

Heritage Guelph Meeting

April 11, 2023

Item 3.5: 65 Delhi Street - Heritage Conservation Plan

Attachments

65 Delhi Street: Heritage Conservation Plan (+VG Architects, March 30, 2023)

Delegation

Presentation: Deb Westman, +VG Architects

Summary

A Heritage Conservation Plan for the proposed adaptive re-use of the former Isolation Hospital at 65 Delhi Street (Figure 1) has been prepared by +VG Architects for the County of Wellington as part of a complete application submission for site plan approval. Heritage Planning staff are satisfied that the Heritage Conservation Plan will ensure that the heritage attributes and cultural heritage value of the built heritage resource will be properly conserved in the proposed development and is aligned with the proposed designation of the property.

Recommendations

Should Heritage Guelph have any comments on the Heritage Conservation Plan, the following motion is recommended:

That Heritage Guelph's comments on the Heritage Conservation Plan for the former Isolation Hospital at 65 Delhi Street (prepared by +VG Architects, dated March 31, 2023) be provided to the General Manager of Planning and Building Services and to the applicant for consideration in the site plan approval process.

Location

The subject property is located on Delhi Street, west of Eramosa Road . The property has frontage along Eramosa Road but vehicular access is by a driveway from Delhi Street shared with 55 Delhi Street and the Guelph General Hospital.

Background

The former Isolation Hospital at 65 Delhi Street was built in 1911 and is currently listed as a non-designated built heritage resource on the City of Guelph's Municipal Register of Cultural Heritage Properties. Heritage Guelph recommended at their meeting of March 13, 2023 that City Council give notice of its intention to designate

65 Delhi Street under the Ontario Heritage Act. Council will consider this recommendation to designate at their meeting of April 18, 2023.

The County of Wellington retained The Ventin Group Architects (+VG) in March 2021 to produce a Cultural Heritage Resource Impact Assessment (CHRIA) for the proposed re-zoning and adaptive re-use/conversion of the existing building as supportive housing. The CHRIA recommended that a Cultural Heritage Conservation Plan be developed for the heritage attributes as the City pursues the heritage designation of the building.

At their meeting of May 10, 2021 Heritage Guelph committee discussed the Cultural Heritage Resource Impact Assessment and carried the following motions:

That Heritage Guelph supports the recommendation made by the CHRIA for 65 Delhi Street in that a Cultural Heritage Conservation Plan be developed for the property's heritage attributes (to the satisfaction of the Senior Heritage Planner);

That Heritage Guelph congratulates the County of Wellington on the development plan;

That Heritage Guelph recommends that the upgrades (egress routes, accessibility ramp etc.) to the building are done in a sympathetic way;

That 55 Delhi Street is considered when addressing the upgrades at this location.

Conservation Plan for 65 Delhi Street

A heritage conservation plan is intended to guide the protection, management and use of the heritage attributes of a built heritage resource. Conservation plans are informed by the requirements of the Ontario Heritage Act, the Provincial Policy Statement (PPS) 2020, the Ontario Heritage Toolkit, the Ontario Heritage Trust guidelines for Conservation Plans for Heritage Properties and by the Standards and Guidelines for the Conservation of Historic Places in Canada.

The Heritage Conservation Plan for 65 Delhi Street has assessed the building's existing condition and provided a conservation strategy that includes discussion of the proposed development and how the building's heritage attributes would be protected through conservation implementation and maintenance planning.

Conclusions

Heritage Planning staff are satisfied that the Heritage Conservation Plan as presented to Heritage Guelph on April 11, 2023 will ensure that the heritage attributes and cultural heritage value of the built heritage resource will be properly conserved in the proposed development. The proposed plan now locates the main entrance to the supportive housing use at the rear of the historic building within the addition - eliminating the need to install an access ramp to one of the front porches

on the original front façade of the building. This change addresses the concerns expressed previously by Heritage Guelph.

Figure 1 - Air photo showing location of subject property outlined in black line;
(below) front and rear views of building. (Images: City of Guelph GIS and Heritage
Planning photos)

