

# Advisory Committee of Council Staff Report



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To Heritage Guelph  
Date Monday, November 13, 2023  
Subject **80 Dunlop Drive – Addendum No.1 to Cultural Heritage Resource Impact Assessment**

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## Recommendation

1. That Heritage Guelph receive Addendum No.1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive (AECOM, August 2023) for the proposed Guelph Transit and Fleet Services Facility, and
  2. That Heritage Guelph supports the recommendations within Addendum No.1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive (AECOM, August 2023) as presented at their meeting of November 13, 2023.
  3. That comments made by Heritage Guelph regarding the proposed Guelph Transit and Fleet Services Facility development which relate to heritage conservation can be included in staff’s comments during the Site Plan Review process.
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## Executive Summary

### Purpose of Report

To provide Heritage Guelph with a summary of an Addendum made to AECOM’s Cultural Heritage Resource Impact Assessment (CHRIA) for 80 and 110 Dunlop Drive which recommends that the proposed Guelph Transit and Fleet Services Facility draft site plan meets the recommendations developed in the CHRIA.

### Key Findings

The impact assessment undertaken for the CHRIA Addendum shows none of the identified heritage attributes outlined in the CHRIA or the Ontario Reformatory HCD Study of the quarry site will be adversely impacted.

The site plan avoids the 25m protective buffer zone around the quarry established by the CHRIA. The proposed development within the portion of 80 Dunlop Drive that is inside the HCD boundary only includes surface level features that should retain the naturalized setting adjacent to quarry site.

Therefore, it can be concluded that the proposed development will not have any direct or indirect adverse impacts on the cultural heritage value of the quarry site within 80 Dunlop Drive, or any other heritage attribute within the HCD boundary.

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## Report

At their meeting of [February 28, 2022](#), Heritage Guelph carried a [motion](#) to receive AECOM's presentation of the Cultural Heritage Resource Impact Assessment (CHRIA) for the properties located at 80 and 110 Dunlop Drive, as part of the City Operations Campus Master Plan.

The [CHRIA](#) outlined the significance of the cultural heritage resources located within and adjacent to 80 and 110 Dunlop Drive, and recommended mitigation measures that would minimize adverse impacts to the cultural heritage resources identified in the report. The CHRIA was written to establish an overall approach to the conservation of the properties and identify practical options in sufficient detail to inform decisions in the development of the City Operations Campus Master Plan. In April 2022, AECOM submitted the final *Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive: Guelph City Operations Campus* to the City of Guelph, as part of the City Operations Campus Master Plan study.

Since the completion of the CHRIA, WSP completed the *Ontario Reformatory Heritage Conservation District Study* (February 2023) which includes the limestone quarry identified in the CHRIA within 80 Dunlop Drive associated with the Ontario Reformatory located at 785 York Road. The HCD Study was approved by Council on March 21, 2023.

On June 30, 2023, AECOM, released a draft site plan for the Guelph Transit and Fleet Services Facility located within 80 Dunlop Drive, which includes the Guelph Transit and Fleet Services Facility, the second SWM pond associated with the proposed facility, and a 40-spot surface parking lot which is intended to provide access to the nearby City of Guelph trail system. The proposed 40-spot surface parking lot and SWM pond are located within the OR HCD boundary.

AECOM provided an addendum to the CHRIA (dated August 2023) that will be submitted as part of their application for Site Plan Approval. The CHRIA Addendum focuses exclusively on 80 Dunlop Drive, as the CHRIA did not identify any cultural heritage value or interest associated with 110 Dunlop Drive. The purpose of the Addendum to the CHRIA is to ensure that the proposed Guelph Transit and Fleet Services Facility Site Plan has been developed to meet the recommendations and guidelines developed in the HCD Study and the CHRIA.

The impact assessment undertaken for the Addendum concludes that none of the identified heritage attributes outlined in the CHRIA or the HCD Study of the quarry site will be adversely impacted. The site plan avoids the 25m protective buffer zone around the quarry established by the CHRIA. The proposed development within the portion of 80 Dunlop Drive that is inside the HCD boundary only includes surface level features that should retain the naturalized setting adjacent to quarry site. AECOM concludes in their Addendum that the proposed development will not have any direct or indirect adverse impacts on the cultural heritage value of the quarry site in 80 Dunlop Drive, or the HCD boundary.

Despite there being no anticipated adverse impacts to the portion of 80 Dunlop Drive that is within the HCD boundary the following recommendations are made in the Addendum to ensure the continued conservation of the property during construction of the Fleet Services and Guelph Transit Facility:

1) The Site Plan should identify the area and type of vegetation which will be landscaped surrounding the proposed 40-spot surface parking lot and SWM pond in Lot 4, 80 Dunlop Drive, like those areas identified in Lot 5, using low vegetation to maintain the naturalized character surrounding the cultural heritage landscape of the Ontario Reformatory Quarry; and

2) Construction and staging should be suitably planned and executed to ensure that there are no unforeseen adverse impacts to heritage attributes located within 80 Dunlop Drive within the 25m protective buffer zone, in the HCD boundary. Construction and staging shall remain outside the 25m protective buffer zone, within the Focus Area. The contractor responsible for construction should be informed of the cultural heritage value of this property. Suitable mitigation measures, such as protective fencing, may be necessary.

## **Attachments**

Attachment-1 Addendum No.1 Cultural Heritage Resource Impact Assessment: 80 and 110 Dunlop Drive (AECOM, August 2023)

Attachment-2 Ontario Reformatory Heritage Conservation District boundary

Attachment-3 Proposed Site Plan for Guelph Transit and Fleet Services Facility (from Appendix C, Figure 1 of CHRIA Addendum)

## **Report Author**

Stephen Robinson, Senior Heritage Planner