

Downtown Guelph Heritage Conservation District

Project Introduction

Heritage Guelph

September 18, 2023

Goals for the Meeting

- Provide context for past cultural heritage work completed in downtown Guelph
- Learn about the Heritage Conservation District legislative process
- Receive feedback on areas of cultural heritage importance within downtown Guelph from Heritage Guelph



Western Hotel (Image source: Mark Steele)

Agenda

- Part 1: Presentation (30 mins)
- Part 2: Question and Answers (15 mins)
- Part 3: Committee Feedback and Workshop (45 mins)



Gummer Building (Image source: Mark Steele)

Background: Why initiate a Heritage Conservation District Study in Downtown Guelph?

Previous Studies

1. Downtown Secondary Plan

- Downtown Guelph will be planned and designed to maintain, enhance and promote cultural heritage resources, the Natural Heritage System, unique streetscapes and landmarks within Downtown.

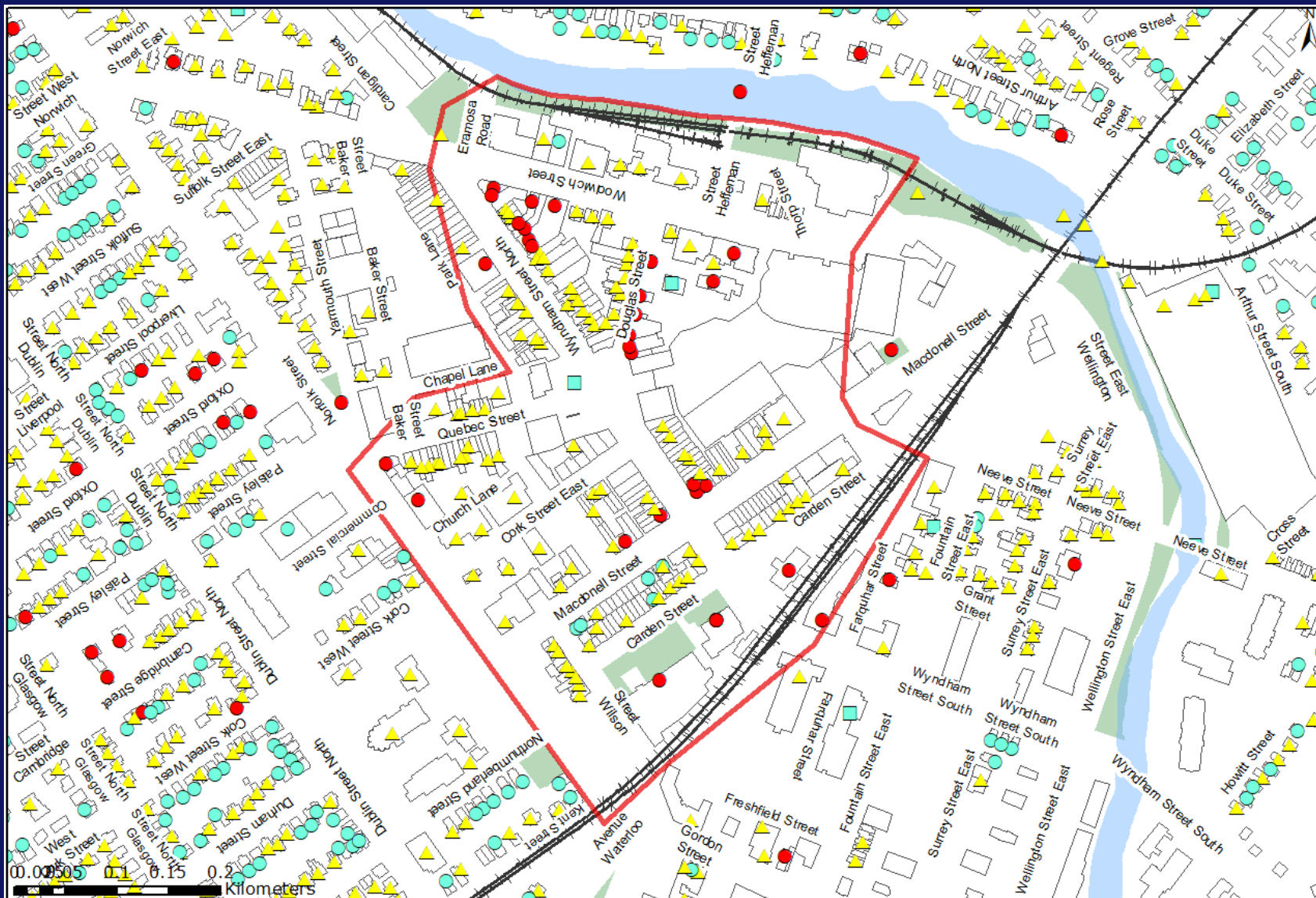
2. Built Form Standards and Streetscape Manual

- Identified specific Character Areas and recommended policies to preserve cultural heritage value

3. Cultural Heritage Action Plan

- Priority action (> two years): For Old Downtown (CCHL-18), undertake a comprehensive strategy, including community consultation, to direct future cultural heritage conservation efforts and planned change.







Designated/Listed/Couling Properties



Candidate Cultural Heritage Landscapes



CHARACTER AREAS

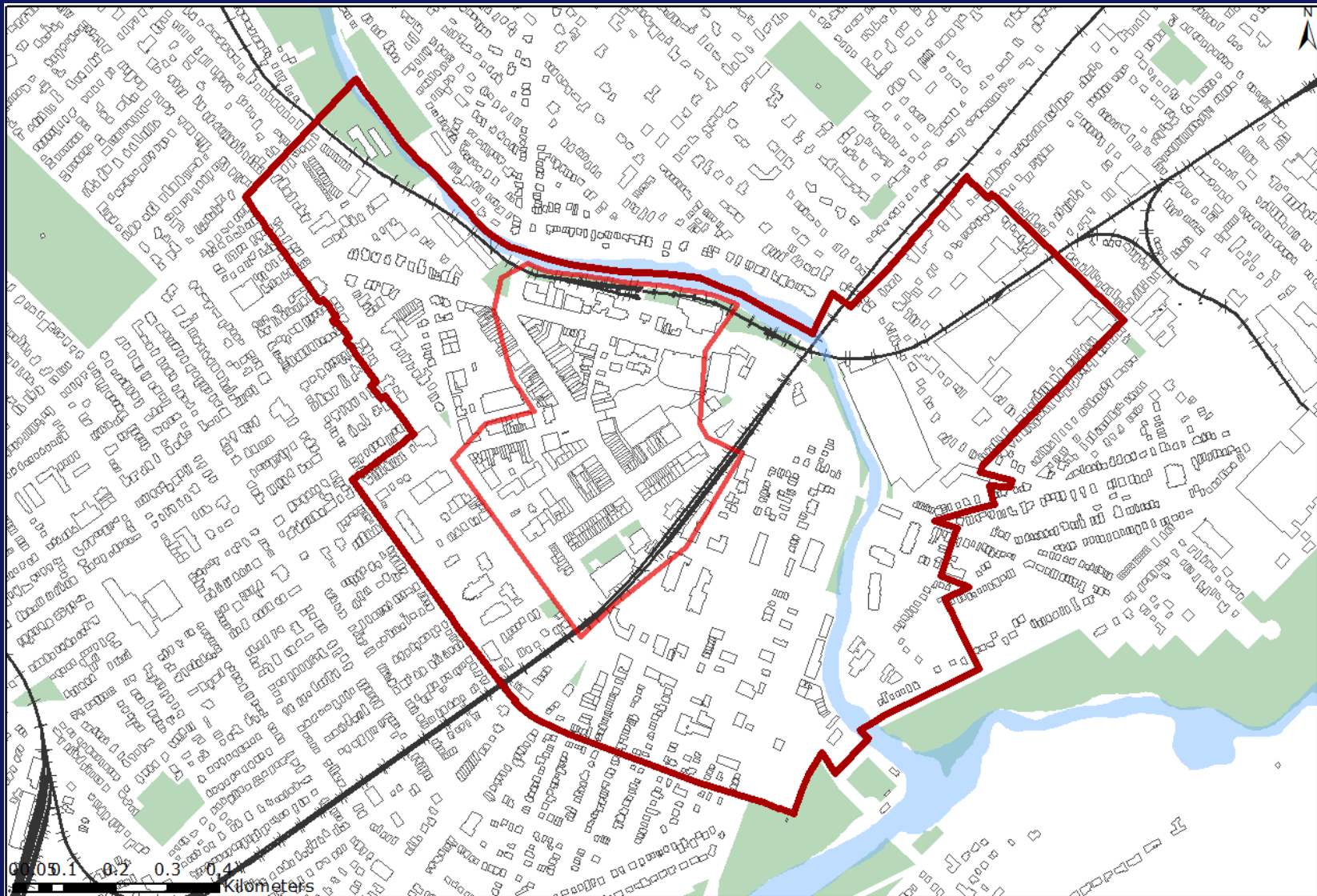
-  Historic House - Based Area
-  Historic Street - Based Area
-  Renewal Area
-  Ward West Area
-  Mill Lands Area
-  Neighbourhood Fringe Area



Character Areas within Downtown Secondary Plan

- identified in the Built Form Standards

Downtown Secondary Plan with HCD Area



What is an HCD?

HCD Definition



Wilson Street (Image source: Mark Steele)

- A planning tool that guides change
- Part V of the Ontario Heritage Act enables Council to designate any defined area as a Heritage Conservation District
- Protected under by-law to conserve heritage character
- Significance of the whole area
- Interrelationships between features which may include a variety of buildings and how they interrelate, the physical attributes including trees, landscapes, building setbacks, roads, street furniture and lighting
- Has features and/or land patterns that contribute to a cohesive sense of time and/or place

HCDs help manage change happening in the community so that it enhances and complements the area's unique character by:

- Identifying what is significant about the district's heritage
- Creating policies to conserve what is significant
- Outlining guidelines for new development to be compatible with the district character.

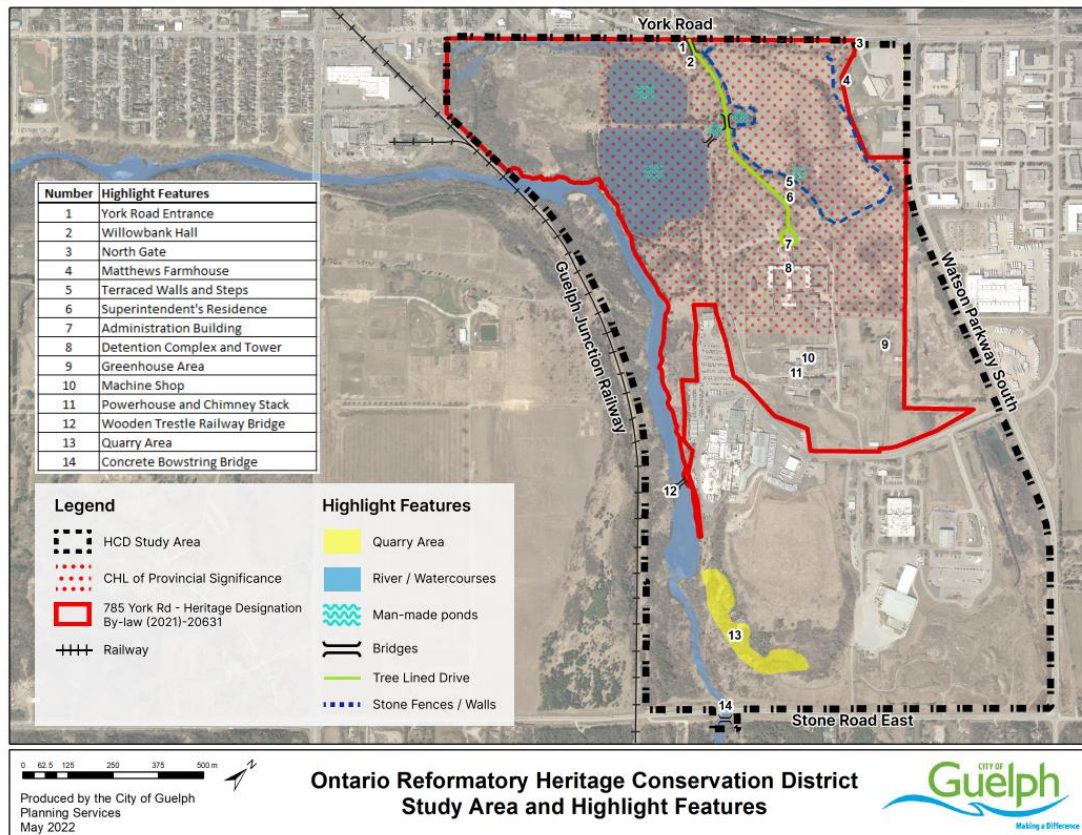
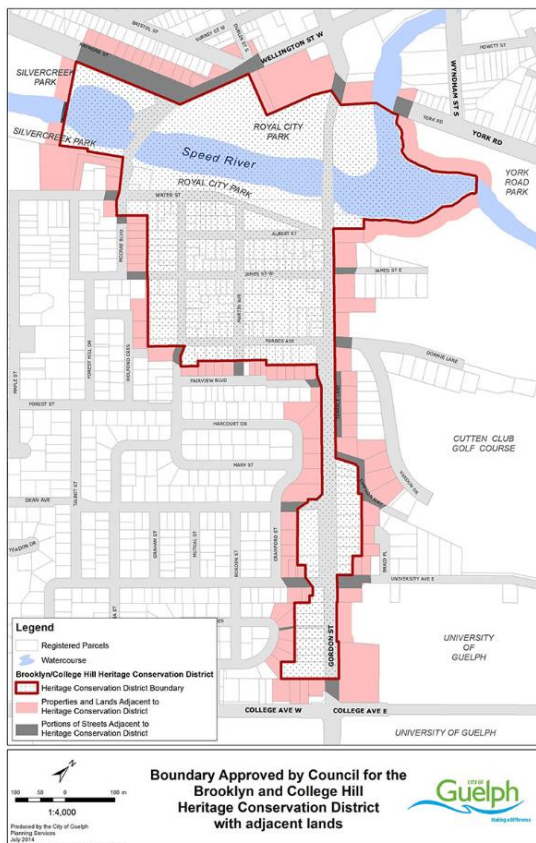


Market Square (Image source: Guelph.ca)

An HCD does not...

- Prevent or stop changes from happening
- Require property owners to restore their property or reimagine it being from a particular time period
- Regulate building interiors

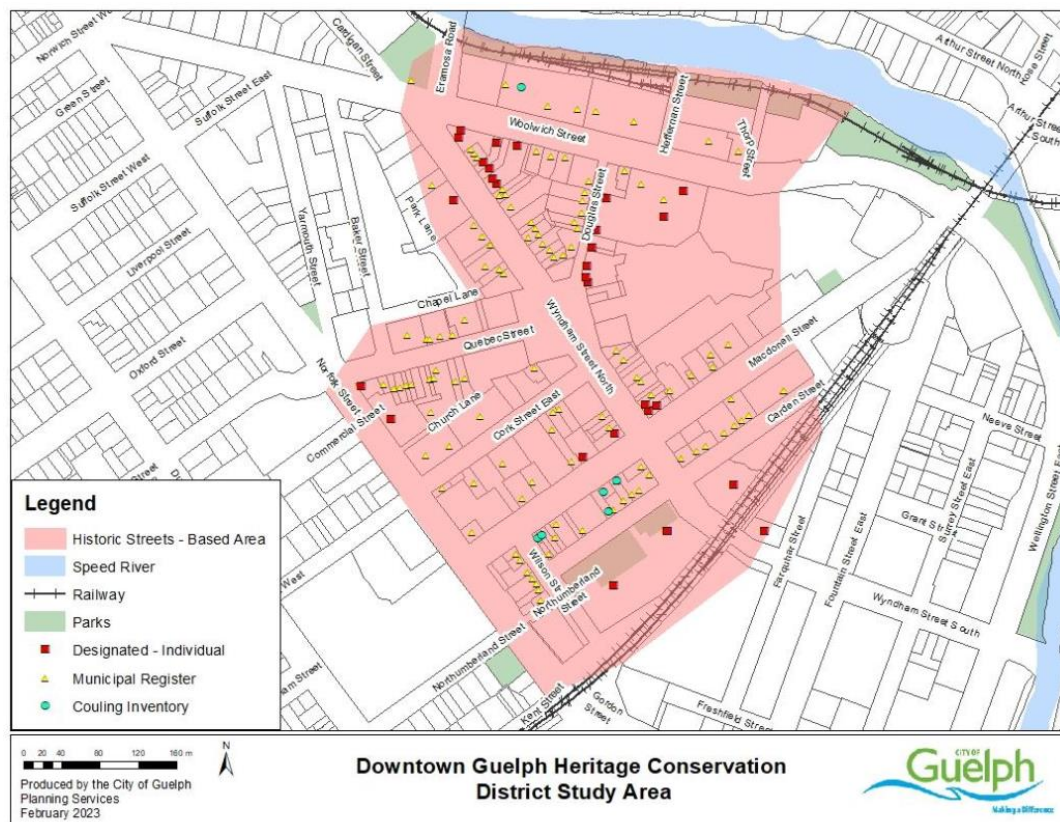
HCDs in Guelph



Steps to Designate an HCD



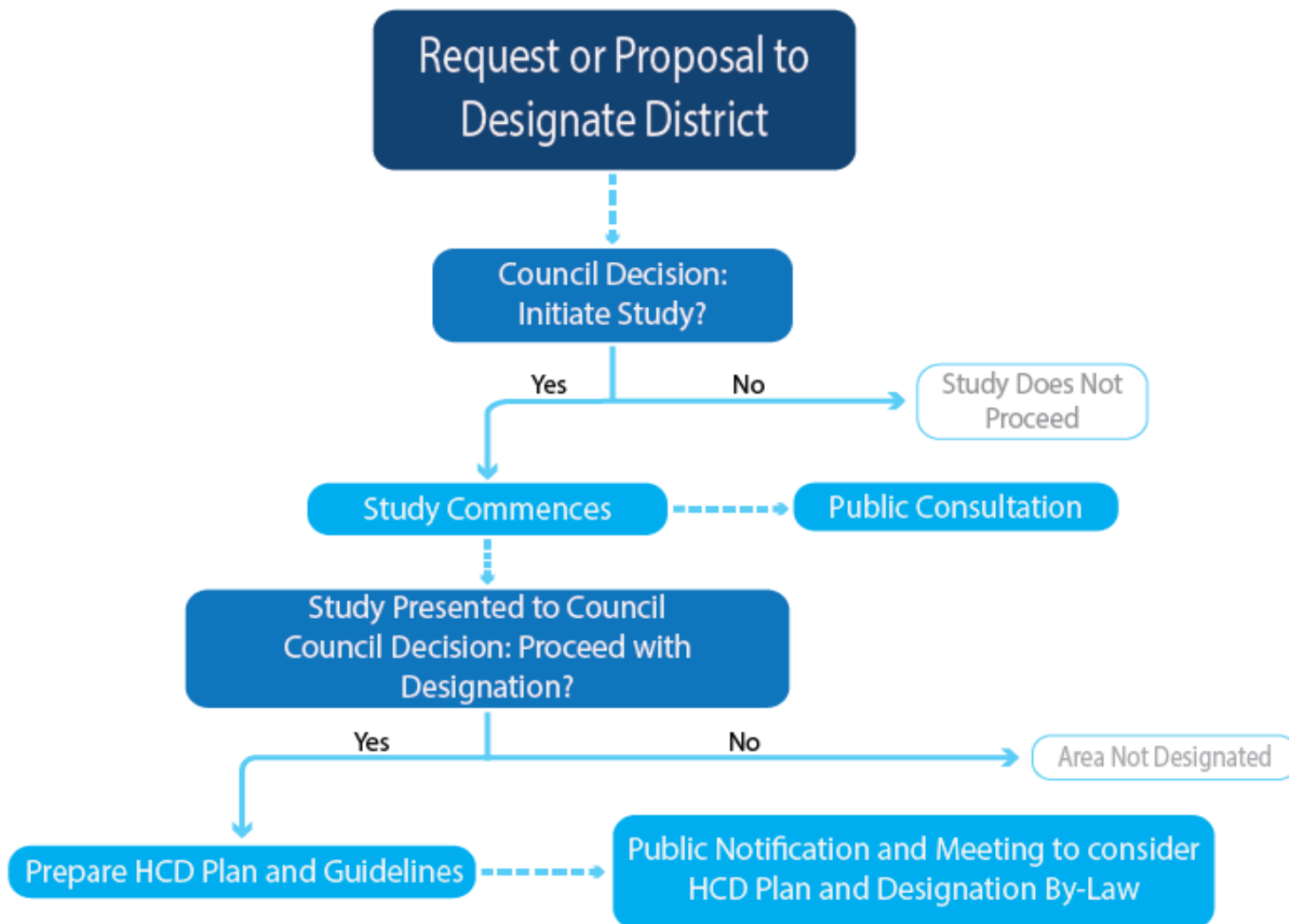
Purpose of the HCD Study



Evaluate the character of the Downtown Guelph study area to see if all or part should be designated as a heritage conservation district.

What is the HCD Study Process?

HCD Study Process



Existing Policies and Direction

City of Guelph Official Plan

- 4.8. To identify, designate and conserve Heritage Conservation Districts under Part V of the Ontario Heritage Act.

City of Guelph's Cultural Heritage Action Plan

- HL2: For Old Downtown, undertake a comprehensive strategy, including community consultation, to direct future cultural heritage conservation efforts and planned change

History

- Overall historical context
- Guelph as a planned community (Galt's Radial Plan)
- Places of connection (Indigenous trails, railroads, streetcars, etc.)
- Industries that shaped Guelph's development (agricultural, brewing)
- Institutions (religious, educational, public)
- Local histories and community identity



Wyndham Street (Image Source: Archives of Ontario)



Downtown Guelph (Image Source: Vintage Guelph)

Engagement

Learning what the community values and what it would like to see conserved.

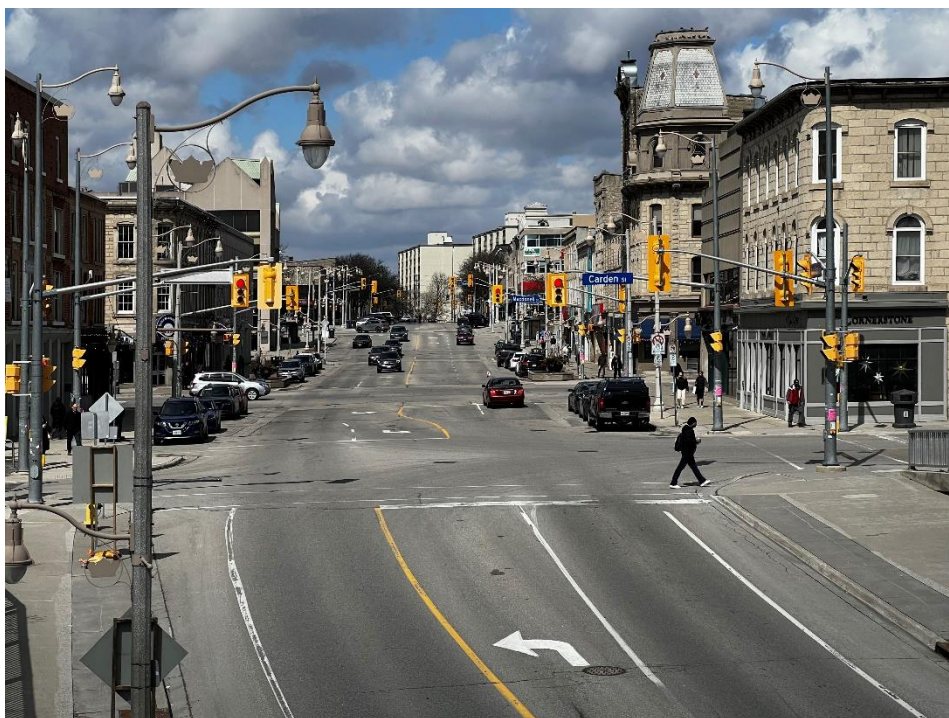
Community input will help shape the Study's recommendations.



(Image Source: ASI)



Inventory



Wyndham Street (Image source: Mark Steele)

On the ground survey of features such as:

- Building styles
- Heights
- Massing
- Decorative features
- Materials
- Views
- Natural features
- Open spaces

Character Analysis



Detail from Cooper's Map, 1877 (Image source: Guelph Civic Museum)

- Concentration of contextually linked heritage buildings, sites, landscapes
- Framework of structured elements: streets, paths, watercourses, topography, etc.
- Visual coherence that creates a sense of time and place
- Distinctiveness from surrounding areas

Evaluation

To determine if the area is an HCD, it is evaluated using criteria from Ontario Regulation 9/06 which addresses:

- Physical or design values
- Historical or associative values
- Contextual values

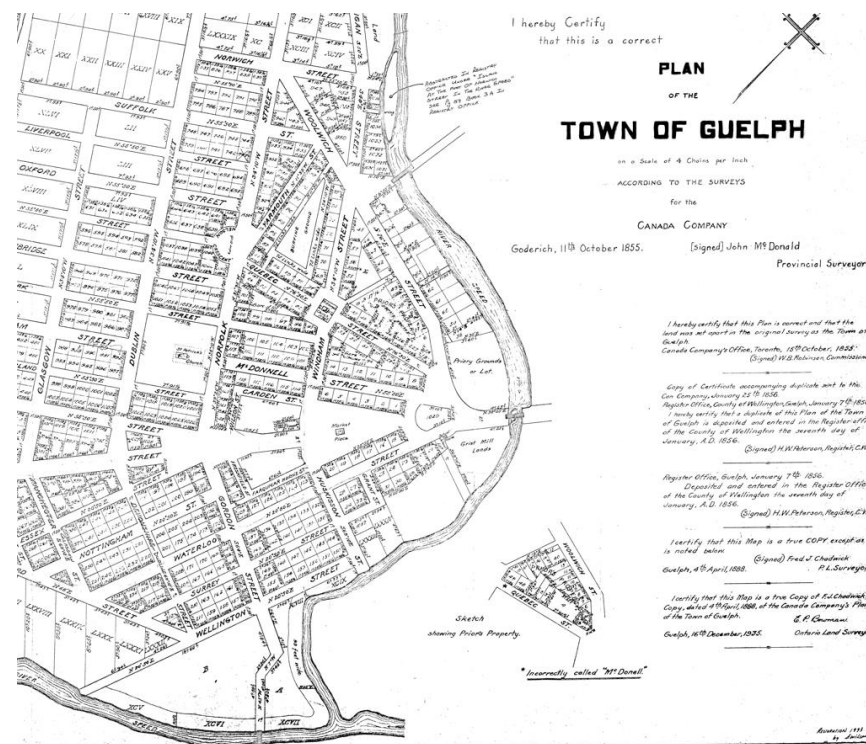
Each property within the area is evaluated and 25% of the properties must meet two criteria.



Petrie Building (Image source: Mark Steele)

Boundary

- **Historic Factors:** historic settlements, planned communities
- **Visual Factors:** changes in visual character of the area
- **Physical Features:** transportation corridors, open spaces, existing boundaries, vistas
- **Legal or Planning Factors:** property/lot lines, zoning, by-laws



Crop of 1855 Plan of Guelph

Recommendations

The HCD Study Will:

- Recommend whether the area should be designated
- Recommend District Boundaries
- Create a Statement of Significance
- Identify periods of significance
- Recommend objectives for the HCD Plan
- Advise on changes to existing municipal policies

Questions and Answers

Workshop



Historic City Hall (Image source: Mark Steele)

Character Discussion

- Identify special places, parks, streets, and buildings in the study area. Why are they special?
- Are there buildings and streetscapes in the study area that do not reflect Guelph's character, charm and sense of place?
- Are there sites, spaces, buildings or open space opportunities that you think could be used to strengthen Guelph's heritage character?

Boundary Mapping Exercise

- Describe what you see as being the boundary of the historical core of Guelph:
 - The place that tells the story of Guelph's past and gives it a unique character.
 - The area to be managed into the future as the community changes.



Crop of 1872 Birdseye map of Guelph

Thank you for participating!

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HCD Plan Phase

