive of retention options.

To date the farmhouse sits empty, without heat or hydro and is boarded-up. It sits atop the highest portion of parkland where shade is afforded by mature black walnut trees and is the most desirable by area, as noted by area residents. The building has appeared neglected for many years – it was last occupied in 2005 – and is in need of significant upgrades to make it habitable.

Through their petitions, the local neighbourhood has expressed a strong desire to have the building demolished, and have expressed the opinion that it is a blight on the landscape in its current state. They have requested that the section of parkland be retained for the community's enjoyment. Many area residents purchased their homes under the assumption that the farmhouse would be programmed and would form part of the park block; however, this has not been the case.

Options 4 and 5 costs are prohibitive and no potential current or future uses have been identified. Further, the costs for preserving the asset have not been included in the 2014 capital budget, nor the 10 year capital forecast.

While Option 5 preserves the heritage attributes of the building, it essentially 'mothballs' the structure without any public programming opportunity identified. Capital costs for mothballing are estimated at \$200,000.

# STAFF REPORT

To accommodate a standard of accessibility for the public under Option 4, staff would have to budget upwards of \$450,000, which would afford access to the main floor with no guarantee of public access to the second storey. This costliest of options is the least desirable as there is no deemed programming use and is not recommended.

Documenting, salvaging and demolishing the building under Option 2 at an estimated cost of \$30,000 - \$50,000 represents minimal costs, and is recommended by Parks and Recreation staff. Heritage features could be documented and removed from the structure and preserved for their merit, while affording the parkland to remain whole and retained for community use.

Options 1 and 3 are either cost-neutral or provide new revenue to the City and either fully (Option 1) or partially (Option 2) retain the Heritage value. Option 1, however, results in the loss of public space as part of the overall park master plan and is inconsistent with the desires of area residents.

Under Option 3, Council would direct the building to be sold for \$1.00 and relocated at the purchaser's expense. Some heritage value would be retained although diminished, the parkland would be retained. Costs to relocate the structure are estimated to be \$40,000 - \$100,000, and would be at the expense of the purchaser. The availability of a willing buyer at this time is speculative. A structural assessment has been completed that determined moving the house was possible.

Under Option 1, designating, severing and selling the farmhouse would generate approximately \$200,000 in new revenue for the city's parkland reserve, and result in the loss of public space as part of the overall park master plan. Having a private home or business within the neighbourhood park is inconsistent with the desires of area residents to keep the park whole. Layout options for the reduced parcel lots are attached (Attachment 4).

Staff recognize the value and merit in retaining heritage assets, yet there is little or no budget to support its retention as a public facility, unlike the successful renovation of the Loretto Convent/Civic Museum – a heritage asset with an identified community use and a source of funding to support the proposal. Consequently, Options 4 and 5 which could result in future public uses are not recommended. In the future, sustainable capital and operating funding would need to be budgeted to fully fund the city retaining public ownership of heritage facilities, if desired. Options 1 and 3 are designed to retain heritage value, but at private expense.

## Planning/Heritage Comments

The City's Official Plan contains City-wide Cultural Heritage policies aimed at identifying and conserving significant cultural heritage resources, including built heritage, cultural heritage landscapes and heritage trees. The Official Plan also

# STAFF REPORT

includes a site-specific policy that this farmhouse be retained for use as a public facility within the park, or alternately for residential/private use. Consistent with these policy directions, the subdivision development approvals resulted in the creation of the park and the more recent park design and construction, and retained the farmhouse in a manner that would allow for its future use.

Heritage Planning staff and Heritage Guelph have advised Council of the heritage significance of the house and environs, which led to Council publishing notice of intention to designate the property in March 2011, pursuant to the *Ontario Heritage Act*. This notice was appealed to the Conservation Review Board Report. In a decision issued October 29, 2012, the Board concluded that the property with its farmhouse structure and two black walnut trees is worthy of designation under the Act. Heritage attributes displayed by the Wilson farmhouse: design or physical value, and historical or associative value.

The Review Board also concurred with the City's position that the farmhouse "is a benchmark for the community and reflective of the City's once vibrant agricultural past." The Board recommended that Council proceed with the designation of the property. It should be noted that this is a recommendation only, and Council makes the final decision whether to proceed or not proceed with designation. If Council decides not to proceed, it would have to withdraw its previous Notice of Intention to Designate in accordance with the *Ontario Heritage Act*.

The Conservation Review Board Report (CRB1103, issued October 29, 2012) decision is also attached (Attachment 6). Evidence provided by the City's Senior Heritage Planner to the Board regarding the cultural heritage attributes of the property are summarized on pages 4 and 5 of the decision.

Options 1 and 4 would be the most consistent with the City's Official Plan and the recommendations of the City's Senior Heritage Planner, Heritage Guelph and the Conservation Review Board. Attachment 1 depicts two potential severance reconfigurations for Option 1 that would result in more land being retained in the park, including one or both of the large walnut trees, as compared to the severance layout that was part of Council's previous reconsideration. These alternative severances have been generated to mitigate local neighbourhood concerns to the extent feasible.

Options 2 and 3 would not be consistent with the City's Official Plan and the recommendations of the City's Senior Heritage Planner, Heritage Guelph and the Conservation Review Board. It should be noted that Heritage Guelph has not been consulted on Options 2 and 3.

## **CORPORATE STRATEGIC PLAN**

### Organizational Excellence

- 1.2 Develop collaborative work teams and apply whole systems thinking to deliver creative solutions

# STAFF REPORT



## Innovation in Local Government

### 2.2 Deliver Public Service better

## City Building

### 3.1 Ensure a well designed, safe, inclusive, appealing and sustainable City

### 3.2 Be economically viable, resilient and attractive for business.

## **DEPARTMENTAL CONSULTATION**

The following City Service Areas contributed comments during this process:

- Community and Social Services
- Corporate and Human Resources
- Planning, Building, Engineering and Environment
- Finance and Enterprise

## **FINANCIAL IMPLICATIONS**

Presently, there are ongoing building maintenance needs which require immediate attention, namely replacement of missing roof shingles, patching of holes in the soffits, fascia, and foundation, and structural repairs to the porch area. Provisions for the aforementioned have been made through the current Corporate Building Maintenance operating budget. These costs are not expected to exceed \$20,000 in 2013.

Option 1 would have a positive revenue impact with funds returned to the parkland reserve. Options 3 would be cost-neutral. Option 2 would have relatively minor negative financial impacts. Options 4 and 5 would have a significant negative financial impact.

## **COMMUNICATIONS**

Park Master Plan Survey

## **ATTACHMENTS**

- Attach. 1: Park master plan survey results, September 2010
- Attach. 2: Objections to the Proposed Heritage Designation and Sale of the Wilson Farmhouse, April 26, 2011
- Attach. 3: Wilson Farmhouse and Park Petition, January 2013
- Attach. 4: Severance Sketch, Option1
- Attach. 5: Severance Sketch, Option 2
- Attach. 6: Decision of the Conservation Review Board, October 29, 2012

# STAFF REPORT

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**Approved By**

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**Recommended By**

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	Form	Comments			Staff Response
		Likes	Dislikes	Other	
1	Online	Trees	(1) Playground location		(1) Playground location rationale: central to subdivision, good sightlines from busy street to deter crime, space efficient, good distance from street for safety.
2	Online	Other than house and its property I like the proposal	(2) Farmhouse uncertain future.	(3) Put in enough benches	(2) Farmhouse to be placed on market as soon as possible.  (3) Several benches will be provided. Bench locations will be determined during detailed design. A note regarding benches has been added to the master plan.
3	Online	The number of trees; trails in park and leading to open space	(4) No sidewalk/trail on south half of Webster St.	(3) Put in lots of benches, especially at playground	(4) Will not be parkland in front of farmhouse for off-road trail; will forward request for sidewalk to Engineering.  (3) as above

4	Online	Excellent plan; Provides a usable facility for all age groups; suits area		<p><b>(5)</b> Put tree planting in first phase.</p> <p><b>(6)</b> Concern re: farmhouse heritage designation: may prolong unsalvageable eyesore, further decay, unwanted activities.</p> <p><b>(7)</b> What uses permitted for farmhouse?</p>	<p><b>(5)</b> Trees will be planted in Phase 1 if feasible and if the budget permits. Tree planting also will occur in Phase 2; however it will be near the end of construction because other work needs to be completed first to avoid damaging them.</p> <p><b>(6)</b> Council has given direction to proceed with heritage designation process.</p> <p><b>(7)</b> The farmhouse parcel will have the same permitted uses as the other single detached home lots surrounding the park: single detached dwelling; accessory apartment; bed and breakfast establishment; day care centre; group home; home occupation; lodging house.</p>
5	Online	Proposing to expand the trail network in the area of this park	Nothing	Like future trail heading towards Victoria Rd.	

6	Online	Play area;	(8) Farmhouse; demolish and add lot to park	(7) Do not allow commercial use of farmhouse.	<p>(8) Demolition is not an option within City policy; City's Official Plan requires farmhouse to be retained. Council has given direction to sell house. Proposed house lot is minimum practical size to retain as much parkland as possible.</p> <p>(7) as above</p> <p>(9) Winter ice rink area will be large enough for neighbourhood-size hockey and recreational use. Actual rink size will depend on volunteer effort and weather conditions.</p>
7	Online	<p>(9) Winter ice rink, provided it is for pleasure skating and not hockey</p> <p>Overall layout; junior and senior playgrounds; shade structure</p> <p>Loops of trails in the park and open space</p>	(10) Sports field: concerned it may be paved	(3) Put lots of benches near playground	<p>(10) Sports field will be turf.</p> <p>(3) as above</p>
8	Online	Different age group children's play area	(8) Farmhouse: demolish; (11) eyesore.	(12) Add water play area; (13) perennial beds	<p>(8) as above</p> <p>(11) Farmhouse to be placed on market as soon as possible. Lot must be maintained by new owner to City property standards and - once designated - restoration to be compatible with heritage.</p>

		Winter ice rink; plants; shade structure; site furniture			<p><b>(12)</b> This is not recommended. Splash pads are too costly to build and maintain in neighbourhood parks. They are usually planned for larger parks which have support amenities e.g. off-street parking and washrooms so they can serve a larger area. This neighbourhood is served by an existing splash pad at Waverley Park and a future one at Eastview Community Park.</p> <p><b>(13)</b> Will consider a small planting bed during detailed design if sufficient budget and maintenance support.</p>
9	Online	Plan makes space useful; will allow children to avoid playing on streets	<p><b>(14)</b> Farmhouse vacant and prone to vandalism; limited market due to poor condition, heritage standards, proximity to play area.</p>	<p><b>(15)</b> Add parking to limit street parking</p>	<p><b>(14)</b> Farmhouse to be placed on market as soon as possible; All other uses explored; sale is remaining option permitted within City policies. Recommendation for heritage designation also per City policies. Proximity to playground similar to homes on Kinlock St. and many other neighbourhood parks.</p>

					<p><b>(15)</b> This is not recommended. Parking lots are not permitted in a P.2 zone. Also on-street parking estimates by Traffic Services in immediate area indicate sufficient parking to serve the proposed park uses.</p>
10	Online	All of the component; placement of ice rink light - not shining directly at homes	<p><b>(16)</b> Farmhouse not community use; <b>(17)</b> proceeds of farmhouse sale not to park.</p>	<p><b>(12)</b> Add water park</p> <p><b>(18)</b> Garbage cans that are not close to homes.</p>	<p><b>(12)</b> as above</p> <p><b>(16)</b> Community use studied and all City service areas consulted; no compatible use identified. Significant expense to convert to a public building not justified.</p> <p><b>(17)</b> As it is parkland, the sale of the farmhouse lot is subject to the Ontario Planning Act which requires that the sale proceeds be used for parkland purchase or a few other limited uses. Staff concerns with exploring the use of proceeds for park development: would restrict park development timing to sale timing; park purchase funds are needed to support future park projects. Funding rest of park development is possible via capital budget.</p> <p><b>(18)</b> Will include - locations to be decided during detailed design.</p>

			(19) Not all park items being completed next year.	(20) Add basketball court	(20) Not recommended: 2 requests for basketball; insufficient funding unless remove an item; 39% like plan as-is; this area is served by basketball courts at Golfview Park and Waverley Dr. school.  (19) \$153,000 is currently available and staff intend to proceed with a first phase of the master plan implementation in 2011 per the schedule in the park survey. \$315,000 was identified in the 2010 Capital Budget Forecast for 2012. Staff intend to complete the remaining items in the master plan when this funding is available.
11	Online	Plan overall; playground next year	(14) Farmhouse; lack of resolution: no serious buyer ("money pit", vacant, vandalized)	(21) Accessible swing like Riverside and Exhibition Parks; digger toy.  (15) Add parking; (23) community garden.	(14) as above. (21) Will consider during detailed design.  (20) as above.
12	Online	Play area and its timeline; ice rink; shade structure; trees	No basketball or tennis courts. (20) Put basketball or (22) tennis court in ice rink area; ice rink on sports field.		

					<p><b>(22)</b> Not recommended. 1 request for tennis; insufficient funding; tennis courts are typically lit - incompatible in this case; 39% like plan as-is; this area is served by tennis courts at Skov Park. Ice rink incompatible with booked sports field: it damages turf.</p> <p><b>(15)</b> as above.</p> <p><b>(23)</b> Community gardens not being provided in parks at present; awaiting results of current pilot garden projects and final City policy.</p>
13	Online	Trees around the play area	<p><b>(8)</b> Farmhouse: demolish; <b>(11)</b> eyesore. Use lot for park or subdivide and sell - <b>(17)</b> use funds for park development.</p>	<p><b>(24)</b> Ice rink light on year round? Golfview Park rink light unattractive - use underground electric and better pole.</p>	<p><b>(8), (11)</b> and <b>(17)</b> as above</p> <p><b>(24)</b> Winter operation only. Will consider during detailed design.</p>
14	Online	Trees surrounds; sport field; paths; play areas; ice rink	<p><b>(14)</b> Farmhouse staying; <b>(11)</b> eyesore; needs major reconstruction.</p>	<p><b>(25)</b> Reduce weeds and thistles in park grass.</p>	<p><b>(14)</b> and <b>(11)</b> as above</p>
15	Online	Play area; ice rink; open space	Nothing	<p><b>(25)</b> Better park grass maintenance.</p>	<p><b>(25)</b> Will forward comment to Operations.</p> <p><b>(25)</b> Will forward comment to Operations.</p>

16	Online	Sports field; playground			(12) Add splash pad	(12) as above
17	Online	Trail system	(19) Unknown construction timing; make timing commitment		(26) Include a "General Store" in playground  (27) Design shade structure & playground to prevent crime, vandalism, graffiti.  (28) Plant good sized trees and maintain.	(19) as above. (26) Will consider during detailed design.  (27) Will address during detailed park design.  (28) Will include.
18	Online	Excellent plan; good mix of different elements	(16) Farmhouse: disappointed city could not retain ownership; (7) use as residential property		Support playground in Phase 1.  (28), (5) Plant good-sized shade trees ASAP.	(16) and (7) as above  (28) and (5) as above.
19	Online	Multiple use park for both summer / winter			Farmhouse: (11) eyesore, does not fit in neighbourhood, will be vandalized, (8) demolish. (14) It is pipe dream that it will be sold and restored; too costly.	(11), (8) and (14) as above
20	Online	Trails	(14) Farmhouse: looks pathetic, vandalism target. Put conditions on sale to limit vacancy period		(29) Create large enough playground; one in Reid's subdivision east of Victoria Rd. is small.	(14) as above. (29) Playground size will be appropriate to a neighbourhood park.

21	Online	Overall plan; trees; unlit sports field; suits neighbourhood; plan for future trails; ice rink; locations of trail entries	<p><b>(14)</b> Farmhouse: unknown future, years to resolve, <b>(11)</b> new owner may not fix up and stays eyesore.</p> <p><b>(30)</b> Sports field is bookable: concerned about noise, garbage, no permanent goals, <b>(15)</b> on street parking.</p>	<p><b>(28)</b> Install large trees; <b>(18)</b> enough garbage cans.</p> <p><b>(19)</b> Complete work soon.</p>	<p><b>(14), (11), (28)</b> and <b>(18)</b> as above.</p> <p><b>(30)</b> Bookable sports fields are needed to address a shortage of fields for soccer and Ultimate Frisbee. The grassed area south of Ingram Drive, which will be properly constructed as a multi-purpose sports field through the master plan implementation, has been booked by sports groups regularly since 2008. There were no complaints about this existing use in the survey comments. The bookings are summer only – typically a few hours in evenings and on weekends. Garbage can(s) will be provided near the sports field. A note regarding garbage cans has been added to the master plan.</p> <p><b>(15)</b> and <b>(19)</b> as above.</p> <p><b>(14)</b> as above.</p> <p><b>(31)</b> Park location now permanent; met all City siting criteria.</p>
22	Online	Trees	<b>(14)</b> Farmhouse sale.		
23	Online	Multipurpose sports area	<b>(31)</b> Park location; don't like hill.	<b>(32)</b> No sand in playground; lots of cats in neighbourhood; small children eat it.	

24	Online	The proposal as-is	(16) Farmhouse: use it for other purpose e.g. library. (17) Or - use sale proceeds for park development.	(23) Put in community garden.	(32) Will consider during detailed design.  (16), (17) and (23) as above
25	Online	Large open field; trees; trails	(19) Uncertain construction timing.	(19) Commit to completion timeframe.	(19) as above
26	Online	Many proposed trees; connection to existing trail	(14) Farmhouse: if does not sell abandoned house in park. (17) Use sale proceeds for park development.  (5) Plant trees right away  (33) Sports field booking: give priority to neighbourhood use.		(14) and (17) as above.  (5) as above  (33) Operational issue so not addressed by master plan process; however the master plan provides a large grass play area (not intended for bookings) for neighbourhood sports use.
27	Online	Park plan; playground; rink; sports field; trail from storm water area.	(14) Farmhouse: surprised at sale & heritage designation. Concern re: continued vacancy (break-ins, partying, damage, fire).	(34) Convert farmhouse to park shelter (8) or demolish and use for parkland.	(14) as above; (34) impractical; (8) as above.

28	Online	Play area; future trails	<b>(16)</b> Farmhouse sale. City not wanting to restore; very disappointing.	<b>(16)</b> Leave the house as-is until City money to restore it.	<b>(16)</b> as above.
29	Mailed	Junior and senior play area, swings; benches; shade structure; trees.	<b>(29)</b> Play area seems small; want Riverside Park-sized equipment.	<b>(35)</b> Will there be lighting other than ice rink?  <b>(36)</b> Provide cushion surface for playground, e.g. shredded car tires, wood chips.	<b>(29)</b> as above. <b>(35)</b> No.  <b>(36)</b> Will provide safety surfacing for playground.
30	Mailed	Junior and senior play area, multi-purpose sports field	<b>(16)</b> Farmhouse sale instead of community use - e.g. subsidized daycare.	<b>(12)</b> Add water park to distract kids from storm water area.  City has been slow in completing subdivision work; <b>(19)</b> complete park soon.	<b>(16)</b> and <b>(12)</b> as above.  <b>(19)</b> as above
31	Mailed	Everything	<b>(11)</b> Farmhouse: not attractive; cannot be made attractive/distinct; <b>(14)</b> if sold it will remain out of place; high cost to restore.	<b>(5)</b> Plant trees in first phase	<b>(11), (14)</b> and <b>(5)</b> as above.
32	Mailed	Park plan; playground first; skating rink; playing fields.	<b>(11)</b> Farmhouse: eyesore; observed animals living in it; <b>(8)</b> demolish or <b>(37)</b> remove.	<b>(12)</b> Add splash pad	<b>(11), (8)</b> and <b>(12)</b> as above.

33	Mailed	Ice rink; unlit sports fields; play area; shade; green space; plantings.	(15) No off-street parking; (38) consider diagonal parking on one side of street.	(39) Add rollerblading paths - none in Guelph.  (40) Include picnic tables, (3) benches, (41) water fountain.	(37) Relocation not recommended: part of house's heritage value due to location on former farmstead.  (15) as above. (38) If parking concerns once park constructed, traffic investigation could be requested.  (39) Most trails in park likely to be limestone screenings surface due to cost. Trail loop at play area to be asphalted if sufficient funds. There are a number of trails suitable for rollerblading in City, including existing and proposed trails in this subdivision.  (40) Will consider during detailed design. (3) as above; (41) do not install in outdoor park areas.  (19) and (3) as above. (42) Will consider during detailed design.
34	Mailed	Trees; playground first; trail from storm water area.	(19) Phasing of construction, timing uncertain. Complete park and trails ASAP.	(42) Include in playground: digger toy, sand (not pea gravel or woodchips), teeter totters, (3) seating.	
35	Email	Park plan; play structure; ice rink.			
36	Email	Park plan; Play equipment; ice rink.		Pleased farmhouse to be considered for heritage designation.  (43) Preserve black walnut tree southwest of farmhouse and evergreen at northeast corner.	(43) Considering inclusion of some trees near house in heritage designation.

APRIL 29, 2011

CITY OF GUELPH AND(OR) CONSERVATION REVIEW BOARD.

RE: PROPOSED HERITAGE DESIGNATION & SEVERANCE  
OF WILSON FARMHOUSE, SIMMONDS DR.

AFTER CANVASSING NEIGHBORHOOD WITH ENCLOSED PETITION & OBJECTIONS, IT SHOULD BE NOTED THAT NO ONE REFUSED TO SIGN. NUMEROUS MORE SIGNATURES, WITH LITTLE EFFORT COULD HAVE BEEN OBTAINED.

MOST PEOPLE WERE UNCERTAIN OR MISINFORMED AS TO THE SITUATION.... SOME EVEN THOUGHT IT WAS ALREADY HERITAGE & SEVERED!

EVERYBODY CANVASSED WANTED THE PARK KEPT COMPLETE... NO SEVERANCE! THE MAJORITY FAVOURED DEMOLITION WITH OTHER PARK USES FOR PUBLIC.

RULING ON THIS ISSUE WILL PROBABLY BE DONE BY PEOPLE WHO ARE NOT PART OF THIS NEIGHBORHOOD. THEREFORE, COULD A 'PLEBICITE' BE CONSIDERED WHERE THE PEOPLE OF THE NEIGHBORHOOD COULD VOTE & DECIDE THE ISSUE?

CURRENTLY, THE CITY WANTS TO SEVER  $\frac{1}{3}^+$  ACRE OF THE PRIME HIGH GROUND OF THE PARK AND DENY ITS <sup>FOR EXAMPLE</sup> USE FOR THE NEIGHBORHOOD. PEOPLE ARE USING THIS HIGH GROUND MORE, DUE TO WET RAINY CONDITIONS. THE LOWER PARTS BEING WET & SOGGY. (DUE TO POOR DRAINAGE, & GRADING + CLAY SOIL.)

PLEASE CONSIDER ENCLOSED PETITION & DOCUMENTS

SINCERELY: MIKE LACKOWICZ B.L.A.

4 KINLOCK ST.

827-9164

835-2222



**Objections to Proposed Heritage Designation & Sale of the  
Wilson-Ingram Farmhouse on Simmonds Drive, Guelph ON**

**April 26, 2011**

The farmhouse was donated as part of a designated park for the neighborhood. Being part of the park, it was to relate and be a benefit to the neighborhood as a daycare, resource centre etc. To renovate while maintaining Heritage guidelines and accessibility would seem too costly for the city. Thus, an objection to heritage designation could be presented. Non-heritage would be more economical.

Severing a lot with a designated heritage farmhouse and selling to a private buyer does nothing to benefit the neighborhood or community. Homeowners were told by the builders, the farmhouse was to be renovated and used for a city facility NOT private sale.

The house and lot are on the highest point of the park. It is a major focal point. It is the prime area of the park, with mature trees and great vistas. People in the neighborhood especially children would (as they do now) appreciate this area. Therefore an objection to heritage designation and sale is made on this point.

(Funds from the sale would go into a common park fund for all Guelph and would not specifically benefit this park or neighborhood for which it was donated.

Heritage designation would put the cost of the extensive renovations at astronomical levels. i.e: custom made wood and painted windows, painted wood soffits, custom doors etc. An architecturally designed addition would substantially increase costs.

The mere position of the house and lot dictates it should be part of the park rather than a separate chunk severed or cut out to facilitate private use and meager monetary gain. No other example of this proposed severance of a house and lot from designated parkland whether in the city or province comes to mind.

Compared to other Heritage farmhouses the subject house is at the lower end of the scale both architecturally and in originality. It lacks presentation, character and charm. It's close proximity to Webster St. with no set back gives it an overbearing presence lacking in presentation and a gracious sense of entrance to front property and lot. Consider these two examples: A) The stone farmhouse on Islington Ave. B) The stone farmhouse on Coopers Court in the Clairfields subdivision. Both houses are set back and are integrated and nestled into the neighborhood. They have presentation and a gracious "sense of entrance" and although older "fit in" perfectly with the neighborhood. (See enclosed photos 1-3)

The subject house, being on the highest point in the subdivision and so close to both roads dominates and even if it's fixed will not "nestle" or be integrated or be part of the neighborhood. It literally sticks out like a sore thumb! (See photos 4-5)

If sold as a heritage designation, the new owners, facing an investment far exceeding existing property values would probably want to fence in the property. Presently the lot and perimeter with slopes and trees is a "magnet" for children, dogs and grown ups. The shade is welcomed; the slopes are used for play during the winter and summer months. Entire classes from neighboring schools enjoy the park as well. This begs the question: Would the required fence come under Heritage criteria and specifications or could any type (chain-link, board on board) of fence be allowed. Being 30' back from the road an 8' fence is possible at the back of the property. Assuming this would be the case, this would bring additional complications in terms of costs and aesthetics.

If the fence is subject to heritage guidelines this will further add to the substantial cost of the renovations. If a standard fence is erected it will be out of character and ugly. What would be the sense of renovating to heritage standards, just to put an ugly fence around property?

Designating Heritage would destroy other reasonable and economical possibilities. For example, a playground integrated into the ruins of the farmhouse, the site now being ideal due to shade from trees and vistas. The possibilities of complete demolition would be negated. Heritage means the end of public use and appreciation of the best site in the park.

Consider the Old Mill ruins site in Cambridge by the river. Here people can explore and relate to history. A plaque has been erected... economical.

One might question whether the subject farmhouse is an outstanding, totally original example of vernacular gothic architecture worth saving. Note the window above the porch used to be a door leading into the top of the porch. The entire front porch has been cannibalized, the chimney summit and top is a repair job, bricks not matching house (1980). The entire west side and roof of tail as well as the entire inside is exempt from heritage consideration.

There are probably better candidates of this common architecture worthy of the time and money to fix. This sad old house is on the wrong site to warrant heritage. Stripping the paint off the brick chemically is involved and will be costly.

The farmhouse was donated by the developer, Artifex Construction-Jack Ingram, to be a part of the park land designated. At his expense, he installed a new driveway, armor stone retaining wall, services, etc. with the intention that the city would fix and use it as a resource centre, day care, something for the community. It was understood that sale for private use was not an option. Now the city wants to deem it heritage, sever and sell the lot and house privately. This is a 1/3 acre lot which is a substantial chunk of the parkland. This appears to be "underhanded" and just not right or decent, the word shameful could apply. People were informed when they bought their houses that the farmhouse would be used by the city for community purposes rather to facilitate private use and limited monetary gain. Signs have not been posted and notifications for severance or Heritage designation have not been circulated to the neighborhood. Please be fair and reasonable. Heritage and severance does not benefit the people of the neighborhood. It's negative. Please be positive and stop the

nonsense, keep the park whole and complete for the sake of the community and neighborhood.

In conclusion, to designate this property Heritage and sever it is:

- A violation of the property donor's intention, investment and his agreement of understanding with the city as to usage of the said property;
- A violation of the understanding of all the recent property purchasers around this area who paid a lot premium for their respective properties facing the park;
- Is a stretch with respect to the criteria required to qualify for Heritage designation;
- To quite possibly prolong the state of ruin and health hazard that presently exists;
- Is an unreasonable proposal given the above-mentioned factors including costs, location and potential uses.

Also worthy to consider is the other Wilson farmhouse (in Reid's Subdivision), a white (yellow) brick structure was demolished...

With all due respect it is the neighborhood's strong desire to keep the said property whole with its originally intended purpose and understandings.

Respectively,

As per signatures on the attached "Petition" documents

ISLINGTON AVE, GUELPH.



COOPERS CRT, WALKFIELD'S SUB.



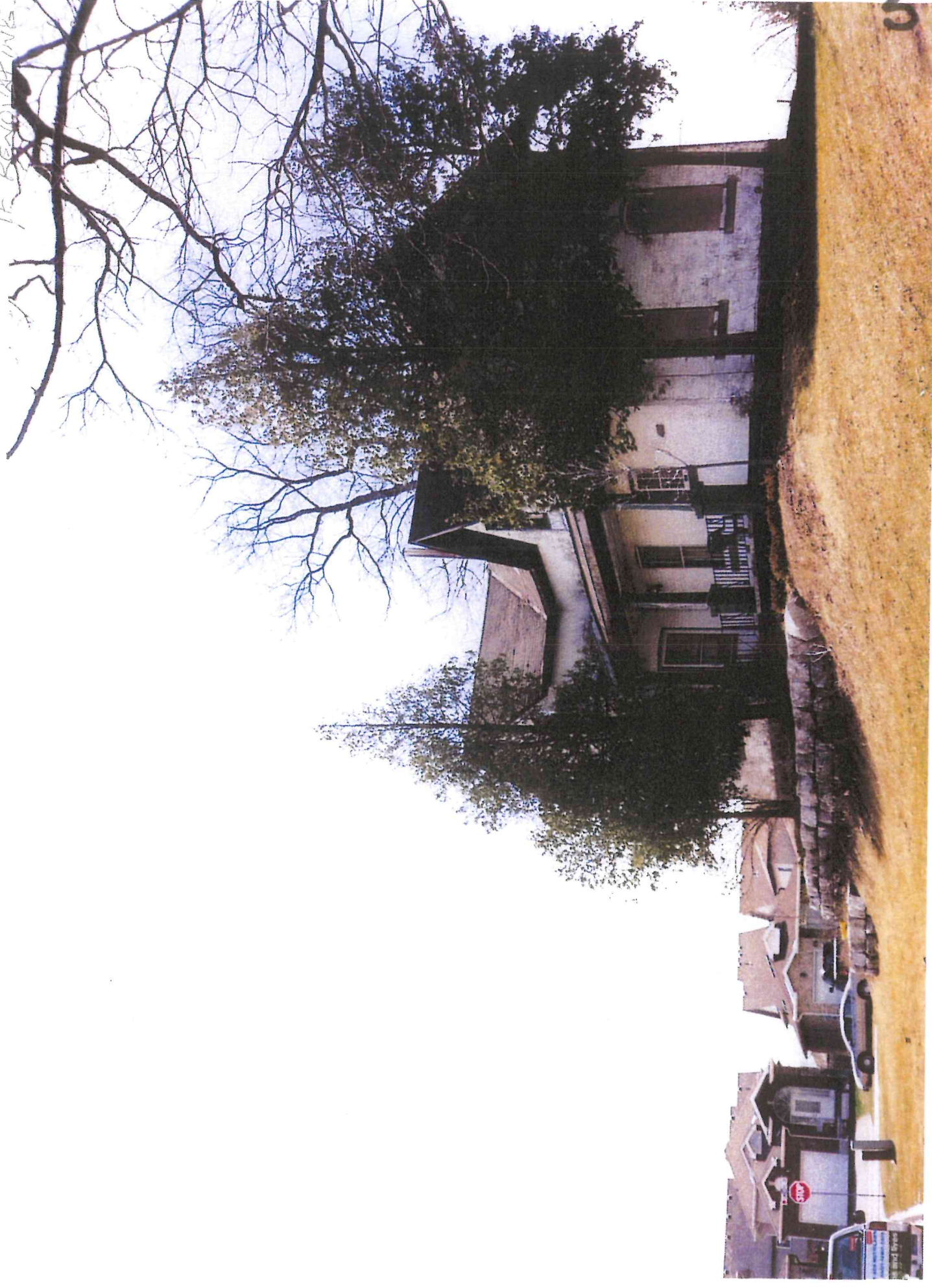
DOWNY RD. & WOODLAND GLEN



WILSON FARMHOUSE (FROM SIMMONDS)



WILSON FARM HOUSE (FROM WEBSTER) CEDARS ABUTTING FOUNDATION MUST COME  
OUT IF REMOVING.



### Wilson Farmhouse and Park Petition

WE present this petition to Guelph City Council to oppose the selling of city parkland to private individuals and wish to point out how this affects the 165 residents of our residence and community. This area, which was once a Farmer's field, has no mature trees, except on the property in question. The majority of the residents enjoy walks to the park as it is located only a short block away from our residence. We look forward to being active with our grandchildren and great grandchildren at the park on a summer's day when they visit. We also enjoy our daily walks to the park to remain active and to watch children playing in their new facility.

PLEASE do not SEVER and SELL our city parkland. Guelph City Council should be reminded that we all age. Do not eliminate, perhaps YOUR, future summer walking and resting spot. Please ensure our seniors' community will enjoy and have this space for future generations.

**WE the undersigned are residents of the Guelph Lake Commons Retirement Community located at 520 Victoria Road North, N1E 0E6.**

*Petition signed by 39 people.*



**Legend**



Lands to be Severed as Residential lot - 674.1m<sup>2</sup>

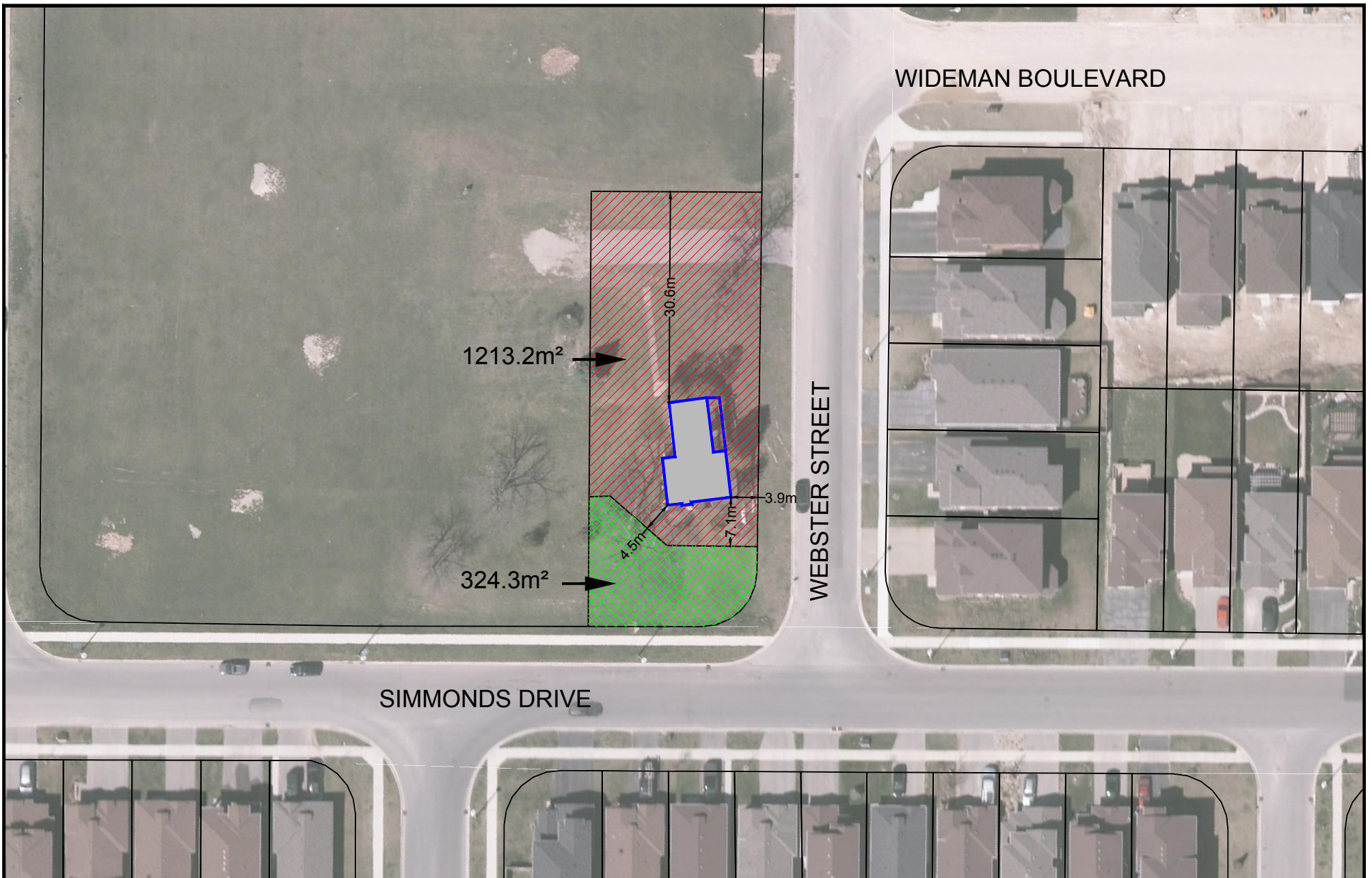


Lands to be Retained for Park use - 863.4m<sup>2</sup>

**Severance Sketch  
Option 1**

Scale 1:750





#### Legend



Lands to be Severed as Residential lot - 1213.2m<sup>2</sup>



Lands to be Retained for Park use - 324.3m<sup>2</sup>

### Severance Sketch Option 2

Scale 1:750



Conservation  
Review Board

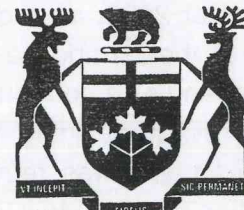
655 Bay St Suite 1500  
Toronto, ON M5G 1E5  
Tel (416) 326-3594  
Fax (416) 326-6209  
Email: conservation.review.board@ontario.ca  
Website: www.crb.gov.on.ca

Commission des  
biens culturels

655 rue Bay Bureau 1500  
Toronto, ON M5G 1E5  
Tel (416) 326-3594  
Fax (416) 326-6209

ISSUE DATE:

October 29, 2012



CITY CLERK'S OFFICE

CRB1103

## CONSERVATION REVIEW BOARD

**RE: THE CORPORATION OF THE CITY OF GUELPH – INTENTION TO  
DESIGNATE THE PROPERTY KNOWN AS THE WILSON/INGRAM FARMHOUSE,  
80 SIMMONDS DRIVE, GUELPH**

Stuart W. Henderson, Chair

Karen Haslam, Member

### Monday, June 4 and Tuesday, June 5, 2012

This hearing was convened under s.29(8) of the Ontario Heritage Act., R.S.O. 1990, Chapter O.18, amended 2009 ("Act"), for the purpose of reporting to the Council of the City of Guelph ("City"), whether in the opinion of the Conservation Review Board, on the basis of the evidence it heard, the property known as 80 Simmonds Drive, Guelph ("Wilson/Ingram Farmhouse") should be protected by bylaw under s.29 of the Act.

The legal description of the subject property is Block 52, Registered Plan 61M-122.

### Background

In 2005, the City of Guelph acquired a parcel of land through a parkland dedication in the Northern Heights subdivision. This subdivision is located north of Woodlawn Road and west of Victoria Road North. The park's municipal address upon which the subject property is located, 80 Simmonds Drive, may change once a planned severance of the farmhouse parcel is completed. The park fronts on Simmonds Drive, Kinlock Street, Webster Street and Ingram Drive. The original dedicated parcel of parkland is 1.72 hectares in size (4.5 acres).

In August of 2006, as a consequence of the determination of the cultural heritage value and interest of the farmhouse parcel, the City's original intent was to utilize the farmhouse and adjoining land as a community centre. BJC Architects Inc. was retained by the City to prepare a building review outlining the condition of the building and necessary upgrades. In 2007, Heritage Guelph was requested to prepare the information required for Council to consider designation pursuant to s.29 of the Ontario Heritage Act.

In April of 2010, Council directed staff to offer the Wilson/Ingram Farmhouse site for sale on the open market and requested Heritage Guelph to prepare a report in regard to the designation of that parcel of property under s.29. Staff was directed to develop a Park Master Plan with active and passive recreational components for the remaining lands. Should the proposed severance go ahead, the farmhouse property would be approximately .15 hectares in size (.37 acres).

In February of 2011, Council received the Heritage Report from Heritage Guelph for the proposed designation. In July of 2011, the entire designation initiative was referred back to Council to reconsider the parkland and severance process. At that time, Council reaffirmed their intention to proceed with the designation of the Wilson/Ingram Farmhouse parcel of property.

The Review Board held two prehearing conferences on this matter on September 23, 2011, and January 10, 2012. There was no agreement of settlement or any signed agreed statement of facts between the parties at the commencement of the Hearing.

Notice of this Hearing was served by the Review Board on the parties. The public notice was published by the City in the manner required under the Act in the Thursday, May 24, 2012 edition of the *Guelph Tribune*.

The Monday, June 4, 2012 Hearing commenced at 10:00 a.m. at Meeting Room No. 12, City of Guelph, City Hall, 1 Carden Street, Guelph, Ontario.

The parties and members of the Review Board attended a site visit at 8:00 a.m. on the morning of Monday, June 4, 2012.

This Hearing ended in the late afternoon of June 5, 2012, after two consecutive hearing days.

#### **Parties in Order of Appearance**

Ms. Susan Smith – Solicitor for the City of Guelph

Mr. Mike Lackowicz – Representing the Northern Heights Liaison Group

#### **Witnesses in Order of Appearance**

Mr. Steven Robinson – Senior Heritage Planner for City of Guelph

Mr. Robert Reynor – Manager of Inspection Services for City of Guelph

Mr. Derek Higdon – Higdon's Masonry

Mr. Owen Scott – OALA, FCSLA, CAHP

### **Members of the Public in Order of Appearance**

Daniel Clayton – grandson of previous owner, Jack Ingram

Andy Van Hellemond – Councillor – Ward 2

### **Jurisdiction of the Board**

All parties were reminded that the jurisdiction of the Conservation Review Board is to hear evidence within the confines and framework of Ontario Regulation 9/06, which is an integral part of the Ontario Heritage Act, to assess the cultural heritage value or interest of a property being proposed for designation under s.29 of the Act.

The Board does not address issues of demolition or partial or selective demolition, the expenses involved with physical maintenance or repairs of the property, any planning applications or issues that are under the jurisdiction of the Planning Act, the current state of repair of a property, or any future planned or proposed use of the property.

Evidence on any of these above matters will only be entertained and heard if they give context to the discussion of cultural heritage value or interest, and any heritage attributes or features that may support that value or interest. The comparative weight of this evidence will be assessed and balanced by the Review Board in arriving at its final recommendation(s).

The Review Board advised the parties that it would be diligent in abiding by this framework and reminded all parties of the practice of limiting evidence and argument deemed to be outside the mandate and scope of the powers of the Board.

### **Procedural Matters**

At the outset of the Hearing, Ms. Smith and Mr. Lackowicz raised the matter of the two Black Walnut "heritage" trees adjacent to the farmhouse structure. Since both the City and Objector agree that the trees be included as part of the designation proposal, evidence regarding maintenance of them would not be accepted nor heard at this Hearing.

Additionally, Scott Tracey, a reporter with the *Guelph Mercury*, was present and was reminded that no audio or visual recording equipment was permitted during the course of the Hearing, to which he agreed.

### **Case for the City of Guelph**

The City tabled its book of authorities; five large panels of photos; two aerial location maps and their document book which were accepted as Exhibits 1, 2, 3 and 4 respectively.

The Review Board accepted the City's evidence that it has complied with the statutory requirements of the Act in its publication of the Notice of Intention to Designate and Notification of this Hearing.

### **Witness – Mr. Steven Robinson**

Ms. Smith called Mr. Steven Robinson, Senior Heritage Planner for the City, as the City's first witness. On consent of the parties, Mr. Robinson was sworn in as an expert in heritage planning.

Mr. Robinson reviewed the past history involving this property as outlined earlier in this report and confirmed that the City intends to move ahead with designation on the basis that the property and its heritage attribute of the Wilson/Ingram Farmhouse display design or physical value, and as historical or associative value, pursuant to Ontario Regulation 9/06.

Specifically, the City outlined the following in its Notice of Intention to Designate with regard to the Wilson/Ingram Farmhouse:

- Original gable roof lines of the main house block and tail, with the exception of the west slope of the tail roof;
- All exterior walls and clay brick in the original bonding pattern;
- Jointing and Tooling, with the exception of the west wall of the tail;
- Fieldstone foundation and wall exterior with the exception of the west wall of the tail;
- All extant exterior wood elements of the original house, design/verge soffits, frieze and cornices with the exception of the west wall of the tail;
- All original window and door openings and their functional and decorative components/frames, sashes, muntins, glazing, sills, heads, jambs and mouldings, with the exception of: the west door, main floor window and dormer of the tail; right-hand main floor window and upper gable on east façade of the tail;
- Lancet (pointed) arch window in the gable on the south façade;
- Italianate window on the east façade;
- Front door within the east façade porch;
- Presence of the porch of the east façade that has the foot print and single storey height of the existing front door entrance porch; and

- Two large mature black walnut trees adjacent to the farmhouse building.

Mr. Robinson gave his opinion that the evaluation by City staff utilizing the Criteria for Determining Cultural Heritage Value or Interest is a proper conclusion and should be followed by Council. He believes that the house is a representative example of late 19th century, vernacular Ontario Gothic farmhouse architecture once common in the rural areas surrounding Guelph. He believes its historical or associative value is unquestionable because of its association with the Wilson family, early settlers who purchased the land from the Canada Company in 1836 and farmed the land for over a century. From a contextual perspective, he believes its value is rooted in its physical location perched atop the planned City parkland. He portrayed it as a physical “benchmark.”

The subject property and adjacent lands were originally part of a much larger parcel and neighboured other similar farms, all of which have been demolished and the lands are now part of the adjoining subdivision.

With respect to the condition and maintenance of the building, Mr. Robinson advised that its windows were boarded up from the inside in November of 2008 and the adjoining shed was demolished in accordance with a City Report and with the support of Heritage Guelph in 2010. Additional exterior boards were installed and painted, and the soffit and fascia patched in early 2011. A basement hatch was secured, the basement ventilated, and tree maintenance was carried out in November of 2011. New basement stairs were constructed in December 2011 and additional roof patching was carried out in March 2012. He is of the opinion that the City has taken all necessary steps to maintain and preserve the integrity of the building until such time as it can be modified for City use or sold to a third party. The structure’s “current condition does not impact the Heritage value”. He indicated that the window boarding will cause minimal damage and it is more important that the building be secured. The roof line repair has not impacted its original state and the soffit/fascia/cornice work can be easily replaced and/or repaired. Any damage to foundation stone and bricks can be repaired, replaced, or repointed.

The witness conceded that the structure is showing signs of neglect, but stated that its present condition does not impact the built elements in a way that would diminish their cultural heritage value. As such, the property is worthy of designation under the Act.

**Cross Examination of Mr. Robinson by Mr. Lackowicz:**

In his questioning of Mr. Robinson, Mr. Lackowicz outlined what he considers to be the elements that constitute a “true farm.” He noted that the outbuildings, sheds, and barns have been removed, thus diminishing the significance of a true and accurate farming site. Mr. Robinson replied that contextually, the removal of such elements did not diminish the status of the property as a “benchmark” in the area. Being in its original location grants it bearing and reference to its site location and related associative value.

Mr. Robinson reiterated that the Wilson/Ingram Farmhouse is the last tangible element left on the property. The barn and ancillary buildings did make a contribution to the farming context but when removed, they did not render the farmhouse meaningless. This, in fact, buttresses the

reality that the Wilson/Ingram Farmhouse is the last physical element on the property to attest to the architectural and historical context of the farm as a whole.

Mr. Lackowicz also pointed out that the original report of City Staff (Tab 4, Page 34) lists a number of interior features to be designated but these are not in the Notice of Intention to Designate. Mr. Robinson was candid in his reply that the City removed reference to the interior as it did not want to set up a potentially impossible situation for any future prospective owner, public or private, and that it would be reasonable to accept some rehabilitation of the property. The City would encourage owners to keep such interior elements.

Mr. Robinson conceded that the house does not fit contextually with the surrounding neighbourhood; allowed that it does not relate to Victoria Road any longer; and it also fails to relate to the new subdivision.

#### **Witness – Mr. Robert Reynor**

Mr. Reynor was called by the City to give evidence as to the past and existing condition of the farmhouse. He is head of the City's Building and Construction Property Standards Department and the parties consented to having him qualified as an expert to give evidence in such matters.

Mr. Reynor reported that he inspected the farmhouse in May 2003, November 2011, and January and May of 2012. He testified that the building is generally sound with noted exceptions: cosmetically; the need to install a roof membrane to prevent flooding; and the interior needs a gutted renovation and insulation. He felt the cracks in the brickwork and foundation are not a major concern and in no way does the foundation need to be replaced. He believes it better to repair and stabilize stone foundations, and then repair the bricks above.

#### **Cross Examination of Mr. Reynor**

Mr. Lackowicz inquired of Mr. Reynor that if the building had been heated, would frost damage be less. His response was that he believes there was no substantial damage due to frost; the ridges are good and the rafters may sag but this is not indicative of a faulty roof. The soffit and fascia need significant restorative work. He conceded that the roof is not up to Code but is functioning and would be fine if new shingles were installed. The cracks in the foundation and bricks may have increased over the years but have not done irreparable harm. Remedial work on the foundation would satisfy any long term concerns.

#### **Case for the Objector: The Northern Heights Liaison Group**

##### **Witness: Derrick Higdon**

Mr. Higdon was sworn as a witness for the Objector.

Mr. Higdon advised that he has been a mason for twenty-five years and is the owner of Higdon Masonry. As a neighbour for the last three years, he has passed the farmhouse many times and noted the cracks in the foundation and patchwork repair done in major areas of the

foundation. At the request of Mr. Lackowicz, he further inspected the foundation and reported that there is damage to the brick corners, likely due to frost and the constant movement of the basement foundation.

In reference to Exhibit 5, Tab D, Page 23D, Picture F-3, he pointed out the cracks due to foundation deterioration. If the foundation is not reconstructed in the correct manner, the cracks, even if patched, will continue to be present. He is also of the belief that the west wing requires a major reconstructive project. He stated that the house is not double-bricked. In his opinion, there is mould in the wood members of the structure and the chimney is not properly tied into the house.

#### **Cross Examination of Mr. Higdon**

In referencing Tab D, Page 23D of Mr. Higdon's report, Ms. Smith inquired if he was around in 2005 or 2006 to compare the damage that he noticed in 2011. Mr. Higdon started to look at the property approximately two years ago. He examined the photographs from the prior City Report and noted the worsening of the corners. He believes the foundations and brick corners could be repaired but that the bricks higher up must be replaced. He disagrees with the City Report (Exhibit 4, Tab 7, Page 67, Item 2.15) where it states that: "the cracks are not excessive and are not a structural concern . . . these cracks need to be repaired to prevent moisture damage and further deterioration." Mr. Higdon reiterated that a full reconstruction is needed, not just mere repair or minor remedial work.

#### **Witness: Mr. Lackowicz**

Mr. Lackowicz was sworn as the agent representing Northern Heights Liaison Group, a neighbourhood group comprised of residents of the streets abutting and in the vicinity of the subject property. He conducted the case on the group's behalf and gave evidence.

Mr. Lackowicz stated that the concerns of Northern Heights Liaison Group members are based primarily on the fact that the farmhouse originally sat on a hundred acres of land and that all the associated outbuildings are now gone. There is no longer a "true" farmhouse context. It has become "an old house out-of-place in a new modern subdivision" and there was no attempt in the development of the area to nestle the property within the subdivision. There is no curb appeal and no front yard as it was "gouged" out by the adjoining street. "The structure is now perched in the air" and the modern armour stone retaining wall installed by the City is not "heritage friendly." Although admittedly not an expert in this area, Mr. Lackowicz finds that the removal of the original flagstone patio; removal of the front yard and trees to allow the construction of a road; removal of the original four chimneys and original porch, as well as a garage and vestibule; removal of the ancillary buildings; and the apparent alteration of two original doors and two windows, have all combined to erode the heritage and cultural integrity of the property. His position on behalf of Northern Heights Liaison Group is that this heritage farmstead has suffered "a significant change in and erosion in heritage criteria and integrity."

Mr. Lackowicz pointed out that the City's own estimate for building repairs, i.e., \$277,000 in 2006 and now \$500,000, is reason enough not to move ahead with the designation process.

His position is best summarized on Page 18, Tab C of Exhibit 5, wherein it states:

The house will not speak about its farmhouse past, it will be mostly a reconstructed structure with a modern interior and large modern addition sitting on the extreme edge of a park and it will not portray any symbols to the farmhouse set on 100 acres with barns, outbuildings and many mature trees.

In short, the Objector believes the City has been negligent in not maintaining and heating the farmhouse or allowing it to be occupied to prevent such deterioration. The City also failed to utilize and implement proper planning procedures. This combination has led to the deterioration of the property's heritage elements and features, and resulted in an overall erosion of its heritage integrity.

### **Cross Examination of Mr. Lackowicz**

Ms. Smith queried whether Mr. Lackowicz or Northern Heights Liaison Group had done any research on similar properties. He conceded that these conclusions are the Group's opinions and not based on expert factual research or evidence.

Ms. Smith questioned if the rise in the cost of the alleged repairs merely represent the current costs or could it have been caused by factors other than deterioration and neglect by the City. Mr. Lackowicz reiterated that the City's failure to retain at least some of the contextual features; and its inability to implement proper planning, have led to the erosion of the heritage integrity of the property.

### **Witness – Mr. Owen Scott**

The parties consented to qualifying Mr. Scott as an expert in heritage landscape research and conservation. He has appeared as an expert before the Review Board, as well as our provincial tribunals.

Mr. Scott testified that the Wilson/Ingram Farmhouse is not a good example of a 19<sup>th</sup> century vernacular farmhouse. From a design or physical value perspective, he believes that the definition of "representative" is one that serves as an example or type for others of the same classification". It should be something to look up to and be emulated. He testified that he is completely at a loss as to how this property, so greatly transformed due to the removal of its ancillary buildings, could possibly satisfy the criteria of Regulation 9/06. The property is not rare or unique.

From a historical or associative value perspective, he could not determine anything that the Wilson family had accomplished that was exceptional. He could find no evidence that the family had significance within the community. The farmhouse does not inform on the "development of farming in the area" because it now sits in the middle of a modified landscape and has no present function in the neighbourhood.

In regard to the deterioration of the structure, Mr. Scott believes there is a difference between replacing essential features and "total reconstruction." With this property, some elements could

be restored but a number will entail total reconstruction. This building has been allowed to deteriorate to where some of the heritage character elements that the City seeks to preserve may have to be replaced due to poor condition. He does not agree that the increased cost for such remedial work from \$277,000 in 2006 to \$500,000 in 2011 can be explained by a few years of general cost increases.

Mr. Scott recommended that a public/private relationship should be forged to deal with the property; but how this would be implemented or whether it was possible, he did not know. Simply put, he does not believe that the building is a "good fit."

#### **Cross Examination of Mr. Owen Scott**

Ms. Smith asked Mr. Scott if the representative "definition" that he was relying upon came from a dictionary or heritage literature. He responded that this property is simply not a good example. He cited, for example, that the front door is not on the front; the chimney is on the front; there is a missing front window; the Carpenter Gothic style lancet window is "odd," as is the Italianate style window. This is an ordinary type of building and is similar to other farmhouses of its time, but it is not a good representative candidate. The setting has been totally changed. The farmhouse is perched high on a hill with a modern stacked retaining wall abutting it, all within a modern 21st century subdivision.

#### **Members of the Public**

##### **Mr. Daniel Clayton**

Mr. Clayton is the grandson of the last private owner of the property, Mr. Jack Ingram. Mr. Ingram donated the property after owning it from 1962 to 2005. He occupied the farmhouse until 2005. Mr. Clayton was attending on behalf of his grandfather, who wished to express that the house had deteriorated considerably since 2005. This is shown by the photographs of the interior and exterior at Exhibit 5, Tab E, Page 27A and 27C. His grandfather had wanted the farmhouse to be a heritage home and converted to public use/space. The deterioration of the property has significantly jeopardized his original intention.

##### **Mr. Andy Van Hellemond**

Mr. Van Hellemond is a Councillor for Ward 2, within which the subject property is located. He was not aware of any prior problems with the property but now considers that Council did not have enough information and evidence before them to make an informed decision for designation. It was part of a consolidation vote at the time. No information was attached or reports given to Council. He stated that Council is now reconsidering its position on selling the property to private interests.

##### **Reply Evidence of Mr. Robert Reynor**

To the Objector's case, Mr. Reynor felt that Mr. Higdon's statement in his report that there has been a "severe increase in deterioration as evidenced in all of the photographs" is simply incorrect. He reiterated that the foundation can be repaired and need not be reconstructed. In further cross-examination by Mr. Lackowicz, Mr. Reynor stated that the majority of the foundation problems are caused by water from leaking downspouts and resulting frost then acting on the stones. He stated that waterproofing the foundation and repairing the soffits and downspouts to prevent leakage are needed.

### **Reply Evidence of Mr. Steven Robinson**

Ms. Scott asked Mr. Robinson to elaborate on the term "vernacular" when referring to the style of the Wilson/Ingram Farmhouse. He repeated that the architecture of this property conforms to the vernacular Ontario Gothic farmhouse construction of the later 19th century (Exhibit 4, Tab 2, Page 11). Vernacular means reinterpretation of a style, not a textbook example. In his opinion, the Wilson/Ingram Farmhouse is a good example of an interpretation of a Gothic farmhouse and in some ways it is unusual, and thus a good example of a "vernacular."

Mr. Robinson disagrees with the description of the lancet window by Mr. Scott as "Carpenter Gothic." Although not elaborate, it fits with the other elements of a simple Gothic farmhouse. He also takes umbrage with the term "common" used by Mr. Scott. The house was certainly not "high style" but it is a "simple style" representative of many farmhouses built in the Wilson time period. With respect to the "odd" Italianate window as described by Mr. Scott, Mr. Robinson is of the belief that it is not unusual for that type of window to be found on this type of house. The fact that it is placed on the front façade, where there are usually two feature windows, makes it a good example of vernacular interpretation of a style.

From an historical or associative value perspective, Mr. Robinson emphasized that the value and significance of the Wilson family rest in the fact they were an early settler family and the first family to buy, settle and clear land in what is now part of the City of Guelph.

Mr. Robinson did concede that Mr. Scott's assertion that "the grading of the development was allowed to leave the farmhouse perched in the air" far above its neighbours, removing any context it might have had, is accurate; however, the fact that it is in its original location in context to Victoria Avenue is essential to its continuing value. Mr. Robinson then concurred with Mr. Reynor to disagree with Mr. Higdon's opinion that the brickwork had diminished substantially and thus the heritage value had been eroded. "Mr. Higdon is not an expert in heritage."

### **Summation of the Case for the City**

In closing, Ms. Smith pointed out that the planning and development issues and the related subdivision agreement are not within the mandate of the Review Board; nor is any testimony on the prospective use of the building. The Review Board concurred.

Ms. Smith stated that the property meets the design or physical value category of Regulation 9/06 as being typical of a vernacular Ontario Gothic style farmhouse and that it has representative value as a typical type of farmhouse of that age.

Under historical or associative value, the Wilsons were the first settler family in the area and this, in and of itself, gives this building and property significance. That the structure remains in its same location imputes to a value as the original farmstead, plus its orientation to Victoria Road reveals its value in showing the development in farming over the centuries.

It is conceded by the City that the property and farmhouse need significant restoration and repair, especially to the interior. This does not mean that the significant restoration required will impact the historical elements of the building. The house has good structural integrity.

### **Summation of the Case for the Objector**

Mr. Lackowicz reiterated the position of Northern Heights Liaison Group that no evidence had been proffered that the Wilson family made any significant contribution to the community. Many of the heritage features of the house and property are irrefutably destroyed or have disappeared in their entirety. This is not a highly crafted house nor is it an early style of significance. The farmhouse has lost its contextual value, notably due to the loss of all the outlying buildings and barns. It is “perched in the air” with no relationship to its adjoining neighbourhood. He would prefer that it be designated as a “ruin” such as can be found at St. Raphael’s Roman Catholic Church in Glengarry County (Exhibit 1, Tab 3, Page 27).

### **Findings of the Board**

As is increasingly often the case with the Conservation Review Board, the significant development of municipalities and the demand for housing and services has incontrovertibly placed pressure upon such municipalities in identifying and preserving appropriate examples of farmstead structures, such as farmhouses, outbuildings and barns.

As noted, the Review Board’s responsibility is to examine all of the evidence within the parameters of the Act and how this template relates to the property in question. The parties agree that the farmhouse on the subject property is one of the last remaining vestiges of Guelph’s agrarian past of the 1800s. They disagree on the relative importance of its original and subsequent owners and fail to arrive at consensus as to the representative nature of the vernacular farmhouse model, which goes to the crux of its cultural heritage value or interest.

The position of Northern Heights Liaison Group, the Objector in this matter, is that this property and structure, albeit old, fails to fit the criteria of Regulation 9/06. The Objector believes that it has lost its contextual value as a late 19<sup>th</sup> century farmstead due to its isolated, “perched” locale surrounded by a modern subdivision, with no remnant of its agrarian past. They believe that it is not representative of the typical vernacular farmhouse and is, in the opinion of the Objector’s

expert witness, “an ugly duckling.” Yet, the final submission of the Objector concluded that they are not opposed to allow the structure to remain, in some fashion, as a ruin, as some sort of memorial to the past.

The Review Board recognizes that the Objector’s motivation is to compel the City to utilize the property in some way for public/civic purposes. By objecting to the designation, the City presumably would be pressured to change its position of severing the farmstead parcel and selling it to private interests.

It would appear conclusively on the evidence that this structure, albeit diminished from its original hundred acre size and loss of its ancillary buildings, is a typical example of 19th century, vernacular Ontario Gothic farmhouse architecture. It is not a perfect example due to certain idiosyncrasies of original construction and additions over the years, and its present condition is neither perfect nor pristine. The City acknowledges the interior needs significant work but the property, based on the expert evidence of the City before the Review Board is, for all, intents and purposes, sustainable.

It is the conclusion of the Review Board that upon the evidence presented by the parties it is evident that this property, with its farmhouse structure and including the black walnut trees, is worthy of designation for its design or physical and historical or associative values to the community, as defined by Ontario Regulation 9/06 and deserves protection under section 29 of the Ontario Heritage Act. The expert evidence submitted by the City carried substantial weight in the Review Board’s consideration of the evidence in this case. The testimony of the Objector’s expert witness was candid and informative but was significantly outweighed by that of the City. While all agreed that the property is certainly not a landmark in the area, the Review Board concurs with the City’s position that it is a benchmark for the community and reflective of the City’s once vibrant agricultural past.

### **Board Recommendation**

For the reasons given above and based on the evidence heard, the Review Board recommends that the Council of the City of Guelph proceed with the designation of the property known as the Wilson/Ingram Farmhouse, 80 Simmonds Drive, Guelph, Ontario, under section 29 of the Ontario Heritage Act., R.S.O. 1990, Chapter O.18, amended 2009.

The Review Board appreciates the efforts of all participants in these proceedings.

“Stuart W. Henderson”

Stuart W. Henderson, Chair  
October 26, 2012

"Karen Haslam"

Karen Haslam, Member  
October 26, 2012

Appendix A Attached.

## Appendix A List of Exhibits

EXHIBIT NO.	FILED BY	DESCRIPTION OF EXHIBIT
1	Susan Smith	Brief Book of Authorities
2	Susan Smith	5 large panel pictures of property and house
3	Susan Smith	2 large area location maps
4	Susan Smith	Document Book
5	Mike Lackowicz	Wilson Farm Exhibit Book
6	Conservation Review Board	Affidavit of Notice of Hearing

# COMMITTEE REPORT



**TO** **Finance, Administration and Corporate Services  
Committee**

**SERVICE AREA** Corporate Services  
**DATE** April 12, 2010

**SUBJECT** **Ingram Farmhouse Property**

---

## RECOMMENDATION

THAT staff be directed to offer the Ingram Farmhouse property for sale in the open market and report back to Council, in-camera, with the results and recommendations;

THAT staff be directed to request that Heritage Guelph prepare the necessary information in regard to designating the Ingram Farmhouse and property under the Ontario Heritage Act;

THAT staff be directed to proceed with the work and public process necessary to develop a draft Park Master Plan for the remaining lands at 80 Simmonds Drive and report back to Council with the results.

## BACKGROUND

### City Ownership

On September 6, 2002, Council endorsed Draft Plan approval of the subdivision containing the Ingram Farmhouse and surrounding lands (23T01501). A condition of the approval was that:

*The developer shall dedicate the Ingram Farm House (595 Victoria Road North) on Park Block 155 to the City for community use. The City shall be responsible for a structural and feasibility study and/or a Built Heritage Resource Impact Assessment to determine the appropriateness of retaining the house for public and community use.*

The City became the owner of the Ingram Farmhouse with the dedication of Block 52, Plan 61M-122 on December 16, 2005 for parkland purposes. See Appendix 1.

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### Heritage Status

The property is currently listed on the City's Inventory of Heritage Properties and has been recommended for listing on the Municipal Register of Cultural Heritage Properties under Section 27 of the Ontario Heritage Act. The site is currently designated Open Space in the City's Official Plan and zoned P.2 Neighbourhood Park in the City's Comprehensive Zoning By-law. The City's Official Plan also recognizes the Ingram farmhouse as having cultural heritage value or interest. Section 3.5.20 of the Official Plan provided the following statement regarding the future use of the former farmhouse:

*"The farmhouse at 595 Victoria Road North will be incorporated into the design of the main public square for the lands located along the west side of Victoria Road, providing opportunity for the use of this building as a public facility (community centre or library) or alternatively, to be retained as a residential use."*

A preliminary listing of the important heritage attributes of this property is included in Appendix 2. A full heritage assessment will be undertaken and then staff will proceed with the necessary steps leading to designation of the property.

### Original Intent for Public and Community Use

The original intent of the City was that this property would become a community space. Staff investigated the possibility of conversion to such a use, but the estimated cost of renovation and expansion of \$400,000, at that time, exceeded the budget of \$241,000 originally available in RP0251. Staff have now updated this estimate to \$500,000 to reflect current costs.

Staff have consulted with the Brant and Waverley Neighbourhood groups and confirmed that this location is not appropriately located for their needs. As such, no community use has been identified for this property.

### Alternate Uses Investigated

On the basis of lack of funding, together with no identified need for a community facility at this location, staff recommended that alternative uses be investigated. At its meeting of September 17, 2007, Council passed the following resolutions:

*THAT staff be directed to prepare an Expression of Interest for the reuse/redevelopment of the Ingram Farm House consistent with the parameters outlined in the report dated September 7, 2007 and that Staff report back with respect to the results of this process by late 2007;*

*AND THAT staff be directed to initiate a joint public consultation process for the development of a master plan for 595 Victoria Road formerly known as the Ingram Farmhouse and surrounding parkland;*

---

*AND THAT staff request Heritage Guelph to prepare the necessary information required for Council to consider designation pursuant to the Heritage Act;*

*AND THAT staff bring back a complete report which includes a draft master plan for the former Ingram Farmhouse, the immediately surrounding parkland and budget estimates for Council's consideration by the end of 2007 following the completion of the Expression of Interest results.*

The intent of this report is to provide an update on that work and to recommend some next steps.

## **REPORT**

### Request for Expressions of Interest

Staff issued a Request for Expressions of Interest in early 2009 and two responses were received. The first was for the establishment of a daycare and this response was subsequently withdrawn. The second was for the establishment of a Conservation and Renewable Energy Education Centre, but that proposal, too, was later withdrawn.

### Other Options for Use

Staff have reviewed possible options to resolve the use of this property as outlined in the table shown in Appendix 3. The options of renovating the house for a public use, waiting for a use to emerge, to relocate the house, or to demolish the house are not being recommended. Staff are recommending that the house and lot be offered for sale on the open market.

### Next Steps

Subject to Council approval, staff will proceed on the following basis:

1. **Offer for Sale:** Staff will proceed to arrange for and offer for sale the Ingram Farmhouse and lot in the open market as directed by Council. Offers will be conditional on the property being appropriately rezoned for residential uses. Rezoning will entail a separate public process and the offers will recognize that Council's discretion shall remain unfettered and that the rezoning process will be at the proponent's cost. All offers will also recognize the requirement that the property be designated pursuant to the Ontario Heritage Act. Staff will report back in-camera with the results together with recommendations.
2. **Heritage Designation:** Staff will proceed to request that Heritage Guelph prepare the necessary information required for Council to consider designation of the Ingram Farmhouse property pursuant to the Ontario Heritage Act;

- 
3. **Park Master Plan:** Staff will proceed with public process regarding the Park Master Plan for the remaining lands at 80 Simmonds Drive. If the recommendation to proceed to offer the Ingram Farmhouse for sale is approved, the public will be made aware of the City's intention to sever and sell the property and any associated input will be reported back to Council with the results of the public process, a draft Park Master Plan, budget estimates for the park, and recommendations for Council's consideration.

## **CORPORATE STRATEGIC PLAN**

This initiative supports the following Strategic Goals:

1. An attractive, well-functioning and sustainable city.
2. A healthy and safe community where life can be lived to the fullest.
4. A vibrant and valued arts, culture and heritage identity.
5. A community-focused, responsive and accountable government.

## **FINANCIAL IMPLICATIONS**

Proceeds from the sale, less costs, will be directed to the Parklands Reserve in accordance with the Planning Act requirements regarding proceeds from the sale of lands dedicated for park purposes.

Funding of \$153,000 for the Park Master Plan is available in RP0086. Funding of \$315,000 for implementation of the Park Master Plan was delayed from 2010 to 2012 as part of the 2010 Capital budget process. Upon approval of the Park Master Plan, development of the park will proceed in phases in accordance with future budget allocations.

## **DEPARTMENTAL CONSULTATION**

Community Services and Community Design and Development Services have been involved in the preparation of this report.

## **ATTACHMENTS**

- Appendix 1 – Sketch Plan
- Appendix 2 – Heritage Features
- Appendix 3 – Options

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original signed by Jim Stokes

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**Prepared By:**

Jim Stokes  
Manager of Realty Services  
519-822-1260 Ext. 2279  
jim.stokes@guelph.ca

original signed by Lois Payne

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**Recommended By:**

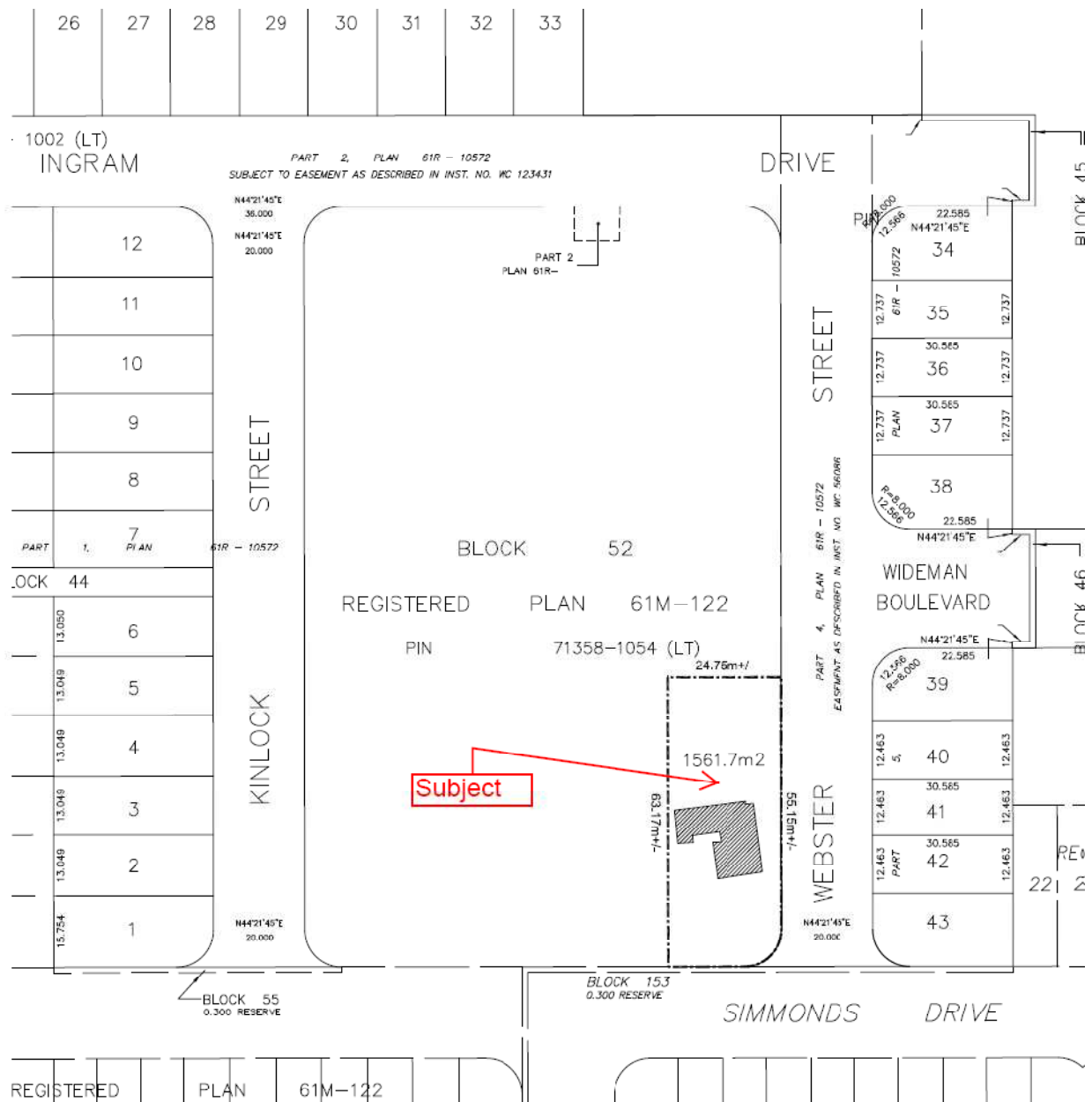
Lois E. Payne  
Director of Corporate Services  
and City Solicitor  
519-822-1260 Ext. 2288  
lois.payne@guelph.ca

original signed by Jim Riddell

---

**Recommended By:**

Jim Riddell  
Director of Community Design  
And Development Services  
519-822-1260 Ext. 2361



---

## Appendix 2-Heritage Features

The Ingram farmhouse, situated at 80 Simmonds Drive (at Webster Street), is a good example of vernacular "Ontario Gothic" farmhouse architecture popular in later 19th Century in Guelph and the surrounding area. The house combines the symmetrical proportions of Classical design in the layout with the typical romanticism of a Gothic (pointed) arch window in the front gable. Another prominent is the Italianate window in the east elevation with two coupled, semi-circular windows within a segmental arch opening. The original massing and form of this house is beautifully proportioned and well built in white (yellow) clay brick. The interior circulation plan is somewhat unusual with the front entrance being on the east (Webster Street) elevation. The property is worthy of designation under Part IV of the Ontario Heritage Act. To retain the overall heritage value of this property, the designation should recognized and protect the following:

1. Original gable rooflines of the front gable, main building block, and kitchen tail;
2. All original wood elements on the eaves, verge, soffits, frieze area, gable walls and cornices;
3. Front, side and rear exterior walls of clay brick and the original jointing, tooling and bonding pattern;
4. Fieldstone (granite and limestone) foundation wall (exterior)
5. Original fenestration (exterior windows, doors and openings)
6. Original windows and their functional and decorative components – frames, sashes, muntins, glazing, sills, heads, jambs and mouldings
7. Front gable with Gothic arched window;
8. Italianate window on Webster Street elevation;
9. Front door, entranceway and surrounding transom and sidelights;
10. Wood elements of the front door entrance porch and balcony above.
11. Interior features and finishes that are important in defining the heritage character of the building, including: original decorative plaster work (cornices, ceiling finishes), original wood trim (baseboards, wainscoting; door and window casings, stairways, railings, balustrade, balusters), original door and window handles and hardware
12. Large, mature (walnut?) tree to southwest of the house (more detailed description and location to be provided) and all other mature trees planted during the Ingram family occupation

It is intended that any non-original features may be returned to their documented original form without requiring City Council permission for an alteration to the designation.

Non-original features include (but are not limited to):

- pressed brick chimney stack and shaft on Simmonds Drive elevation
- interior fireplace mantel inside Simmonds Drive elevation
- interior stove surround elements and stove/stack pipe on Webster Street elevation

Appendix 2-Options

Option	Pros	Cons	Conclusion
Renovate the house for a public use, such as a community facility	Would provide public meeting and activity space	Would cost in excess of \$500,000 to come from unbudgeted sources  There are no identified needs for such a facility in any approved documents or anticipated staff recommendations in the near future	Not Recommended
Secure and hold until a public or quasi-public use emerges	Possible use may emerge that would be compatible with adjacent parkland uses and may provide an opportunity for the neighbourhood.	A use may not emerge or uses may emerge without adequate funding  The building will continue to deteriorate  The building will require an operating budget to maintain  A rezoning may or may not be required	Not Recommended
Relocate the house	Would allow vacant land remaining to be incorporated into the park plan  Would eliminate City's ongoing maintenance costs and risk management	There may not be an interested purchaser  The building would likely sustain damage, if relocation is even possible  Would take the building out of the context of being part of the Ingram farm site	Not Recommended
Sell the house and lot	Potential for immediate action and re-use of the property  Sale price would be added to the Parkland Reserve  The prospect of ownership of a heritage property may attract buyers willing to invest in rehabilitation of the property  Would eliminate City's ongoing maintenance costs and risk management	Rezoning would be required  Would take public parkland out of public holdings	Recommended
Demolish the house	Would allow vacant land remaining to be incorporated into the park plan  Would eliminate City's ongoing maintenance costs and risk management	Loss of heritage structure recognized in both Heritage Inventory and City's Official Plan  Cost of demolition would be incurred by City (Est. \$30-\$40,000)	Not Recommended

**WHAT IS TO BE PROTECTED BY DESIGNATION:**

The following elements of the Wilson farmhouse at 80 Simmonds Drive should be considered heritage attributes in a designation under Part IV of the *Ontario Heritage Act, R.S.O. 1990, Chapter O.18*:

- Original gable rooflines of the main house block and tail, with the exception of west slope of the tail roof;
- All exterior walls of clay brick and the original bonding pattern, jointing and tooling, with the exception of west wall of the tail;
- Fieldstone foundation wall exterior, with the exception of west wall of the tail;
- All extant, exterior wood elements of the original house design - verge, soffits, frieze, cornices with the exception of west wall of the tail;
- All original window and door openings and their functional and decorative components - frames, sashes, muntins, glazing, sills, heads, jambs and mouldings, with the exception of: west door, main floor window and dormer of the tail; right-hand main floor window and upper gable window on east façade of tail;
- Lancet (pointed) arch window in the gable on south facade;
- Italianate window on east facade;
- Front door within east façade porch;
- Presence of a porch on the east façade that has the footprint and single-storey height of the existing front door entrance porch;
- (2) two large, mature black walnut trees indicated as Tree 1 and Tree 2 on the surveyor's plan<sup>1</sup>

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<sup>1</sup> Trees indicated as Tree 1 and Tree 2 on the Reference Plan have been identified in the City's asset database as Asset ID # T-COG0151829 and T-COG0151830 respectively.

# **Community and Social Services Annual Report**

**CSS Committee  
September 17, 2013**

# Identity Statement

Community and Social Services collaborates with the community to make Guelph a great place to be

- We create lifelong opportunities for participation, belonging and wellbeing.
- We offer a diverse range of programs, services and experiences.
- We provide inviting, well-maintained facilities and green spaces.
- We are strongly committed to community engagement, creativity, fairness and responsible stewardship.

We foster a sense of place and pride in Guelph

# Department Overview

- Business Services
- Community Engagement and Social Services Liaison
- Corporate Building Maintenance
- Culture and Tourism
- Parks and Recreation



# Dashboard

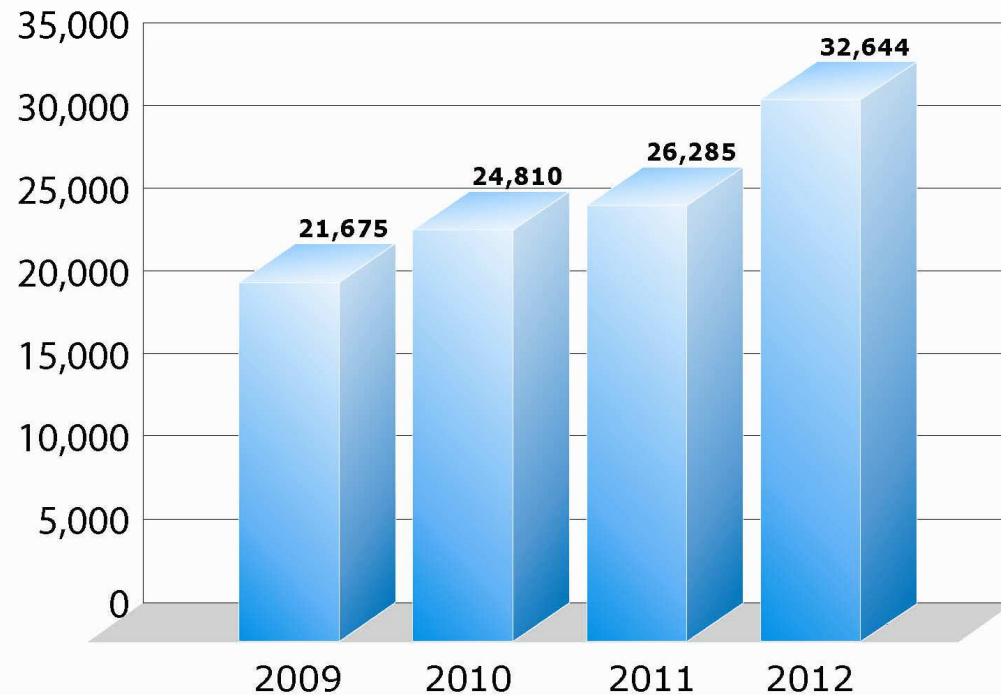
	2011	2012		2011	2012
Effectiveness of subsidies provided - including youth subsidy, facility discounts, grants, affordable bus passes	+	+	Effectiveness of social media and technology to market our programs and services	=	=
Number of participants in programs for seniors, youth and persons with a disability	=	=	Total number of participants and registrants in our programmed recreation and culture activities	+	+
Total number of volunteers and volunteer hours contributed to the work within the service area	+	+	Total parkland of all types within Guelph versus the Official Plan recommendations	-	-
Number of applicants for the Affordable Bus Pass Pilot Program	N/A	+	Proportion of play equipment infrastructure replaced on schedule	-	-
Age of current sports and recreation facilities	-	-	Satisfaction level of Guelph's parks and trail users	=	=
Total number of sports and recreation community centres available	=	=			

## CSP Initiatives

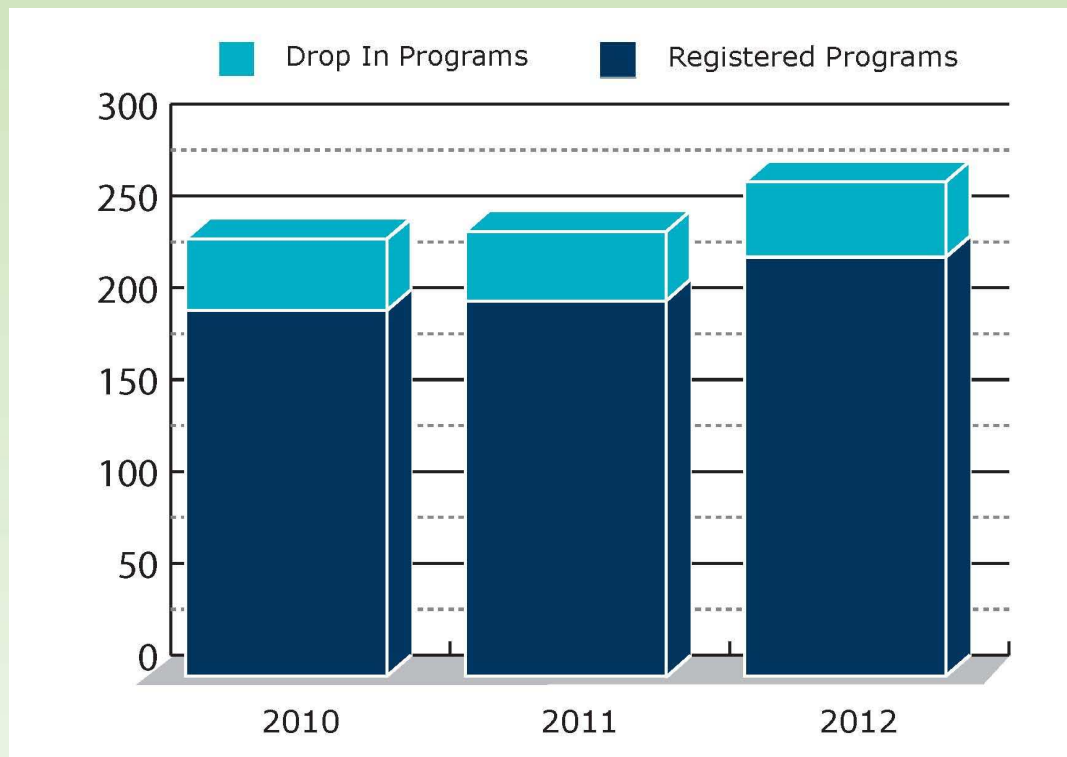


- Community Investment Strategy
- Community Wellbeing Plan
- Older Adult Strategy
- South End Community Centre Business Plan
- Local Immigration Partnership
- Parks Model
- Canada's 150<sup>th</sup> Anniversary

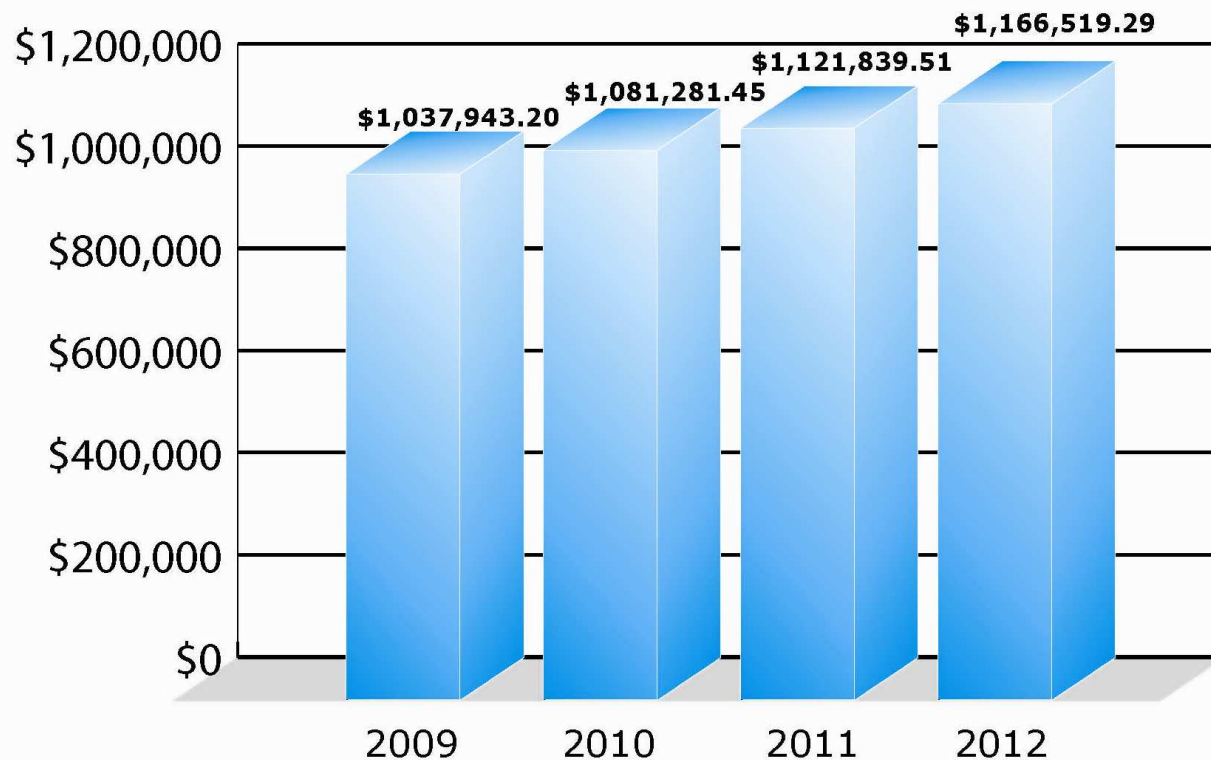
# Service Guelph Counter Interactions



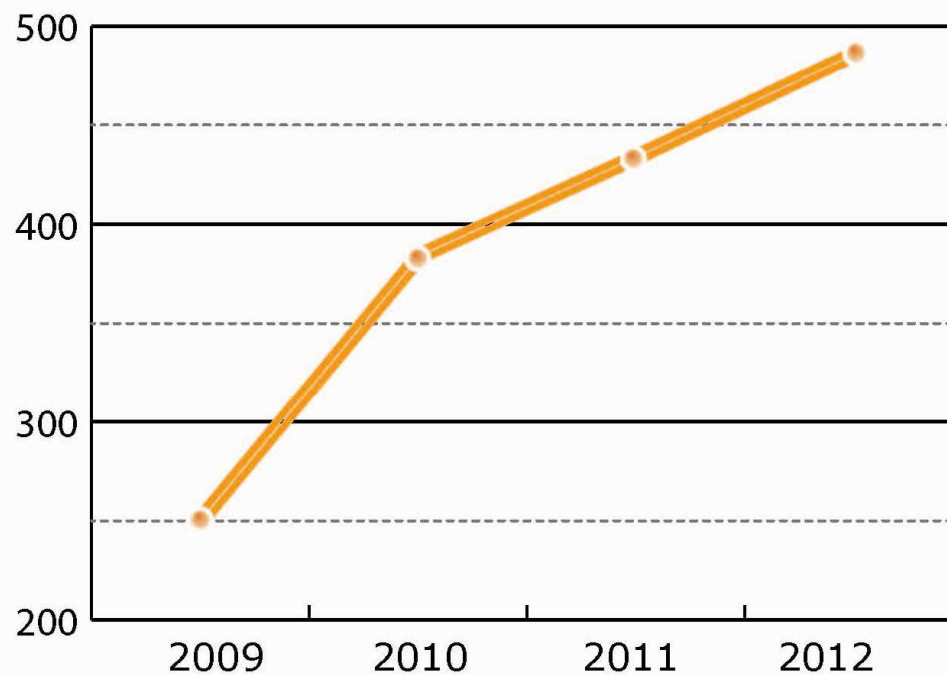
# Number of Seniors' Programs Offered



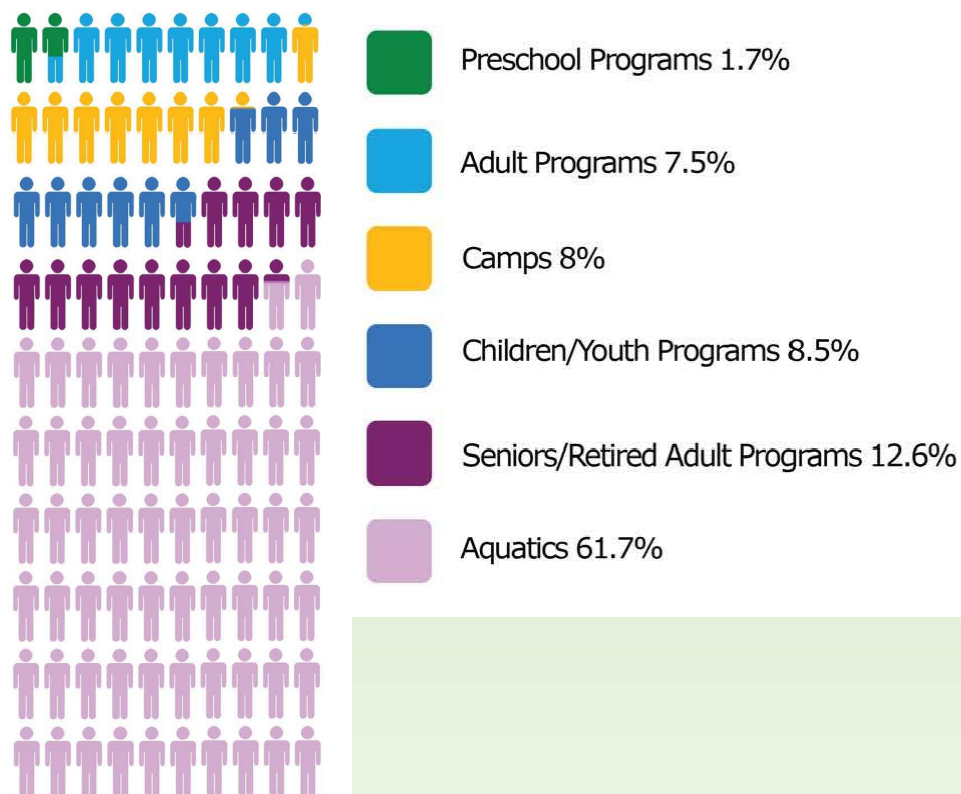
# Annual Value of Facility Rental Subsidy



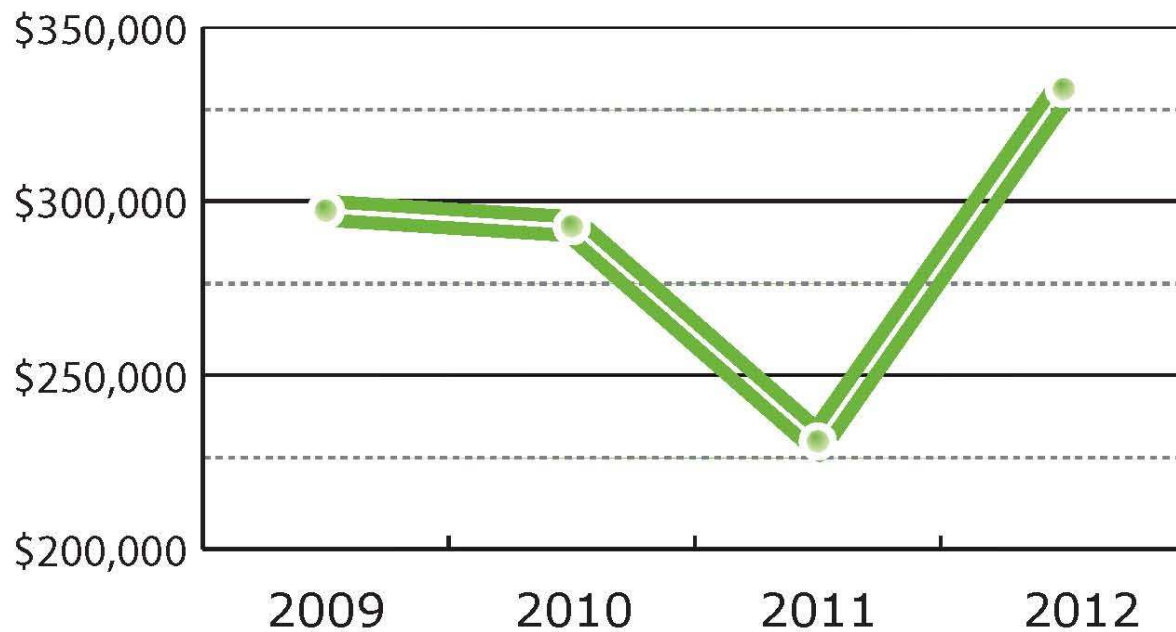
# Annual Number of Special Events Coordinated



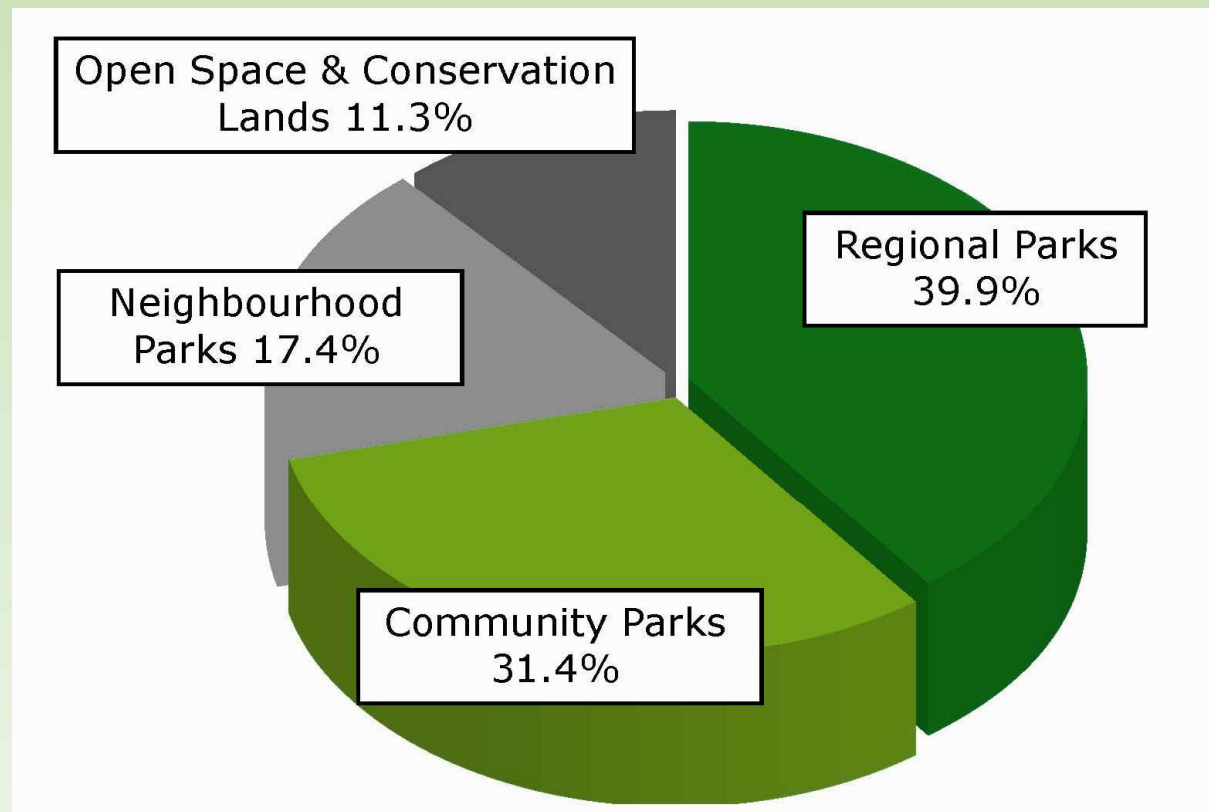
# Registration for Community Guide Programs



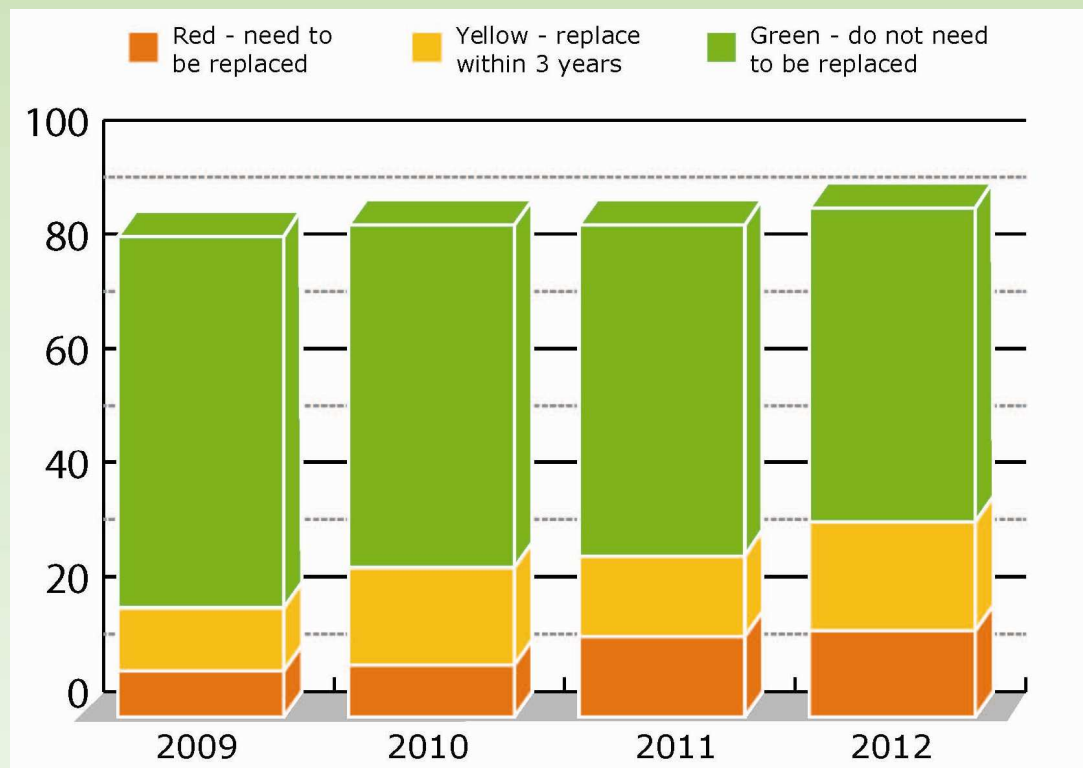
# Culture Fundraising & Development Revenue



# Type of Parkland in Guelph



# Condition of Play Structures in Guelph Parks



# Corporate Building Maintenance Work Orders



# Questions?

**CSS Annual Report  
September 17, 2013**

# STAFF REPORT



TO Community and Social Services Committee

SERVICE AREA Community and Social Services

DATE September 17, 2013

**SUBJECT Community and Social Services Annual Report**

REPORT NUMBER CSS-ED-1339

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

The Community and Social Services annual report provides an overview of the activities of the service area including accomplishments and goals, as well as key performance indicators.

### KEY FINDINGS

As part of Employee Engagement activities in early 2013, the Community and Social Services staff team developed a service area identity statement which states:

*Community and Social Services collaborates with the community to make Guelph a great place to be*

- We create lifelong opportunities for participation, belonging and wellbeing.*
- We offer a diverse range of programs, services and experiences.*
- We provide inviting, well-maintained facilities and green spaces.*
- We are strongly committed to community engagement, creativity, fairness and responsible stewardship.*

*We foster a sense of place and pride in Guelph*

This annual report provides details on the accomplishments and goals for the entire Community and Social Services service area, covering the following departments:

- Business Services
- Community Engagement and Social Services Liaison
- Corporate Building Maintenance
- Culture and Tourism
- Parks and Recreation

### FINANCIAL IMPLICATIONS

None

# STAFF REPORT

## **ACTION REQUIRED**

Receive the report for information.

## **RECOMMENDATION**

1. That the September 17, 2013 report entitled "Community and Social Services Annual Report" be received for information.

## **BACKGROUND**

City of Guelph departments are required to submit a report annually to Council through committee describing the activities and accomplishments for the service area. This is the first annual report being submitted by Community and Social Services.

## **REPORT**

As part of Employee Engagement activities in early 2013, the Community and Social Services (CSS) staff team developed their Service Area identity statement which says:

*Community and Social Services collaborates with the community to make Guelph a great place to be*

- *We create lifelong opportunities for participation, belonging and wellbeing.*
- *We offer a diverse range of programs, services and experiences.*
- *We provide inviting, well-maintained facilities and green spaces.*
- *We are strongly committed to community engagement, creativity, fairness and responsible stewardship.*

*We foster a sense of place and pride in Guelph*

A key focus for Community and Social Services continues to be the Corporate Strategic Initiatives, of which seven are currently assigned to the CSS service area as the lead: Community Wellbeing Plan; Community Investment Strategy Implementation; Older Adult Strategy Implementation; South End Community Centre Business Plan; Local Immigration Strategy; Parks Model; and Canada's 150th Anniversary Project Plan.

Over the previous year, accomplishments within Community and Social Services included:

- Successful rollout of Affordable Bus Pass Pilot Program – Year One – that processed more than 2,400 applicants
- Special events webpage added to corporate website – [guelph.ca](http://guelph.ca) that improved access to information for individuals wanting to organize events in public spaces.
- The Guelph Neighbourhood Support Coalition became incorporated and the Sustainable Neighborhood Engagement Framework guided this transition
- The Older Adult Strategy was completed and Council- approved, to ensure the Corporation and its services are age ready and age friendly

# STAFF REPORT

- Over 700 youth contributed to the development of a Youth Strategy for the Corporation
- Implementation of the Community Investment Strategy
- The Community Wellbeing Initiative continues to improve government's understanding of the community's values, needs and desires for the future
- Implemented the master plans for Castlebury and Wilson Farm Parks, and initiated the second phase of construction Eastview sports fields
- Retrofitted Norm Jary and Hanlon Creek Park splash pads; retrofitted and modernized playground equipment at two parks, upgraded the resilient surfacing at three parks
- Implemented four kilometres of multi-use trail in the Hanlon Creek Business Park as part of the Guelph Trails Master Plan
- Reviewed and improved recreation program offerings to increase participation and revenue
- Installed and began commissioning a cogeneration system at the West End Community Centre to provide emergency power as part of Guelph's emergency preparedness planning
- Grand opening of Guelph Civic Museum in its new location in the repurposed Loretto Convent
- Received Ontario Culinary Tourism Leadership Award
- Completed 20 high to medium priority structural repairs; completed 2,500 hours of preventive maintenance work
- Implementation and opening of ice rink and interactive water feature in Market Square; launch of programming including Mayor's Levee, John Galt Day, Movie Nights, Culture Days and winter skating events
- Established Corporate Building Maintenance call centre

Community and Social Services has a number of key goals for the current year – highlights include:

- Operational audit of ServiceGuelph
- The Sustainable Neighborhood Engagement Framework recommendations completed
- 2013-2018 Youth Strategy developed and responds to the direct needs, gaps, barriers and desires of Guelph's adolescent residents
- Community Engagement Framework rolled out to Corporation to support the engagement of stakeholders and citizens in municipal decision making
- The launch of the Guelph Wellington Immigration Portal to support the attraction and retention of Immigrants to Guelph and Wellington County
- Develop a business case and explore alternative funding sources and partnerships to support the South End Community Centre
- Retrofit playground equipment at seven parks; build 2.25 kilometres of trail and design 2.2 kilometres of new trails
- Explore innovative recreational, cultural and educational programs to create parks as living community centres to enhance the park experience
- Implement energy conservation initiatives to reduce operating costs as part of the Corporate Energy Management Plan

# STAFF REPORT

- Initiate background study to renovate the Victoria Road Recreation Centre
- Completion of cultural mapping project
- Development of enhanced revenue and programming streams at Guelph Museums
- Beginning the planning for the 2015 McCrae anniversary and the 2017 Canadian sesquicentennial
- Complete \$2.2 million dollars in 'life cycle' and structural repairs; maintain 2,500 hours of preventive maintenance work
- Replacement of washrooms at South End Community Park
- Renovation of Farmers' Market

This is the first annual report for Community and Social Services. Additional key performance indicators will be developed and tracked over the coming year, and the annual report for the service area will come forward in Q2 in 2014.

## **CORPORATE STRATEGIC PLAN**

### Organizational Excellence

1.1 Engage employees through excellence in leadership

### Innovation in Local Government

2.3 Ensure accountability, transparency and engagement

### City Building

3.3 Strengthen citizen and stakeholder engagement and communications

## **DEPARTMENTAL CONSULTATION**

N/A

## **COMMUNICATIONS**

N/A

## **ATTACHMENTS**

ATT-1 CSS Annual Report



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### **Approved and Recommended By**

Colleen Clack

Interim Executive Director

Community and Social Services

519-822-1260 ext. 2588

[colleen.clack@guelph.ca](mailto:colleen.clack@guelph.ca)



# Community and Social Services Annual Report

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# Community and Social Services Identity Statement



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We create lifelong opportunities for participation, belonging and wellbeing.

We offer a diverse range of programs, services and experiences.

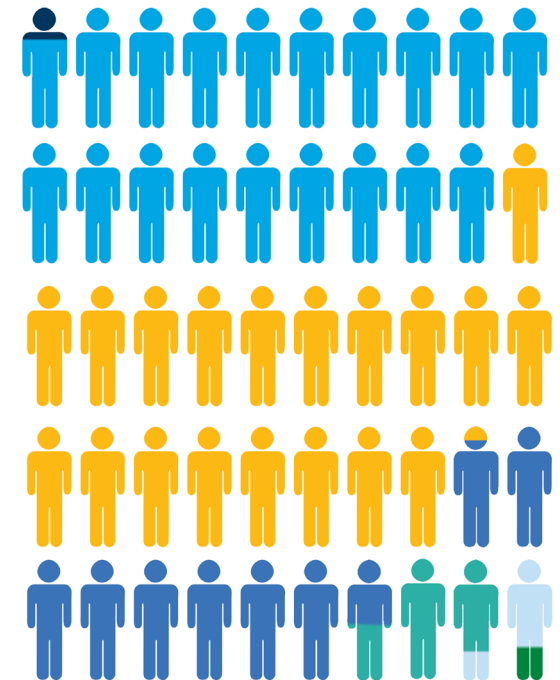
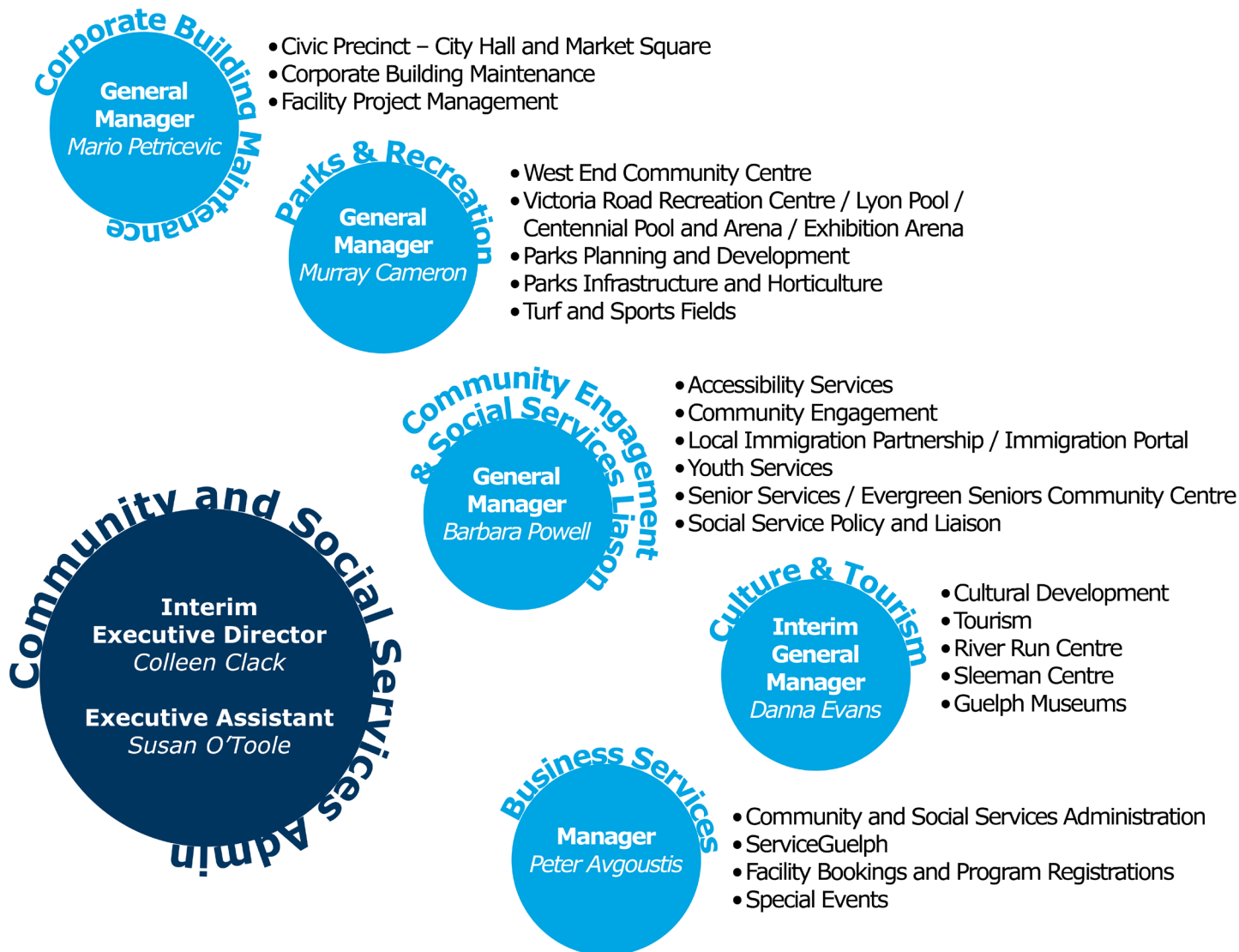
We provide inviting, well-maintained facilities and green spaces.

We are strongly committed to community engagement, creativity, fairness and responsible stewardship.























*We foster a sense of place and pride in Guelph.*



# Community and Social Services Overview



# Dashboard

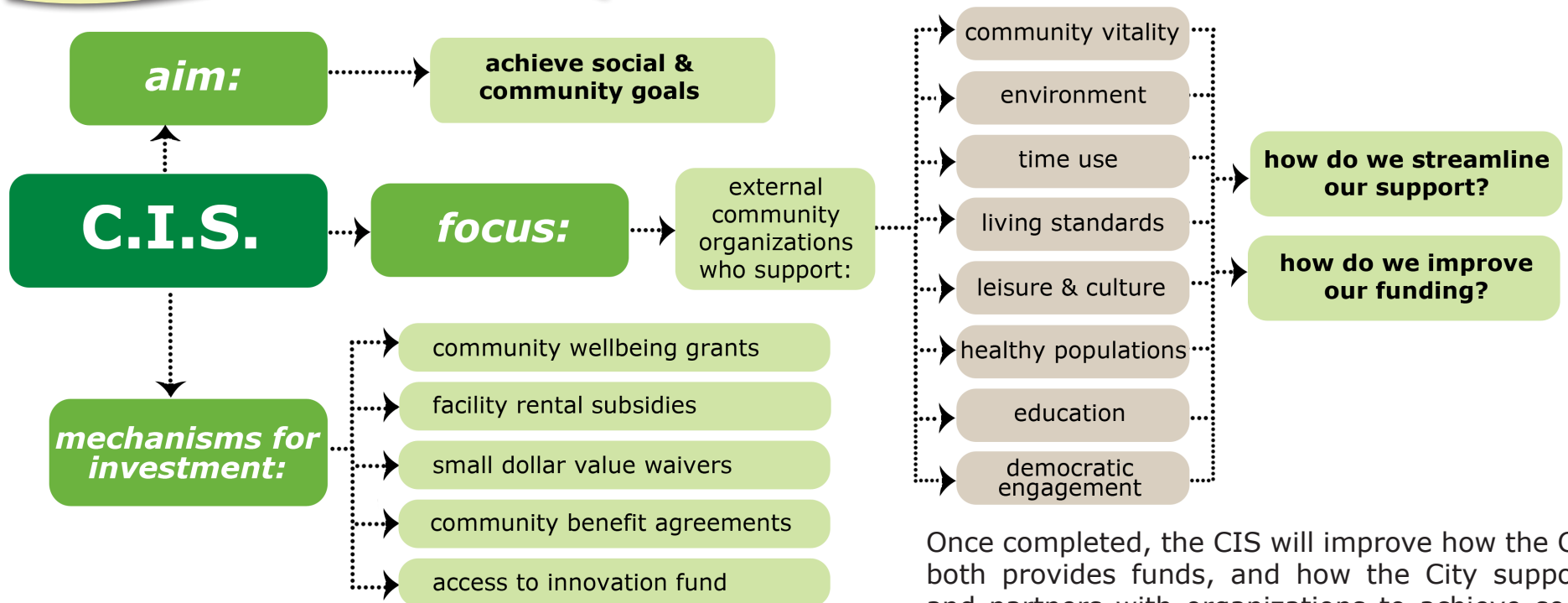
	2011	2012		2011	2012
Effectiveness of subsidies provided - including youth subsidy, facility discounts, grants, affordable bus passes			Effectiveness of social media and technology to market our programs and services		
Number of participants in programs for seniors, youth and persons with a disability			Total number of participants and registrants in our programmed recreation and culture activities		
Total number of volunteers and volunteer hours contributed to the work within the service area			Total parkland of all types within Guelph versus the Official Plan recommendations		
Number of applicants for the Affordable Bus Pass Pilot Program			Proportion of play equipment infrastructure replaced on schedule		
Age of current sports and recreation facilities			Satisfaction level of Guelph's parks and trail users		
Total number of sports and recreation community centres available					

# CSP Initiatives

*Of the current Corporate Strategic Plan (CSP) Initiatives, 7 are currently assigned to Community and Social Services as the lead:*

## Community Investment Strategy Implementation

The development of the Community Investment Strategy (CIS) aims to build on the City's long history of working with and supporting a variety of organizations that carry out critical work in the community.



Once completed, the CIS will improve how the City both provides funds, and how the City supports and partners with organizations to achieve social and community goals.

## The Community Wellbeing Plan

The Community Wellbeing Plan has citizens at the centre...



How do we improve the wellbeing of this community?

How do we serve residents better?

How do we engage residents?

The Plan is being developed through inputs from 3,000+ residents and service providers gathered through a wide range of engagement methods. The Guelph Community Leadership Group comprised of 14 leaders champion plan development through their support of design teams involving residents & service providers. The Leadership Group is also working to harness the efforts of other community change initiatives to create greater alignment and community impact.



### The anticipated outcomes include:

A Community Wellbeing Plan that complements the City's Strategic Plan and Official Plan

A community working to achieve the vision, *to be an engaged community that creates healthy and resilient people, places and spaces of the Community Wellbeing Plan*

A stronger relationship between the City and the community, developed through a new civic engagement model

City and community services that are delivered in an efficient and effective manner

New collaborative partnerships to achieve positive results through innovation

A tool for proactive advocacy with the provincial and federal governments

## Older Adult Strategy Implementation

### overview:

A comprehensive and innovative Older Adult Strategy provides a planning framework and action plan to ensure that Guelph is "Age Ready and Age Friendly". The City of Guelph must proactively prepare and plan for the impact of an aging population on municipal services. An Older Adult strategy ensures the City of Guelph is a great place to grow up and grow old.

### purpose:

define a vision of Guelph as an age-friendly community

support the older adult community to realize this vision through the development of effective policies, programs and services

provide direction to the City and its partnership work



### goal:

to create and implement a 10 year Older Adult Strategy and practical implementation plan



### objectives:

provide recommendations that ensure the 'age readiness' of the City's existing and future policies, procedures, programs and services both now and in the future

define and articulate City of Guelph (corporation) roles and responsibilities in responding to the needs of a rapidly aging population

provide direction as to how the City can more effectively work and partner with other agencies and organizations to provide older adult services and programs



## South End Community Centre Business Plan

The City is undertaking a detailed *Recreation Facility Needs Assessment and Feasibility Study* for the whole of the city, with a focus on the south end. The project includes the development of an Implementation Strategy to address both the immediate recreation facility needs, and the future needs in the south end, while responding to city-wide needs, as a whole. The Implementation Strategy will examine and recommend shared funding leveraging opportunities to acquire additional support and funding sources.

The plan will be used to inform and guide the provision of a multi-use facility in the south end through such means as:

investing in existing City facilities  
(e.g. through building improvements/  
expansion/renovations)

assessing other  
community  
recreation  
facilities and  
potential  
partnership  
scenarios  
(e.g., with  
school boards)

investing in a new facility, including decisions about the best  
location, size, configuration and amenities to be included; and  
the viability of developing and operating shared recreational  
space, including government and/or commercial partnerships

providing sound guidance for  
decision making and reviewing  
possible partnerships and  
financial models for the facility



## Local Immigration Partnership



### Guelph Wellington Local Immigration Partnership

what is it?

A community-led, collaborative project funded by Citizenship and Immigration Canada that is hosted by the City of Guelph and aims to create a caring, equitable community where everyone thrives.

who is it?

The GW-LIP is made up of over 70 members and partners working together.

what do they do?

The GW-LIP creates a more welcoming and inclusive community that better supports immigrants in overcoming local barriers to settlement with the successful completion of initiatives such as the first Mentorship Program and the Guelph-Wellington Immigration Portal.

why is it necessary?

Guelph and Wellington County are becoming increasingly multicultural and are changing quickly. Immigration is a significant part of that change as immigrants bring economic and social benefits to Guelph and Wellington County. However, immigrants also face a unique set of barriers to being able to realize their full potential and contribute back to the community.

what are they working on now?

developing training programs for community members to better support newcomers' integration in our neighbourhoods

addressing the needs of immigrant entrepreneurs

promoting diversity in business

### Parks Model

Starting in 2014, this project is intended to examine the important role that parks play within the neighbourhoods as a means of animating the community. It will include an exploration of innovative recreational, cultural and educational programs and opportunities to create parks as living community centres.

### Canada 150<sup>th</sup> Anniversary Project Plan

Canada's sesquicentennial anniversary is in 2017. Starting in 2014, an inter-departmental working group will be established to begin scoping the planning for Guelph celebrations of this important milestone. Key preliminary tasks will be to set up a community-based advisory committee to assist with the planning, and to determine what Federal funding may be available so that Guelph is well positioned to submit grant applications.



# Employee Engagement

The Community and Social Services survey participation rate was 93%, exceeding the average 70% participation rate that Best Employers experience.

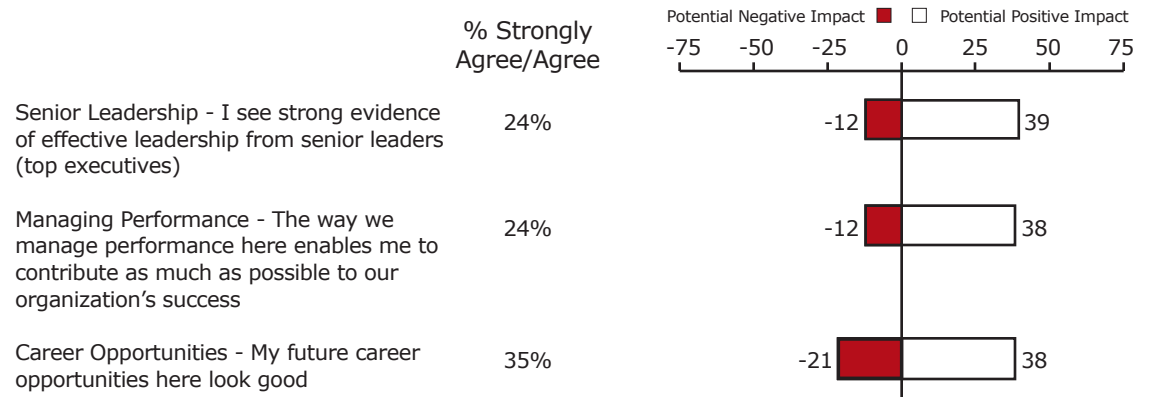
The Community and Social Services Employee Engagement score is 51%, which exceeds the City's score of 41%. A further 42% of Community and Social Services employees are "nearly engaged".



## Community and Social Services Engagement Driver Impact Analysis

The top 3 areas to work on that statistically will have the most impact on moving the Community and Social Services engagement score higher (Community and Social Services Engagement Drivers) are:

- Senior Leadership
- Managing Performance
- Career Opportunities



# 2012 Accomplishments

## Business Services

In collaboration with Community Engagement and Social Services Liason, successfully rolled out Affordable Bus Pass Pilot Program – Year One – that processed more than 2,400 applicants

Improved reporting for 2013 through the purchase of a new mail machine

Added a special events webpage to corporate website – *guelph.ca* - that improves access to information for individuals wanting to run events in public spaces



## Corporate Building Maintenance

Completed 20 high to medium priority structural repairs; second year of three year backlog in life cycle replacement work; 2,500 hours of preventive maintenance work

Established 'in house' commissioning team and completed commissioning of building automation systems at Clair Road Emergency Services Centre and the new Civic Museum

Implemented and maintained successful operation of ice rink and interactive water feature in Market Square

Completed installation of UV disinfection equipment at Norm Jary and Hanlon Creek Splash Pads

Established Corporate Building Maintenance 'call centre'

## 2012 Accomplishments

### Community Engagement and Social Services

Led the incorporation of The Guelph Neighbourhood Support Coalition, as guided by the Sustainable Neighborhood Engagement Framework

Received Council approval of the Older Adult Strategy with the goal that the Corporation and its services are age-ready and age-friendly

Developed a Youth Strategy for the Corporation with the input of over 700 youth in partnership with Youth Council

Updated the Facility Accessibility Design Manual to fully reflect current provincial legislation and new staff processes resulting in all City facilities and renovations being accessible for all residents

Celebrated the 20th Anniversary of the Evergreen Seniors Community Centre and highlighted the 20 year strategic alliance between the Guelph Wellington Seniors Association and the City of Guelph

Increased participation in the One2One program, designed to support persons with a disability to participate in recreation programs. Participation increased by 198% to 59 participants supported by 80 volunteers

Developed a mentorship program for Guelph Wellington through Guelph Wellington Local Immigration Portal members working with multiple stakeholders, employment agencies, employer networks, and newcomers

Implemented the Community Investment Strategy to make it easier for community organizations to access City funding and supports

Received over 3,000 inputs into the Community Wellbeing Initiative through the Community Engagement process from June to October 2012. The CWI will improve government's understanding of the community's values, needs and priorities for the future

## 2012 Accomplishments

### Parks & Recreation

Implemented the master plans for Castlebury and Wilson Farm Parks, and initiated the second phase of construction for Eastview sports fields including four lit and irrigated full-sized sports fields

Retrofitted Norm Jary and Hanlon Creek Park splash pads to meet provincial public health guidelines by installing ultra violet water treatment systems

Retrofitted and modernized playground equipment at Wolfond Park East and Eramosa River Park, and upgraded the resilient surfacing at Colonial, Dakota and Gosling Gardens Parks to meet Canadian Standards Association safety standards

Collaborated with Engineering Services to implement four kilometres of multi-use trail in the Hanlon Creek Business Park as part of the Guelph Trails Master Plan

Upgraded irrigation system infrastructure to be compatible with a centralized computer-controlled irrigation system for City sports fields

Contributed to the Corporate Energy Management Plan and developed recommendations to reduce energy costs at recreation facilities

Reviewed and improved recreation program offerings to increase participation and revenue

Installed and began commissioning a cogeneration system at the West End Community Centre to provide emergency power as part of Guelph's emergency preparedness planning, and to reduce operating costs

Upgraded refrigeration unit at the Victoria Road Recreation Centre as part of the facility's scheduled lifecycle work

# 2012 Accomplishments

## Culture & Tourism

Celebrated the grand opening of Guelph Civic Museum in its new location in the repurposed Loretto Convent

Opened new Market Square facility and launched programming including Mayor's Levee, John Galt Day, Movie Nights, Culture Days and winter skating events

Launched new Sleeman Fan Experience program designed to improve customer service and provide an immediate and timely response to fan feedback

Designed and launched Culture section on *guelph.ca* with the purpose of highlighting the programs and facilities within the Culture & Tourism department

Installed lobby monitor system at River Run Centre for enhanced patron experience and marketing opportunities

Launched a new mobile Tourism App

Received *Ontario Culinary Tourism Alliance (OCTA)* Leadership Award and *Economic Developers Council of Ontario (EDCO)* Strategic Plan Award for work with the Taste Real initiative



# 2013 Initiatives

## Business Services

Conduct an operational audit of ServiceGuelph

Develop a consolidated facility booking policy that includes City Hall spaces

Analyze the administrative support currently being provided to Community and Social Services at City Hall



## Corporate Building Maintenance

Complete \$2.2 million dollars in 'life cycle' and structural repairs

Maintain 2,500 hours of preventive maintenance work

Continually improve the management of our building assets

Develop standard operating procedures for Corporate Building Maintenance

Implement 'service level agreements' between Corporate Building Maintenance and our 'clients'

Replace washrooms at South End Community Park

Renovate Farmers' Market

Implement energy efficiency upgrades through our collaboration with the Finance Department and their energy management group

## 2013 Initiatives

### Community Engagement & Social Services

Complete the Sustainable Neighborhood Engagement Framework recommendations and develop a Community Benefit Agreement for the newly incorporated Guelph Neighborhood Support Coalition

Train all staff to ensure that the standards within the Accessibility for Ontarians with Disabilities Act are fully complied with; ensure that City Services are accessible to all

Develop the 2013-2018 Youth Strategy and respond to the direct needs, gaps, barriers and desires of Guelph youth

Develop an innovation fund with community leaders using the more than \$90,000 contributed through cash and in-kind donations by the City and partners

Introduce Community Engagement Framework and Tools to create greater consistency, transparency, and support for engaging stakeholders/community members in municipal decision making

Establish two additional Gardens and support the Community Gardens program to continue to grow

Continue to support the attraction and retention of Immigrants to Guelph and Wellington County using the Guelph Wellington Immigration Portal

Use the information gathered from Newline Skatepark Community Workshops which engaged local skateboarders and parents in creating the design and layout of Guelph's Community Skatepark

## 2013 Initiatives

### Parks & Recreation

Develop a business case and explore alternative funding sources and partnerships to support the South End Community Centre

Implement centralized irrigation control system to reduce irrigation water consumption and associated energy costs by approximately 30%, while providing optimum growing conditions for natural sports turf

Retrofit playground equipment at Bailey, Bathgate, Dakota, Franchetto, Golfview, Hartsland, MacAlister, Pine Ridge Starview Crescent, Riverside Park East and Yewholme Parks

Build 2.25 kilometres of trail at Castlebury Park/Northwest drainage channel, Eastview, Watson Creek Subdivision Northern Heights

Initiate Environmental Assessment for 2.2 kilometres of the Speed River Trail West along the Speed River between Silvercreek Park and Imperial Road

Continue assessing park infrastructure as part of a Park Infrastructure Gap Analysis and capital budget forecast

Explore innovative recreational, cultural and educational programs to create parks as living community centres to enhance the park experience

Transition wading pools and splash pad programming from Park Operations to Recreation Aquatics to align with operational expertise

Implement energy conservation initiatives to reduce operating costs as part of the Corporate Energy Management Plan

Fully commission the cogeneration system at the West End Community Centre; reduce operating costs by capturing waste heat and using it to heat water at the facility

Initiate a background study to renovate the Victoria Road Recreation Centre as the average lifespan of a multi-purpose recreational facility is approximately 40 years; 2014 will be the facility's 40th anniversary

# 2013 Initiatives

## Culture & Tourism

Complete cultural mapping project

Develop enhanced revenue and programming streams at Guelph Museums

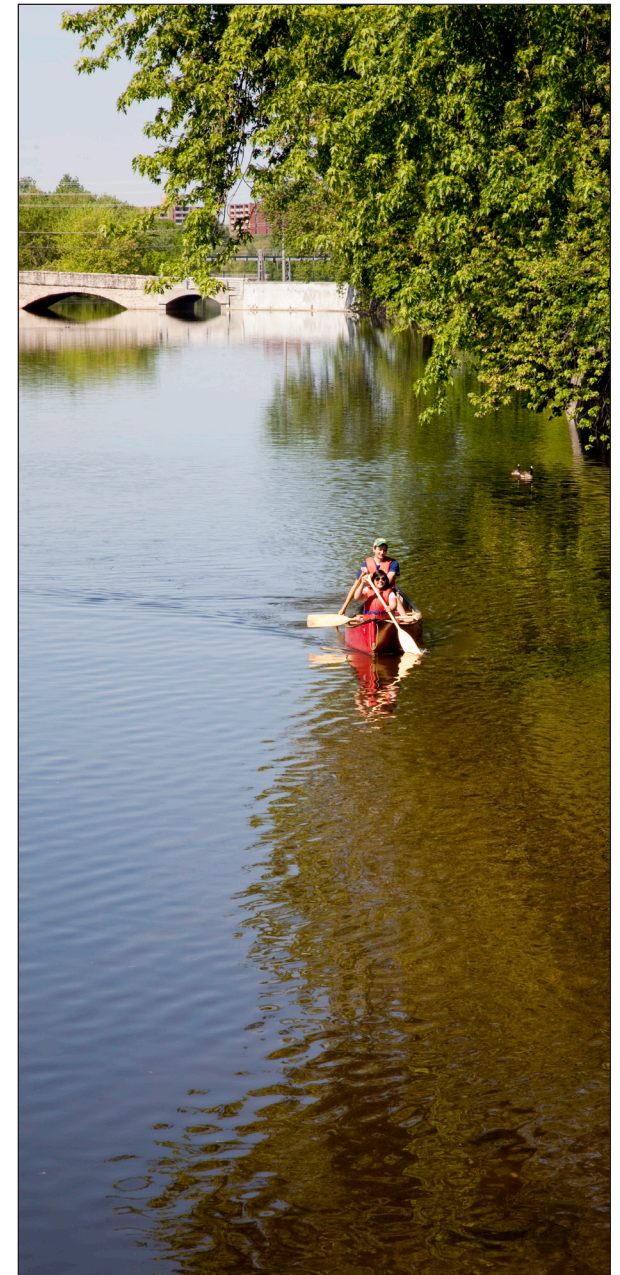
Begin planning for the 2015 McCrae anniversary and the 2017 Canadian sesquicentennial

Expand *River Run Presents* programming - comedy series and Borealis series

Expand the City-run *Guelph Adult Recreational Hockey League* (GARHL) at Sleeman Centre

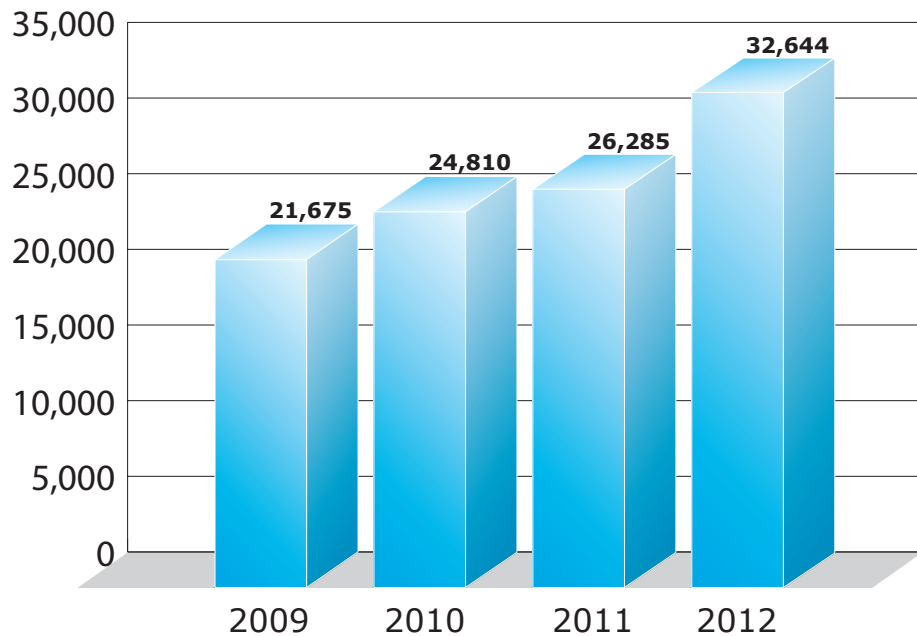
Install enhanced security monitoring system at Sleeman Centre to improve efficiency and safety

Issue a Request For Proposal (RFP) to determine if a community partner could take over the management of the tourism services currently provided by the City of Guelph



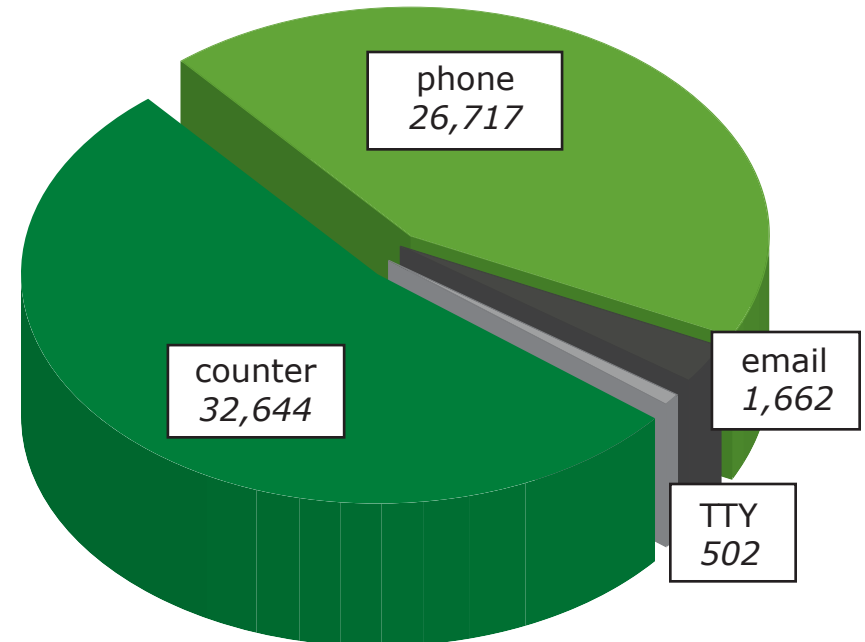
# Key Performance Indicators

Annual ServiceGuelph  
Counter Interactions



*In 2012, the number of in-person counter interactions increased significantly at ServiceGuelph, predominantly due to the addition of the Affordable Bus Pass.*

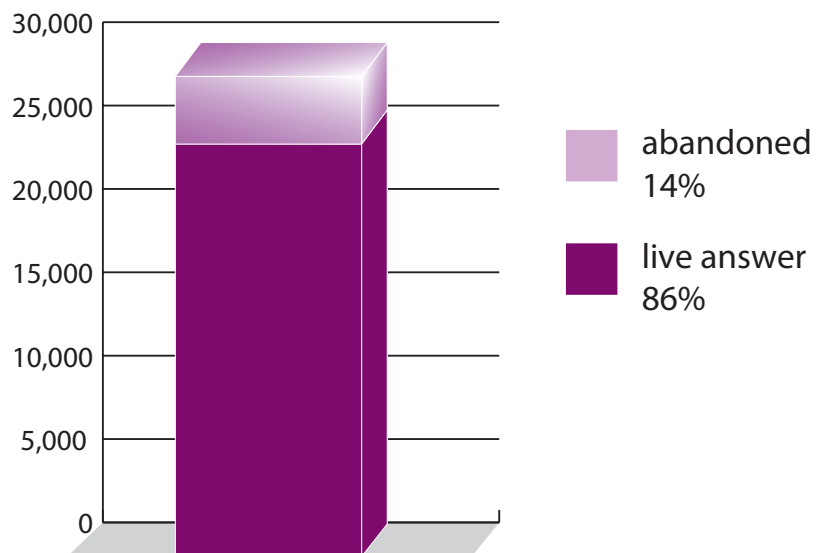
ServiceGuelph Customer  
Interactions by Channel 2012



*ServiceGuelph delivers customer service using four primary channels - in-person, phone, e-mail, and TTY. 96% of all interactions with staff are either in person or by phone.*

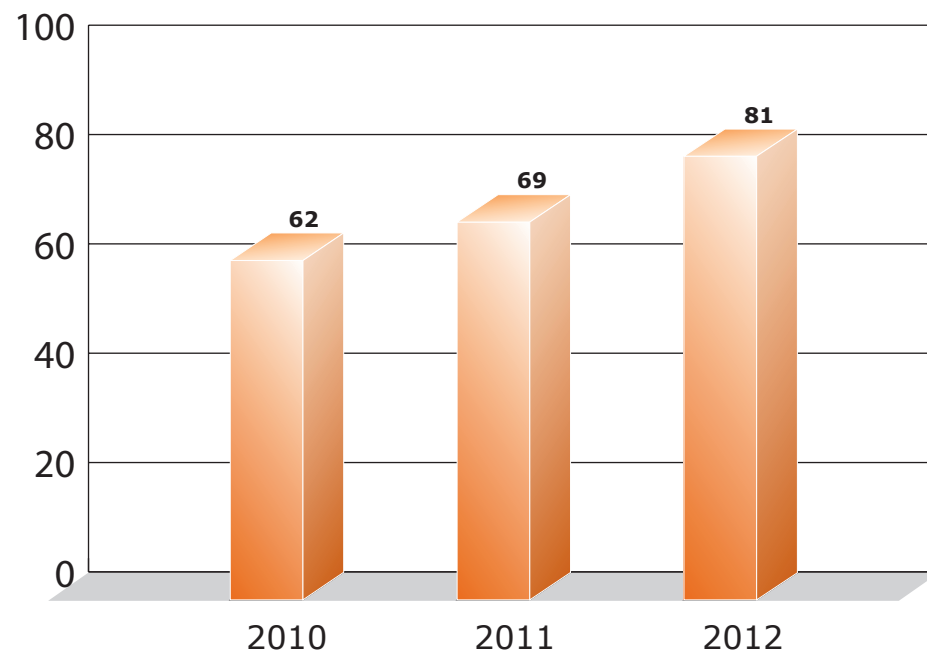
# Key Performance Indicators

## Calls Received by ServiceGuelph 2012



Over 27,000 calls come in to ServiceGuelph each year, and staff strive to answer as many of those calls live as possible.

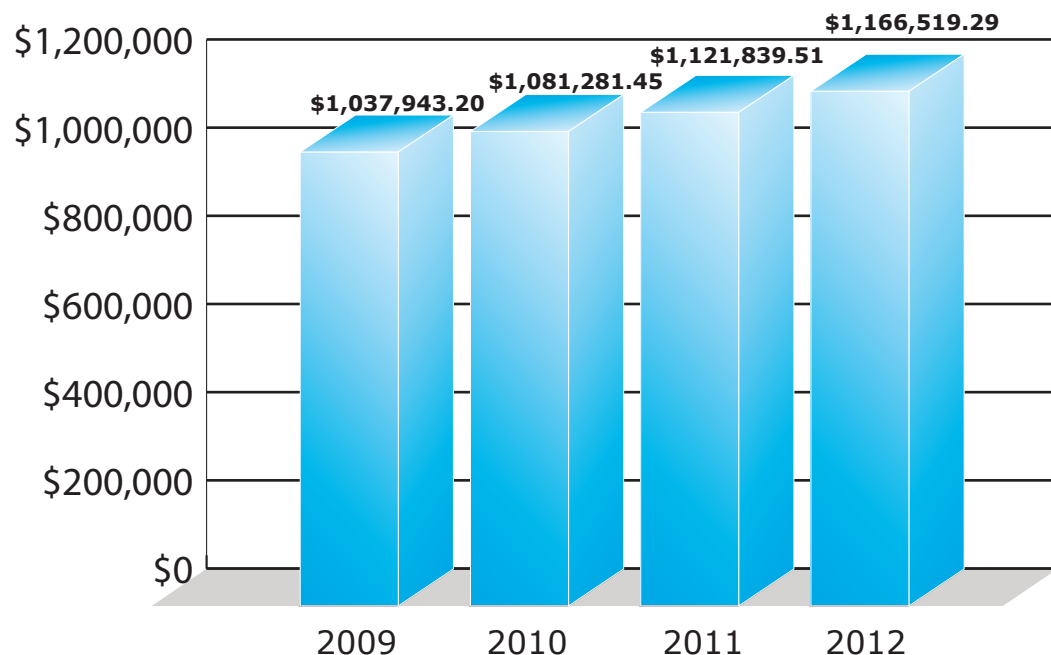
## Annual Number of Agencies Funded through Community Grant Program



Through our granting program, the City funds a variety of arts and culture, special event, and social service agencies. In 2013, we will be implementing our new Community Wellbeing Grant program, a component of the Community Investment Strategy.

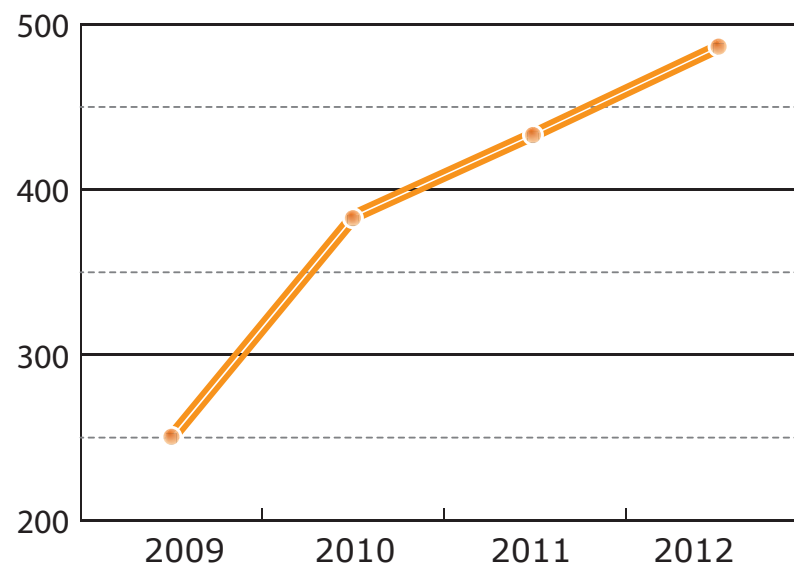
# Key Performance Indicators

## Annual Value of Facility Rental Subsidy



*Facility fees are subsidized for youth organizations, neighbourhood groups and organizations that service persons with disabilities, and the value of the subsidy represents a significant investment in the community by the City.*

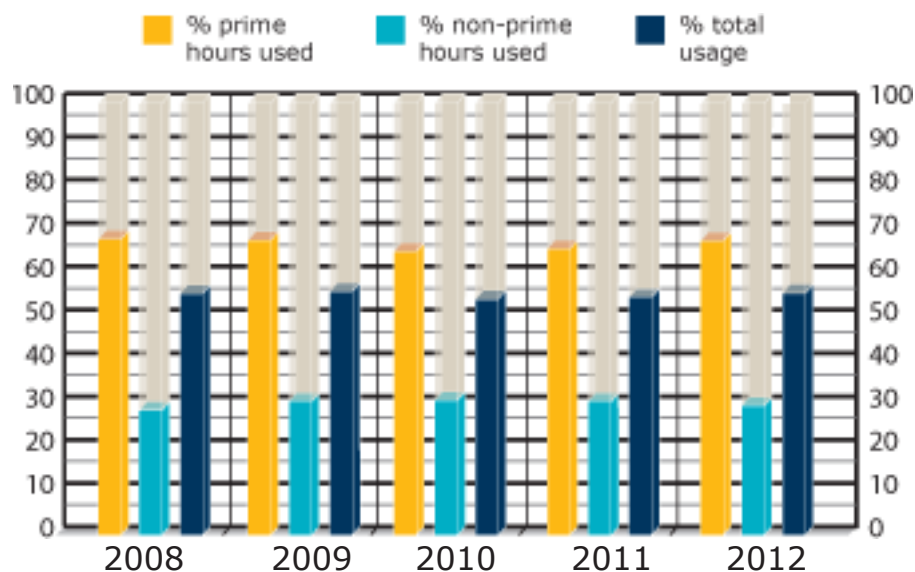
## Annual Number of Special Events Coordinated



*We have seen a huge increase in the number of special events coordinated through Community & Social Services, indicating the success of consolidating these services on behalf of several City departments.*

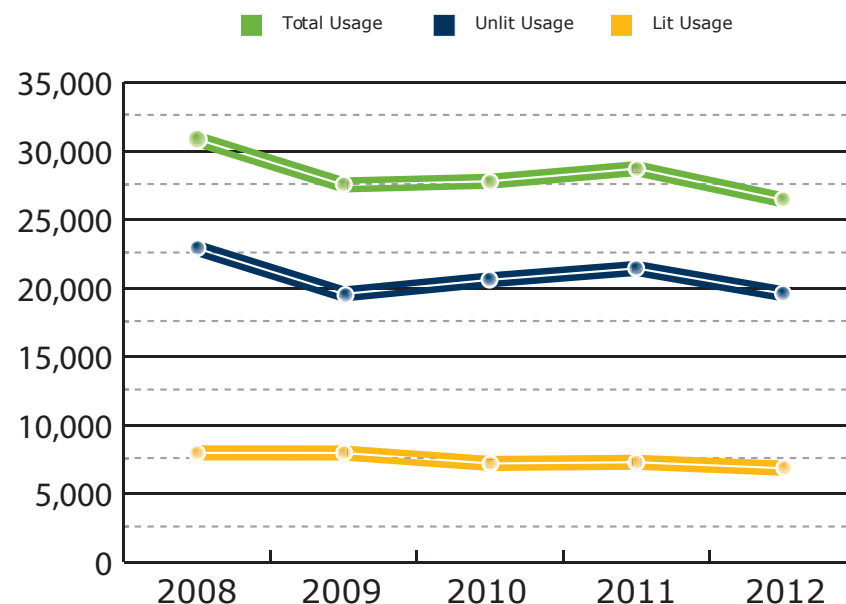
# Key Performance Indicators

## Annual Hourly Usage for Arenas



The regular ice season on our 6 ice surfaces is from approximately the beginning of September to the end of March, with some extended dates to accommodate figure skating at Exhibition Arena and the Guelph Storm at the Sleeman Centre.

## Annual Hourly Usage for Sports Fields



Community and Social Services operates and books 14 hardball diamonds, 50 softball diamonds and 61 soccer/football/multi-purpose fields. Included in the above are 23 facilities owned by external partners, with whom the City has a partnership agreement for usage.

# Key Performance Indicators

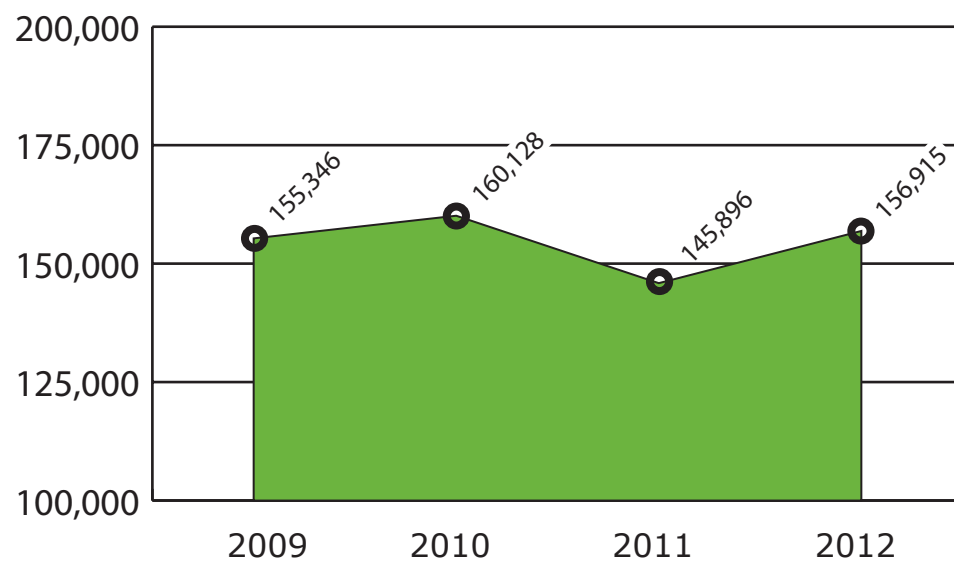
## Registration for Community Guide Programs



Preschool Programs	1.7%
Adult Programs	7.5%
Camps	8%
Children/Youth Programs	8.5%
Seniors/Retired Adult Programs	12.6%
Aquatics	61.7%

*We offer recreation programming aimed at a variety of demographics, divided into several key areas of focus. Aquatics continues to represent over 60% of our total participation in programmed activities.*

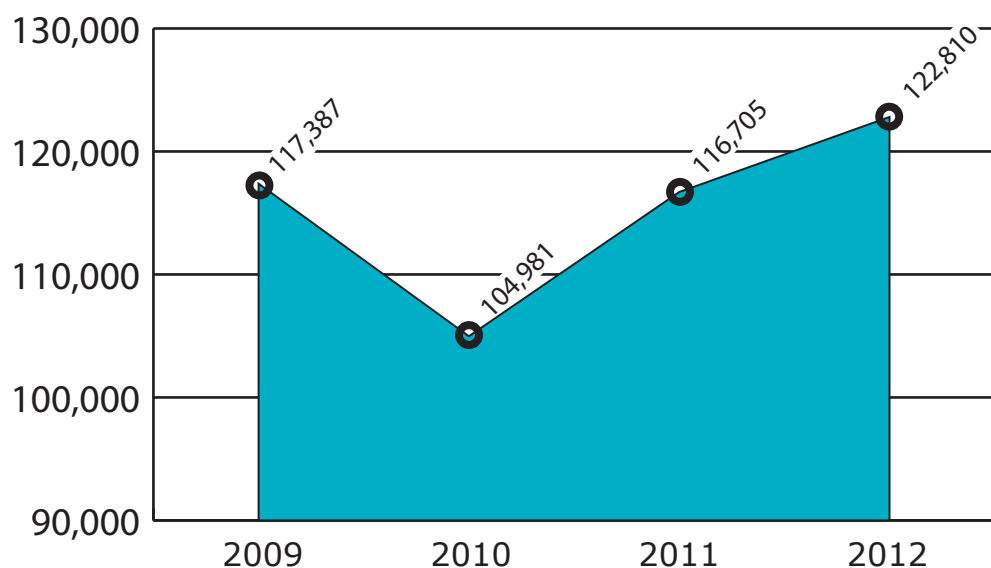
## Annual Number of Attendees at Sleeman Centre Events



*The vast majority of activity at the Sleeman Centre is practices and non-ticketed uses of the ice. However, the highest profile activities are the ticketed events, and the number of attendees at these events each year is a good indicator of the success of the building, and the success of the Guelph Storm.*

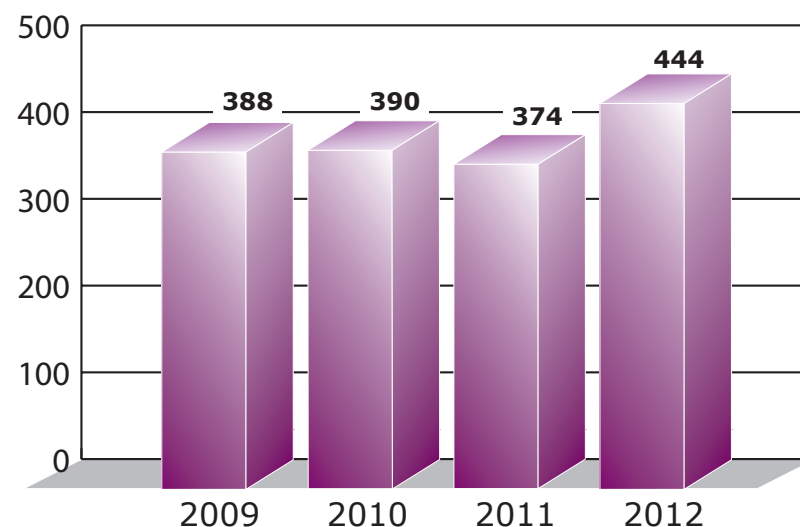
# Key Performance Indicators

Annual Number of River Run Centre Attendees



*Total attendees through River Run Centre includes those who attend ticketed performances, as well as those attending meetings, social functions and other events.*

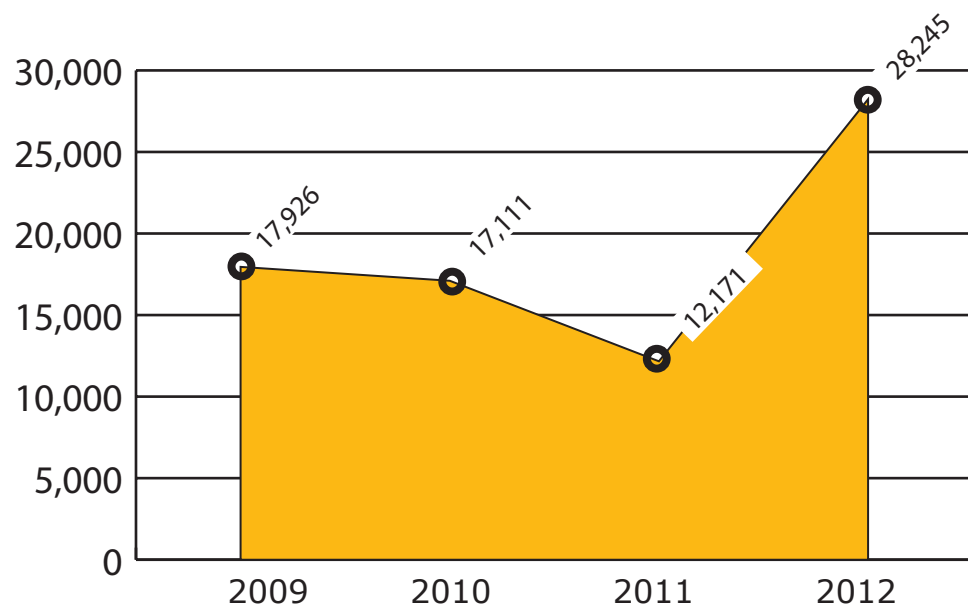
Number of River Run Centre Event Uses



*Events are a key indicator of how busy River Run Centre continues to be as a facility. Between the two theatres and the lobby space, 444 events took place in 2012.*

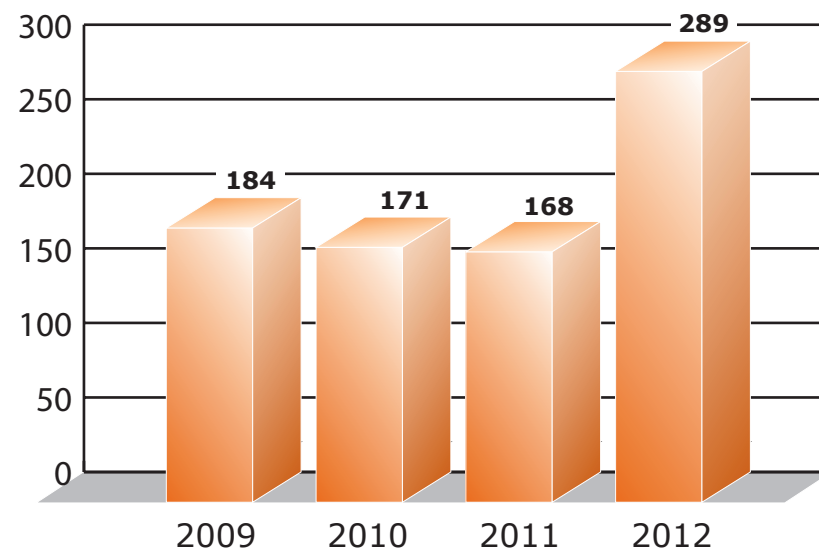
## Key Performance Indicators

**Annual Number of Guelph Museums Attendees**



*Annual attendance through the Guelph Museums historically was between 17,000 and 18,000. This dropped off in 2011 when the Civic Museum was closed for 6 months for the move, but we are now seeing annual attendance in excess of 28,000 with the opening of the new Guelph Civic Museum.*

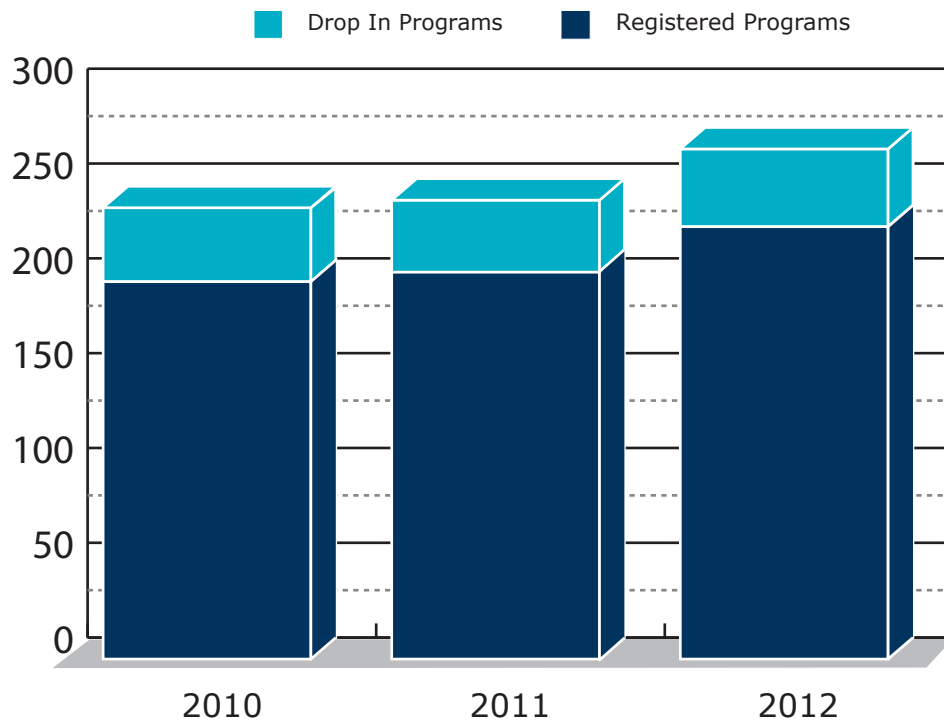
**Annual Number of Museum Memberships Sold**



*With the opening of the new Guelph Civic Museum in early 2012, the number of memberships sold has increased significantly, reflecting the community's renewed interest in Guelph's Museums.*

# Key Performance Indicators

## Number of Seniors' Programs Offered

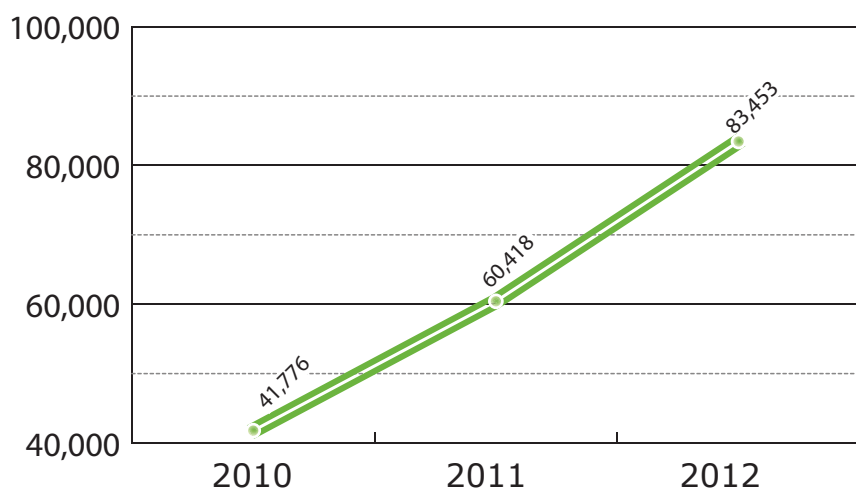


*Seniors Services' staff in collaboration with the Guelph Wellington Seniors Association makes available a vast array of opportunities to ensure that Guelph is a great place for seniors to live and age well.*



# Key Performance Indicators

## Number of Volunteer Hours Contributed to CSS



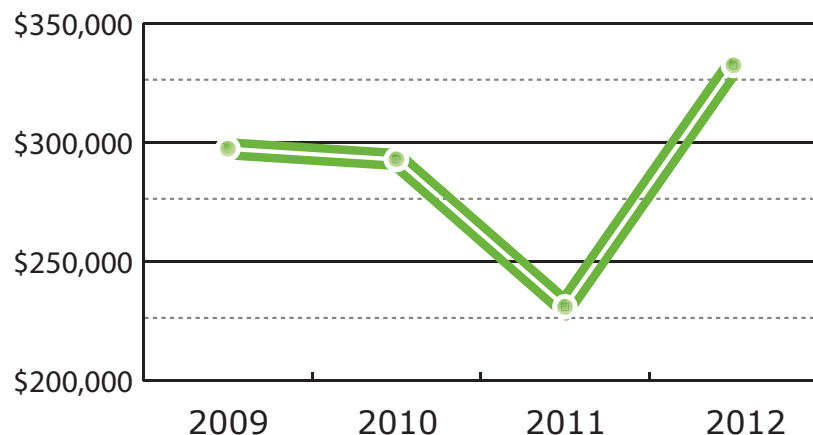
## Annual Number of Community and Social Services Volunteers



*Volunteers play a fundamental role in the delivery of programs, services, and events. Divisions within Community and Social Services that engage volunteers are Seniors Services, Youth Services, Accessibility Services, The Guelph Civic Museum and McCrae House, River Run Centre, Recreation and Parks, and Neighbourhood Services.*

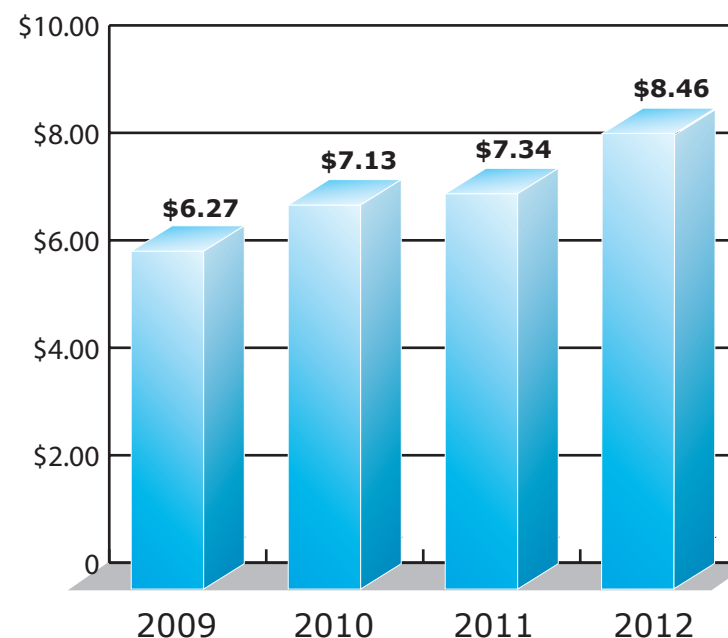
# Key Performance Indicators

## Fundraising & Development Revenue Generated for Culture



*A key revenue stream for both River Run Centre and Guelph Museums is the money generated from fundraising and development. This comes from corporate sponsorships, individual donations, grants from other levels of government and foundations.*

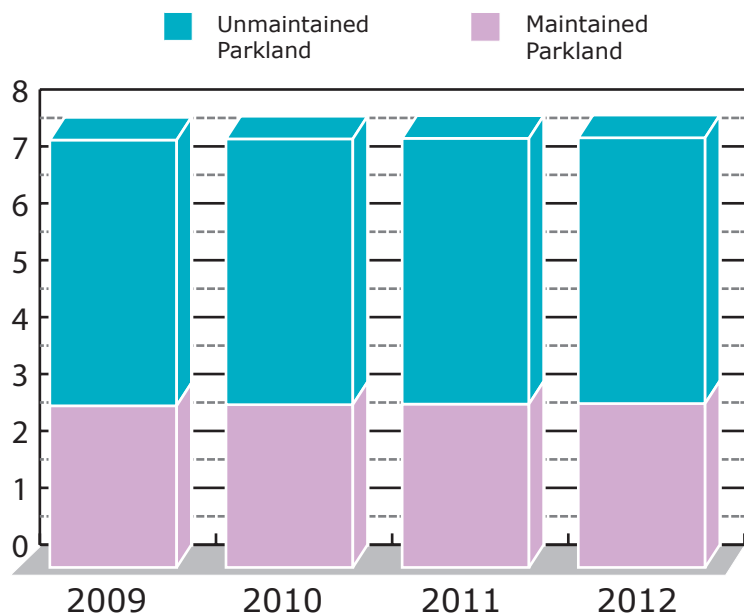
## Average Per-Person Food and Beverage Revenue Generated at Guelph Storm Games



*One of our primary sources of revenue from Guelph Storm games is the food and beverage revenue generated. A key area of focus in recent years has been to increase the average food and beverage spent per person attending the Guelph Storm games.*

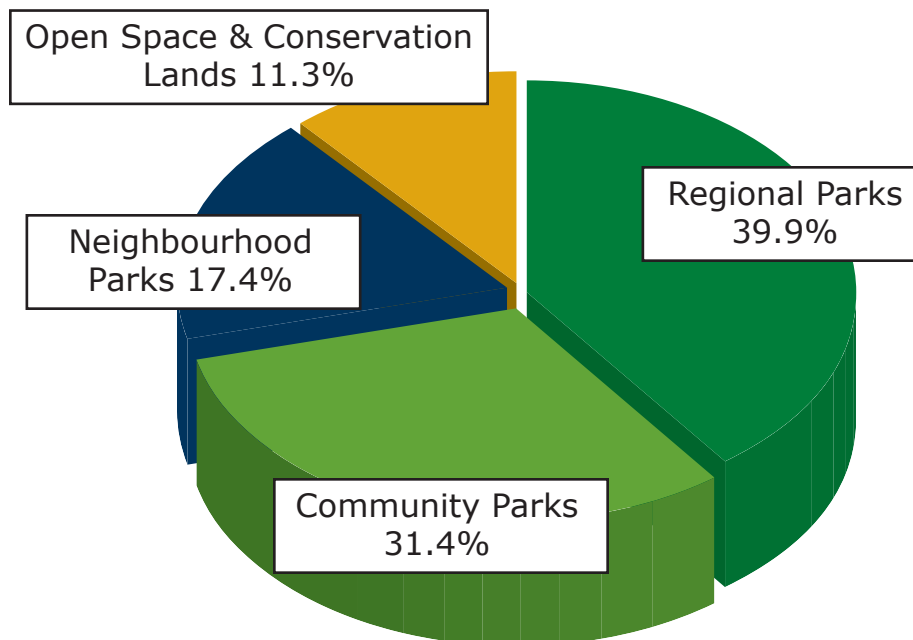
# Key Performance Indicators

## Total Parkland in Hectares per 1,000 Residents



The total parkland includes both maintained parkland and naturalized areas within the City limits, which may also be owned by others. This is one way of determining service levels. Maintained areas include play fields of all types, picnic areas, and playgrounds. Natural parkland includes ravines, woodlots, and conservation areas, which may also include portions of the city-wide trail network.

## Type of Parkland in Guelph in Hectares



Over the past 5 years, the City has only been delivering P2 neighbourhood parks, which typically include a playground, walking path, and some site amenities. The opportunity to increase the service level and quality of the park and open space experience depends on the City's capacity to deliver parks per the classifications outlined in the Official Plan.

# Key Performance Indicators

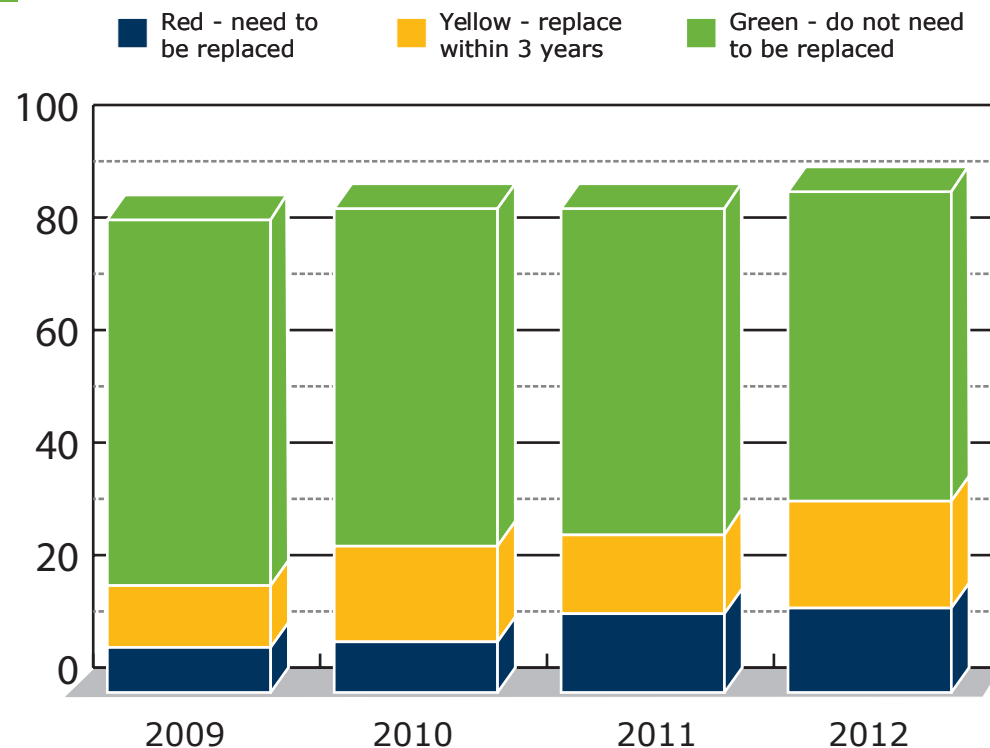
## Condition of Play Structures in Guelph Parks

*Of the 89 playground sites, more than 25% are in the need of immediate replacement, and an additional 28% will be at or past their expected life cycle within the next 3 years.*

## Money Spent on Life Cycle Replacement VS Asset Value

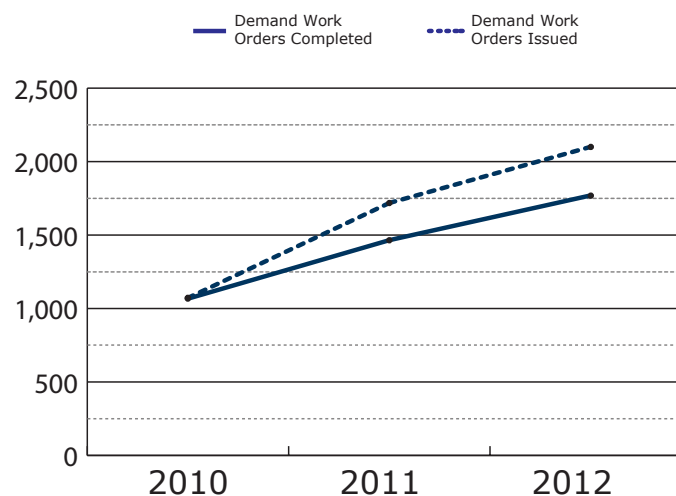
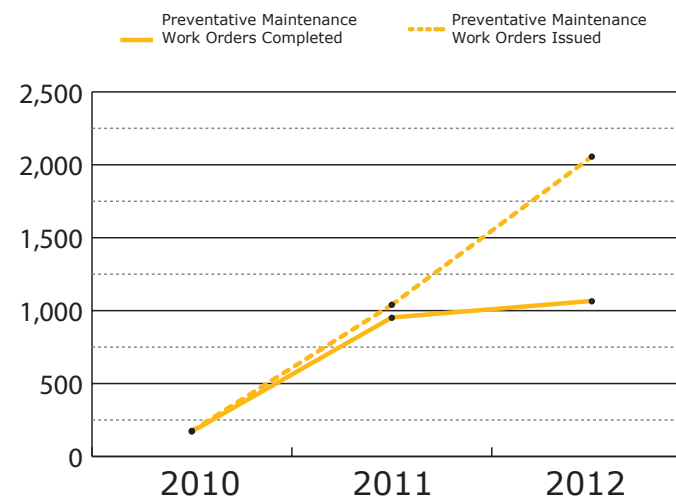
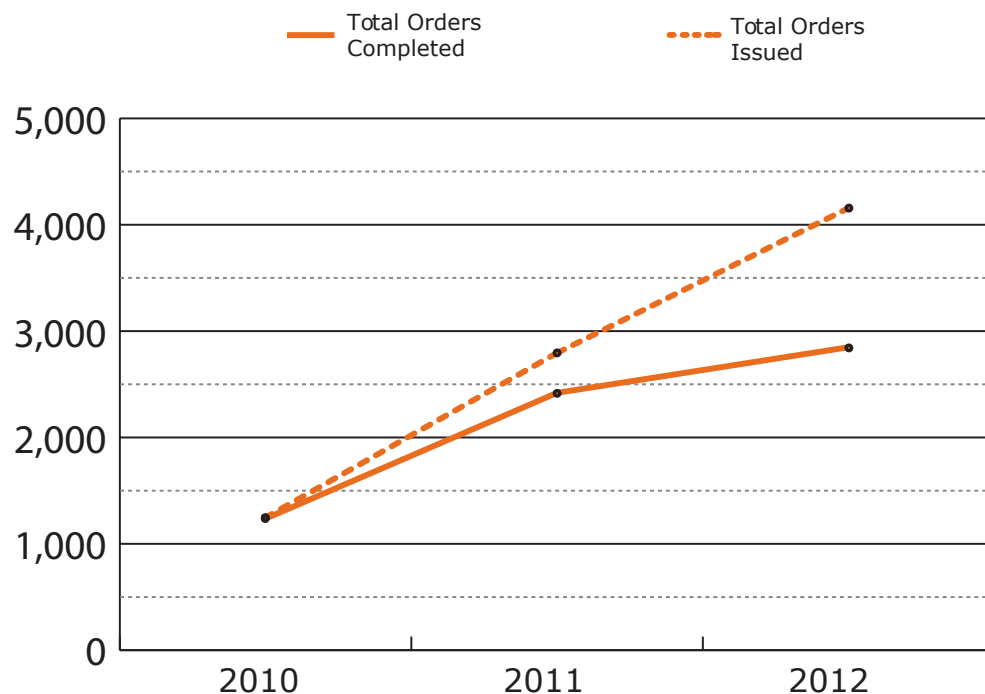
	2009	2010	2011	2012
Capital Spent	\$1,472,207	\$1,268,997	\$2,878,268	\$2,740,185
Asset Value	\$327,616,589	\$328,316,589	\$342,316,589	\$355,623,989
Percentage Invested	0.45%	0.39%	0.84%	0.77%

*A key focus area for Corporate Building Maintenance has been to ensure that we are keeping up with the life cycle replacement of our corporate assets.*



# Key Performance Indicators

## Corporate Building Maintenance Work Orders



*With the addition of administrative support staff, a greater number of work orders are properly being logged through the system. This has resulted in more work orders being completed each year as we now have a system for tracking them.*



**Community and Social Services collaborates with the community to make Guelph a great place to be.**



# STAFF REPORT



TO Community and Social Services Committee

SERVICE AREA Community and Social Services  
Culture and Tourism

DATE September 17, 2013

**SUBJECT Guelph Civic Museum Phase 2 Landscaping**

REPORT NUMBER CSS-CT-1340

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To request approval to spend \$50,000 of the existing 2014 capital project MU0017 in 2013.

### KEY FINDINGS

The existing \$250,000 in donations is currently set aside in the Museum reserve fund and is approved for expenditure in 2014. The City has recently approved the acceptance of a donation of a John McCrae statue, and staff would like to unveil the statue in 2015 as part of the commemoration of the 100<sup>th</sup> anniversary of McCrae's writing of *In Flanders Fields*.

In order to be ready to do the landscaping work necessary to incorporate the statue into the Museum property in 2015, staff need to do a revised design and site plan beginning in 2013 so that the landscaping work can begin in 2014.

### FINANCIAL IMPLICATIONS

There are no additional financial implications, as the money is already in the reserve fund and is approved to be spent in 2014. The funds are not from the tax-supported capital budget, as they were generated through donations. The only change is the request to spend up to \$50,000 of the money in 2013.

### ACTION REQUIRED

Receive the staff report and approve the expenditure of up to \$50,000 in 2013 of the existing \$250,000 in donations collected towards Capital Project MU0017, in order to do a revised design, site plan and costing for the Phase 2 landscaping at Guelph Civic Museum.

## RECOMMENDATION

1. That the September 17, 2013 report entitled "Guelph Civic Museum Phase 2 Landscaping" be received for information

# STAFF REPORT

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2. That Council approves the expenditure of up to \$50,000 in 2013 of the existing \$250,000 in donations collected towards Capital Project MU0017, in order to do a revised design, site plan and costing for the Phase 2 landscaping at Guelph Civic Museum.

## **BACKGROUND**

From the outset of the Guelph Civic museum project, a \$500,000 capital campaign was an integral part of the \$12.7 million project. A ten member Capital Campaign Committee began its work in January 2010 and officially concluded in March 2011. The Campaign raised \$772,000 in donations and pledges.

The success of the Capital Campaign was due to the generosity of the estate of Hugh Guthrie, the popularity of a "Family Tree" component, and the strong support of heritage from both corporations and individuals in this community. To maintain the support of these important donors and to honour their pledges, Council approved the transfer of \$250,000 from the Capital Campaign to the Guelph Civic Museum Reserve Fund to be used for the Phase 2 landscaping work.

## **REPORT**

The existing \$250,000 in donations is currently set aside in the Museum reserve fund and is approved for expenditure in 2014. The City has recently approved the acceptance of a donation of a John McCrae statue, and staff would like to unveil the statue in 2015 as part of the commemoration of the 100<sup>th</sup> anniversary of McCrae's writing of *In Flanders Fields*.

In order to be ready to do the landscaping work necessary to incorporate the statue into the Museum property, staff need to do a revised design and site plan beginning in 2013 so that the landscaping work can begin in 2014.

Staff are requesting Council approval to spend up to \$50,000 in 2013 of the pre-approved capital project MU0017 currently approved in the capital budget for 2014.

## **CORPORATE STRATEGIC PLAN**

### City Building

3.1 Ensure a well designed, safe, inclusive, appealing and sustainable City

## **FINANCIAL IMPLICATIONS**

There are no additional financial implications as the money is already in the reserve fund and is approved to be spent in 2014. The funds are not from the tax-supported capital budget, as they were generated through donations. The only change is the request to spend up to \$50,000 of the money in 2013.

Any additional future funding requests regarding the Museum landscaping will come forward as part of the regular capital budget approval process.

# STAFF REPORT

## DEPARTMENTAL CONSULTATION

Finance and Enterprise – Budget Services

Community and Social Services – Parks and Recreation

## COMMUNICATIONS

N/A

### Prepared By:

Tammy Adkin

Manager, Guelph Museums



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### Approved By

Danna Evans

Interim General Manager,  
Culture & Tourism

Community and Social Services

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### Recommended By

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# STAFF REPORT



TO Community and Social Services Committee

SERVICE AREA Community and Social Services  
Community Engagement and Social Services

DATE September 17, 2013

**SUBJECT The Elliott Business Case Scope**

REPORT NUMBER CSS-CESS-1337

## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide Council with the elements of a business case to support the designation of The Elliott Community as the City's municipal home and to request allocation of the Social Services Reserve to fund an operational review and building condition assessment of The Elliott.

### KEY FINDINGS

A business case which supports the designation of The Elliott as the City's municipal long-term care home (LTCH) is being developed. The intent of the business case is to assess and mitigate the City's risk in changing municipal homes and also address all legislative requirements and Ministry of Health and Long-Term Care (MOHLTC) expectations. Assessing the City's risk includes an operational review and building condition assessment of The Elliott. These reviews will be co-sponsored in partnership with The Elliott.

In 2012, MOHLTC requested the City to provide a legal opinion on the basis that The Elliott can be considered a municipal home. A response was not provided at the time because the City was undertaking a project to assess our current arrangements and all other available options for a municipal home. City staff is now meeting with MOHLTC staff to discuss the City's preliminary opinions by which The Elliott can be considered a municipal home.

The ultimate decision for any newly proposed arrangement for a designated municipal home rests solely with the Minister of Health and Long-Term Care.

### FINANCIAL IMPLICATIONS

The estimated total cost for the operational review and building condition assessment of The Elliott is \$80,000. The project's Steering Committee is working with the City's Purchasing division to issue a Request for Proposals (RFP) for the operational review. Corporate Building Maintenance is assisting with sourcing a provider for the building condition assessment. These reviews

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will be funded through the Social Services Reserve from the \$100,000 allocated in the Social Services Workplan for the CMSM review and The Elliott will contribute up to 50% towards the cost.

## **ACTION REQUIRED**

Provide Council approval to allocate funds for an Operational Review and Building Condition Assessment of The Elliott.

## **RECOMMENDATION**

1. That the elements of the business case outlined in the report to designate The Elliott as the City's municipal long-term care home be approved
2. That staff be directed to allocate \$80,000 from the Social Services Reserve towards the cost of conducting an operational review and building condition assessment of The Elliott to support the development of the City's business case to the Ministry of Health and Long-Term Care to designate The Elliott as the City's municipal long-term care home

## **BACKGROUND**

The City of Guelph is legally required to be involved in the provision of long-term care home services. A provincially established process to designate a municipal home does not exist in either the governing legislation or Ministry of Health and Long-Term Care (MOHLTC) guidelines. The ultimate decision for any newly proposed arrangement for a designated municipal home rests solely with the Minister of Health and Long-Term Care.

The City has a well-defined and long-standing connection to The Elliott. It is situated on City land and *The Elliott Act* establishes The Elliott as a local board under the *Municipal Act*, governed by a Board of Trustees whose members are appointed by City Council. The City also holds a promissory note, originally issued to fund the home's redevelopment to meet MOHLTC standards.

In 2012, MOHLTC requested the City to provide a legal opinion on what basis The Elliott can be considered a municipal home. A response was not provided at the time because the City was undertaking a project to assess our current arrangements and all other available options for a municipal home.

A cross-departmental Steering Committee, with consultants providing subject matter expertise, was established for the purpose of reviewing the City's current arrangements for a municipal home, assess alternate options to meet legislative requirements (Report #CSS-CESS-1305: Long-Term Care Backgrounder) and provide a recommendation to Council. Recommendations were provided to City

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Council at the May 27, 2013 meeting (Report #CSS-CESS-1318: Long-Term Care Project Findings) and staff was directed to:

"scope the required elements and associated costs to develop a comprehensive business case for The Elliott as the City's designated municipal long-term care home limited to the licensed long-term care components and report back to Council on this recommendation in fall 2013."

## REPORT

The project Steering Committee is beginning the work to develop a comprehensive business case which supports the designation of The Elliott as the City's municipal long-term care home (LTCH). The purpose of the business case is to assess and mitigate the City's risk in changing municipal homes and also address all legislative requirements and Ministry of Health and Long-Term Care (MOHLTC) expectations. A business case will address all areas of municipal responsibility and establish the appropriate controls to manage our increased role in the area of long-term care. This work is being conducted in collaboration with The Elliott staff and Board of Trustees.

### Legislative and MOHLTC Requirements

The *Long-Term Care Homes Act* is quite extensive for the operations of a LTCH with additional requirements for municipal homes. The business case will address all legislative requirements and Ministry of Health and Long-Term Care (MOHLTC) expectations. Issues which must be addressed in the City's business case include:

- An appropriate governance structure which must include a Committee of Management as outlined in legislation
- Transfer of the license from The Elliott to the City
- Control of the LTCH assets
- Necessity for a management contract between the City and The Elliott for the operation of the LTCH

Together with The Elliott CEO, the Steering Committee is meeting with MOHLTC staff to better understand the legislative requirements and to share the concepts of our business case as it is being developed.

### Business Case Elements to be Developed Directly with The Elliott

City staff is working with The Elliott staff to develop details of a governance model which ensures accountability and transparency of The Elliott to the City, not only for funding but also the operations, since the City will have ultimate responsibility to meet legislative and Ministry requirements. The model will need to respect The Elliott as a multi-service organization with responsibility for operations beyond the LTCH. Specific components of governance include:

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- Roles and responsibilities of both the City (staff and Council) and The Elliott (staff and Trustees)
- Reporting requirements
- Financial obligations of both parties
- Terms and conditions upon termination of the relationship, including ownership of the assets and facility

Another element of the business case is an assessment of The Elliott's current state of operations and assets (i.e. building condition). The purpose of these reviews is to better understand the status of operations and finances prior to entering into a partnership with The Elliott and also to identify potential risks and financial requirements for the City.

The Steering Committee is working with Purchasing to issue a Request for Proposal (RFP) to retain a vendor. The Steering Committee is also working with Corporate Building Maintenance to contract for services for the building condition assessment. The Elliott will co-sponsor the reviews and will contribute up to 50% towards the cost. An operational review of The Elliott was conducted in 2009. The 2009 review will be used as the starting point for issuing a new RFP and determining the scope.

The Steering Committee will be cognizant of The Elliott's promissory note to the City throughout the development of the business case. The effect of designating The Elliott as the City's municipal home may or may not impact the promissory note. Any implications will be assessed as part of the business case development and findings reported to Council.

## Timelines

The operational review and building condition assessment are expected to take approximately four months to complete. Concurrent to this work, the Steering Committee will be developing the other elements of the business case (e.g. governance structure, license transfer, asset control) in collaboration with The Elliott. Throughout the development work, the Steering Committee will continue consulting with MOHLTC staff for guidance.

Details of the business case will be negotiated in principle, pending approval by Council, The Elliott Board of Trustees and MOHLTC. The Steering Committee forecasts that this work will take a year or more until completed and presented to Council. Until these goals are achieved, the City's funding agreement with Wellington Terrace will remain as status quo. The Steering Committee anticipates that our current arrangements and funding obligations to Wellington Terrace will remain in place at least for 2014.

The timeframe to complete these negotiations is strongly contingent upon MOHLTC availability and response times.

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## CORPORATE STRATEGIC PLAN

### Organizational Excellence

- 1.2 Develop collaborative work teams and apply whole systems thinking to deliver creative solutions
- 1.3 Build robust systems, structures and frameworks aligned to strategy

### Innovation in Local Government

- 2.1 Build an adaptive environment for government innovation to ensure fiscal and service sustainability
- 2.3 Ensure accountability, transparency and engagement

### City Building

- 3.2 Ensure a well designed, safe, inclusive, appealing and sustainable City

## DEPARTMENTAL CONSULTATION

This report was prepared in concurrence with Corporate and Human Resources, Finance and Enterprise Services and the Office of the Chief Administrative Officer.

## COMMUNICATIONS

Ongoing discussions are occurring with The Elliott and government stakeholders including MOHLTC, Waterloo Wellington Local Health Integration Network (WWLHIN) and the County of Wellington.

The Steering Committee has met with The Elliott's Board of Trustees and will continue to provide updates both directly and through joint communications with The Elliott's CEO.

## ATTACHMENTS

N/A

### **Report Author**

Karen Kawakami  
Social Services Program and Policy Liaison

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A handwritten signature in cursive script that reads "Colleen Clack".

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**Approved By:**

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# STAFF REPORT



TO Community and Social Services Committee

SERVICE AREA Community and Social Services

DATE September 17, 2013

**SUBJECT Tourism Services RFP Update**

REPORT NUMBER CSS-ED-1336

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## EXECUTIVE SUMMARY

### PURPOSE OF REPORT

To provide information on the results of the Request for Proposals (RFP) regarding the provision of Tourism Services, and to recommend next steps.

### KEY FINDINGS

The RFP closed on July 15, 2013, resulting in two submissions being received.

The evaluation committee were unanimous in determining that neither submission met the needs set out by the City, nor demonstrated the ability to deliver the requested services. Accordingly, the evaluation committee did not recommend awarding the RFP to either of the proponents.

It is the recommendation of staff that in order to better assess the long term needs and sustainability of Tourism Services in Guelph, staff should undertake a formal operational review of the services currently offered, an assessment of the strategic needs for tourism services, and a best practice analysis of other funding, service delivery and governance models for similar municipal tourism services. Once this has been completed, Council will be able to determine how best to proceed with the provision of Tourism Services within Guelph.

In the interim, in order to ensure the effective provision of Tourism Services during the review period, staff also recommend that the position of 'Supervisor of Tourism Services' be filled on a temporary contract basis. This will enable the Corporation to re-start accepting new requests for tourism support and marketing initiatives, have a voice at regional discussions, as well as to continue to provide existing tourism services.

### FINANCIAL IMPLICATIONS

The estimated cost for this review would be approximately \$50,000 and would be covered within the existing 2013 Tourism budget.

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## **ACTION REQUIRED**

Staff seek the endorsement of staffs' recommendation to proceed with conducting an operational review of Tourism Services, utilizing existing budget resources from within the 2013 Tourism operating budget, and that staff be directed to report back no later than the end of Q2 2014 on the results of the review.

Staff are also requesting that the Committee agrees to the filling of the position of Supervisor of Tourism Services on a temporary contract basis, until such time Council has provided further direction.

## **RECOMMENDATION**

1. That Committee and Council endorse the staff recommendation to proceed with conducting an operational review of Tourism Services, utilizing existing budget resources from within the 2013 Tourism operating budget
2. That Committee and Council agrees to the filling of the position of Supervisor of Tourism Services on a temporary contract basis
3. That staff be directed to report back no later than the end of Q2 2014 on the results of the Strategic Review of Tourism Services

## **BACKGROUND**

As part of the 2013 budget deliberation process, Council directed staff to issue a Request For Proposals (RFP) for a community partner to take over the management of the tourism services currently provided by the City of Guelph and report back to Council no later than June, 2013 on both the results of the RFP as well as a transition plan.

Additionally, staff were directed to report back on any potential cost savings through the 2014 budget process, to leave the position of Senior Business Development Specialist vacant, and to pause any new tourism marketing initiatives until such time as the transition plan has been completed.

A Tourism RFP was issued on June 7, 2013. In order to ensure a fulsome public consultation on the RFP, staff first scheduled a public consultation session on March 20, 2013, so that members of the public, other tourism stakeholders and community organizations would have an opportunity to provide their feedback into the process and the framework for the provision of tourism services.

More than sixty interested community stakeholders attended the information session, and their feedback was then used to develop the RFP document.

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## REPORT

The RFP was open for a period of five weeks, closing on Monday, July 15, 2013. Fifteen organizations requested a copy of the RFP document, and staff held a public information session on June 25, 2013 for potential proponents. At that session, further detailed information was provided on the RFP process, the current level of services provided and budget for Tourism Services, as well as detailed information about the role of Regional Tourism Organization (RTO4) and the type of support available from that organization.

Despite the number of inquiries, only two bids were submitted.

An internal staff evaluation committee independently reviewed the submissions. As well, an independent review of the submissions was conducted by the Executive Director of RTO4. The evaluation committee members and RTO4 Executive Director were unanimous in their assessment of the two submissions, and determined that neither met the needs set out by the City, nor did they demonstrate the ability to deliver the requested services. Accordingly, the evaluation committee did not recommend awarding the RFP to either of the proponents.

### Next Steps

In order to better assess the long term needs related to the delivery of Tourism Services in Guelph, staff recommend undertaking a formal operational review of the services currently offered, an assessment of the strategic needs for Tourism Services, and a best practice analysis of other funding, service delivery and governance models for similar local Tourism Services. Once this review has been completed, staff will be able to recommend how best to proceed with the provision of Tourism Services within Guelph.

Staff consulted the City's Internal Auditor and concluded that the assessment and report back to Council could be completed by the end of Q2 of 2014. The cost for a review would be approximately \$50,000 and could be covered within the existing 2013 Tourism budget.

In the interim, in order to ensure the effective provision of Tourism Services during the review period, staff also recommend that the position of 'Supervisor of Tourism Services' be filled on a temporary contract basis. This will enable the Corporation to resume the process of evaluating new requests for tourism support and marketing initiatives, have a voice at regional discussions, as well as to continue to provide existing tourism services.

## **CORPORATE STRATEGIC PLAN**

### Innovation in Local Government

- 2.2 Deliver Public Service better
- 2.3 Ensure accountability, transparency and engagement

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## City Building

- 3.2 Be economically viable, resilient, diverse and attractive for business
- 3.3 Strengthen citizen and stakeholder engagement and communications

## **DEPARTMENTAL CONSULTATION**

Finance & Enterprise Services – Purchasing  
Office of the CAO – Auditor  
Community and Social Services – Business Services

## **COMMUNICATIONS**

The City will continue updating employees, members of CSS Committee and City Council, and community members about any and all developments and opportunities regarding the provision of Tourism Services for the City of Guelph.

## **ATTACHMENTS**

N/A

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## **Approved and Recommended By**

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