

Downtown Guelph Heritage Conservation District Project Update

Heritage Guelph

January 29, 2024

Meeting Objectives

- Understand the findings of the HCD study
- Provide the consultant team feedback on the study recommendations



Douglas Street (ASI, 2023)

Agenda

- Present Study Findings (30 mins)
- Clarifying Question and Answer Period (15 mins)
- Discussion (45 mins)
 - Feedback on significance and heritage attributes
 - Feedback on recommended boundary

Study Context - Manual

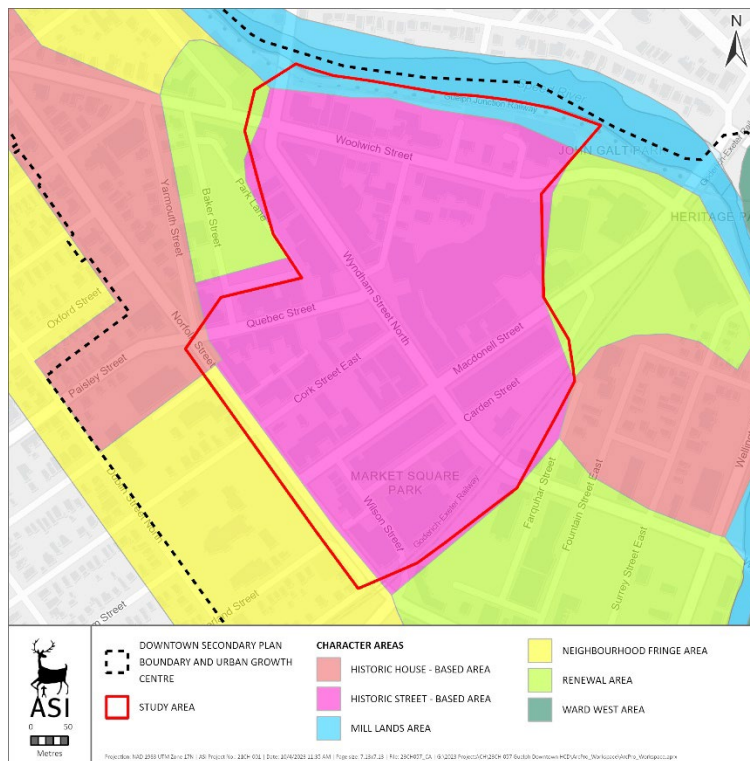


City of Guelph
Downtown Streetscape
Manual & Built Form
Standards

July 2014

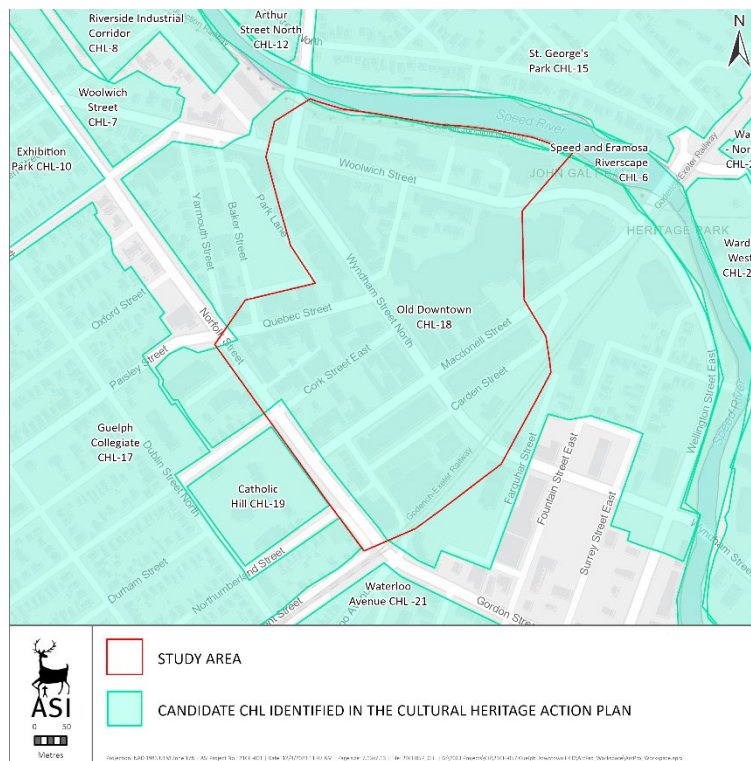
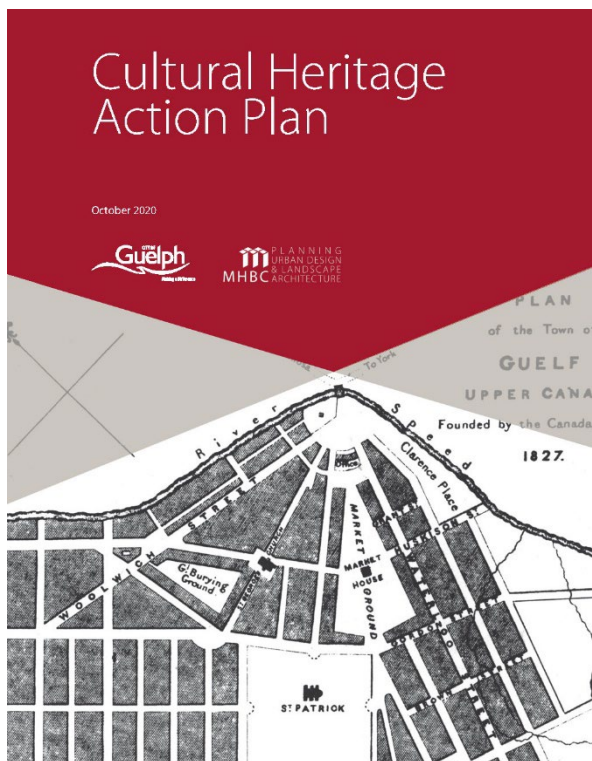


Prepared by Brook McIlroy Inc. in association
with Untarman McPhail Associates and
McCormick Rankin Inc.



Map showing character areas defined in the Downtown Streetscape Manual

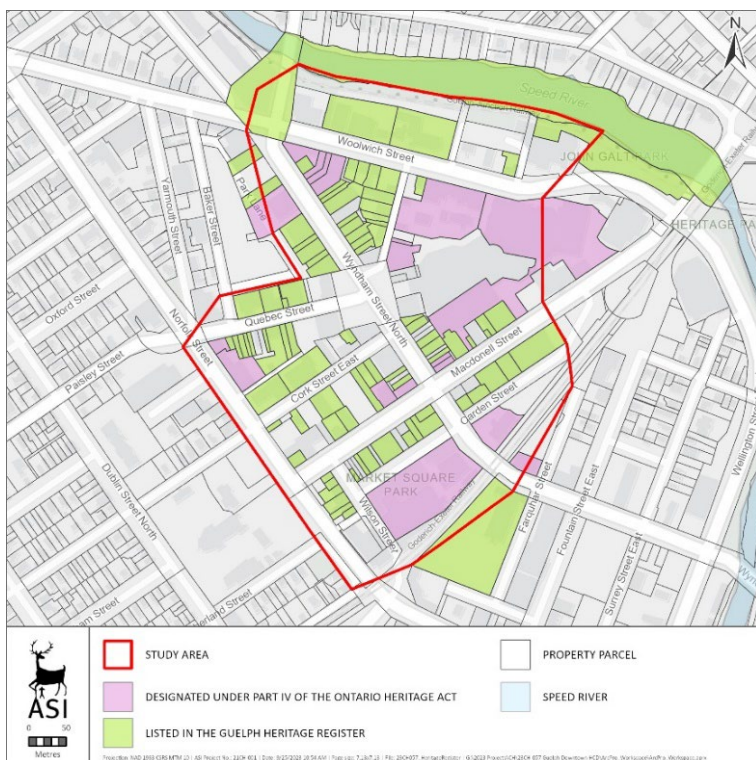
Study Context - CHAP



Map showing candidate CHLs around the HCD study area

Study Context – Bill 23

- Municipal Register of Cultural Heritage Properties
- Bill 23, More Homes Built Faster Act, 2022



Municipal Register for the Study Area

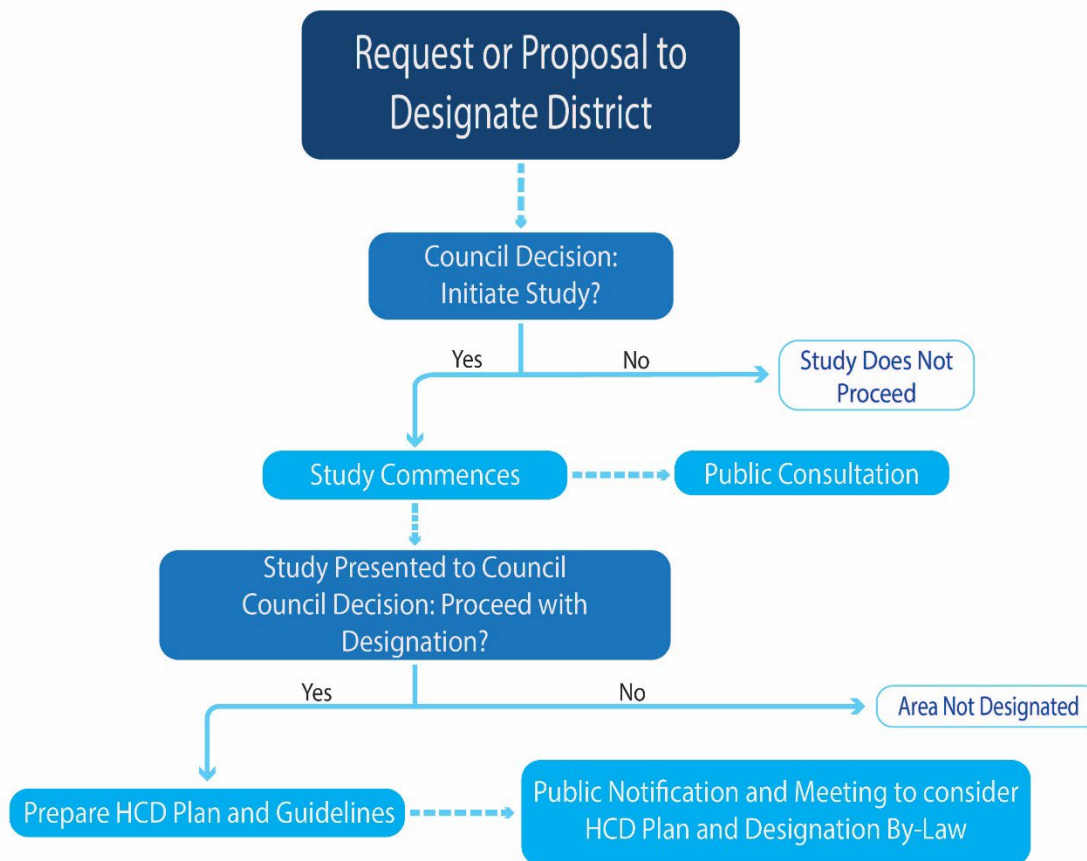


8 Douglas Street (ASI, 2023)

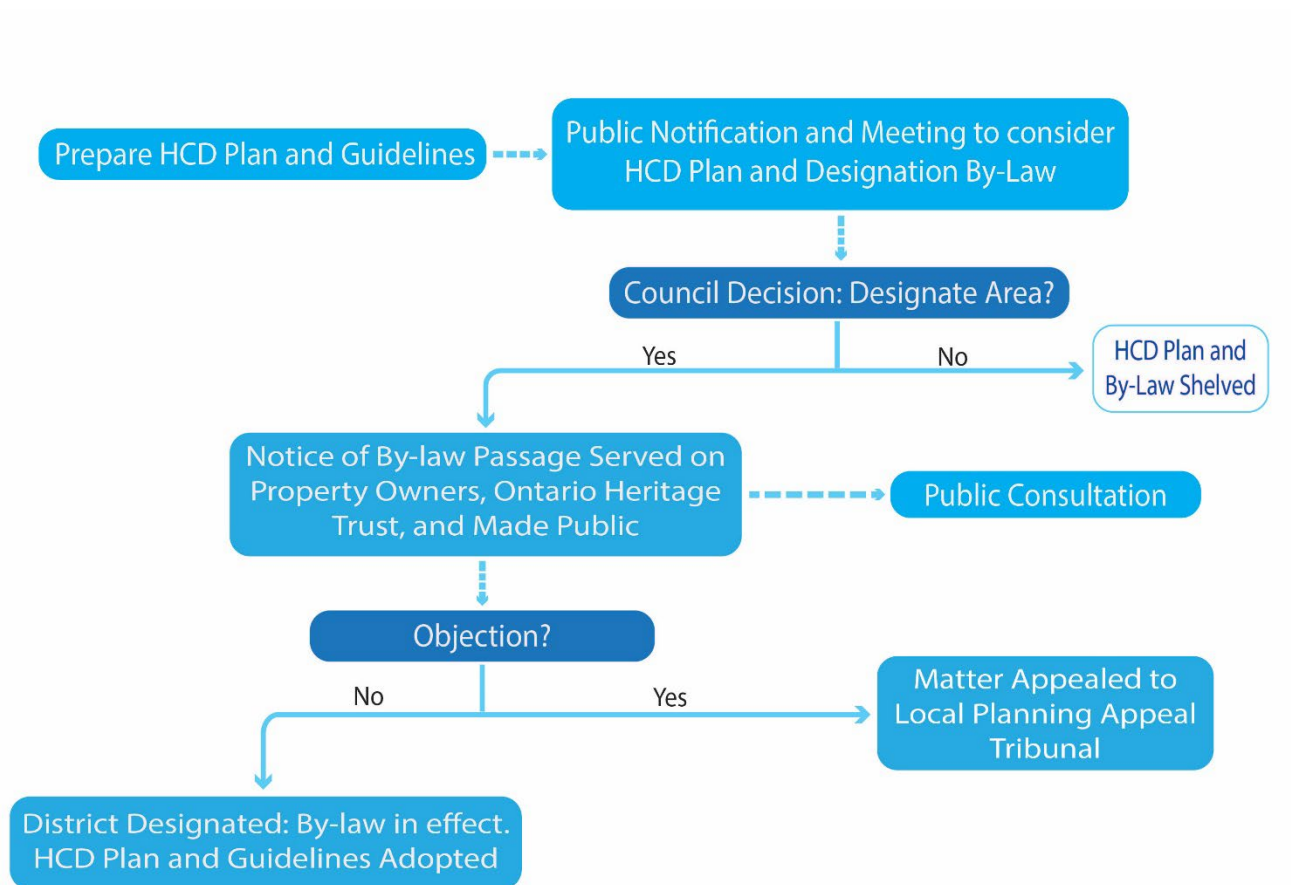


20-26 Wilson Street (ASI, 2023)

HCD Process: Study Phase



HCD Process: Plan Phase



Study Scope

Research: Historical information and policy review

Engagement: Public, property owners, Business Association, Heritage Guelph, and focus group

Survey: Buildings, streets, and landscape features

Analysis: Existing character of study area as it relates to significant themes

Heritage Evaluation: Does it merit designation as a heritage conservation district?

Boundary Recommendation: Where is the strongest, most cohesive collection of heritage resources that tells downtown Guelph's important stories and that provide it with its contemporary, valued character?

Statement of Significance: Define cultural heritage value and related features

Recommend: Objectives for future potential heritage conservation district plan

Engagement

Public Engagement Event	Date
Heritage Guelph Meeting #1	September 18, 2023
Public Open House and Walking Tour	October 18, 2023
Focus Group Meeting #1	November 6, 2023
Mississauga of the Credit First Nation	November 27, 2023
Downtown Guelph Business Association #1	December 12, 2023
Heritage Guelph Meeting #2	January 29, 2024
Focus Group Meeting #2	February 2024
Public Meeting	February 13, 2024
Downtown Guelph Business Association #2	March 2024



What We Heard

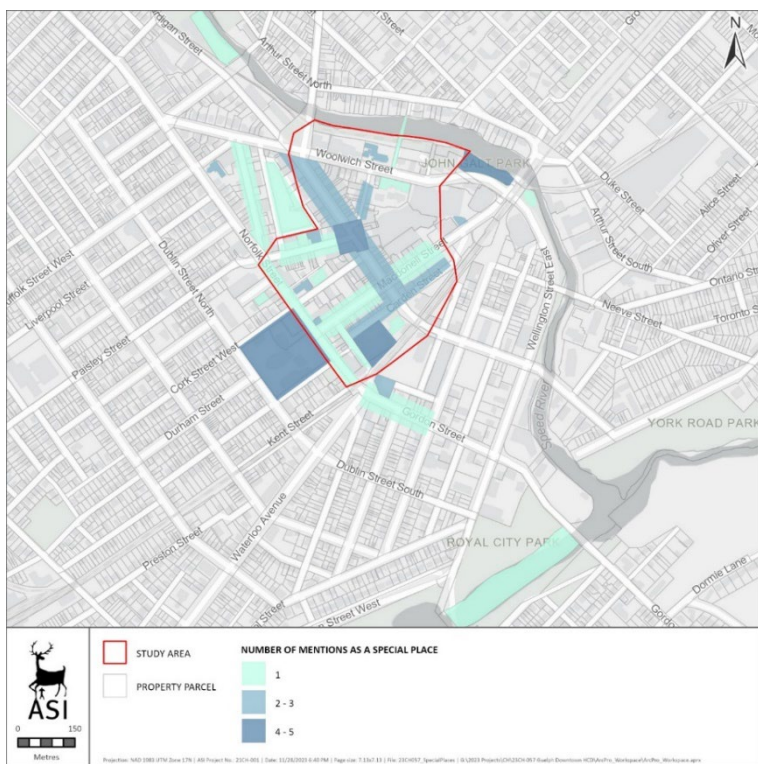
Heritage Guelph: September 18, 2023

Identified multiple aspects of downtown Guelph that contribute to the heritage character of the area, including:

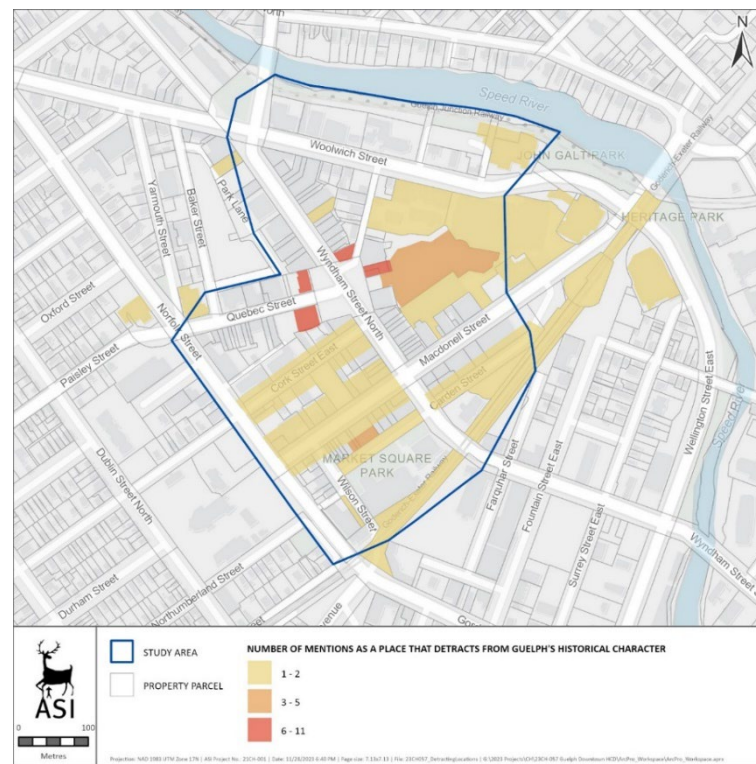
- limestone buildings
- historic infrastructure (e.g., railway lines)
- legal and judicial history (e.g., Douglas Street and 74 Woolwich)
- Farmers' Market
- Raymond Building and surrounding area
- Wyndham and Macdonell Streets intersection

What We Heard (cont)

Public Open House and Online Survey



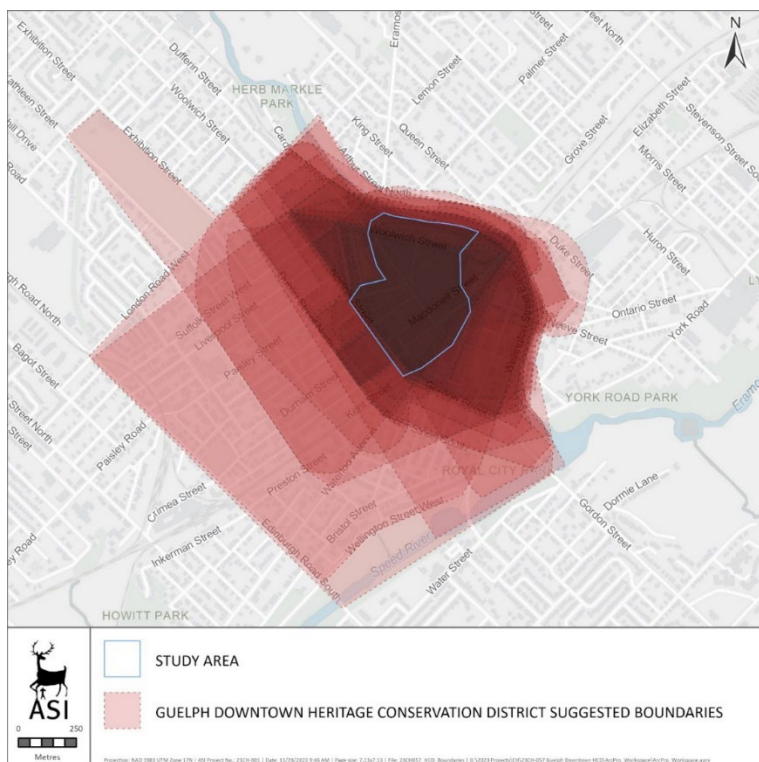
Places participants felt reflected Guelph's historical character, with darker areas receiving more mentions.



Places participants felt detracted from Guelph's historical character, with darker areas receiving more mentions.

What We Heard

Public Open House and Online Survey



Results of the HCD Boundary discussion showing 34 distinct boundaries, with darker areas receiving more mentions.

Feedback focused upon:

- How people experience the downtown
- Community's character: iconic, landmark, unique, or representative places in the Study Area and buildings or streetscapes that disconnected from or inconsistent with historical surroundings
- Boundaries of the historical core of Guelph

What We Heard

Focus Group: November 6, 2023

Supportive of an HCD in downtown

Would like to see an HCD Plan that:

- Is supportive of future development and investment
- Integrates with and streamlines existing policies

Evolution of Downtown Guelph



Wilson Street (ASI, 2023)



The Albion Hotel (ASI, 2023)



Macdonell Street (ASI, 2023)



Wyndham Street North (ASI, 2023)



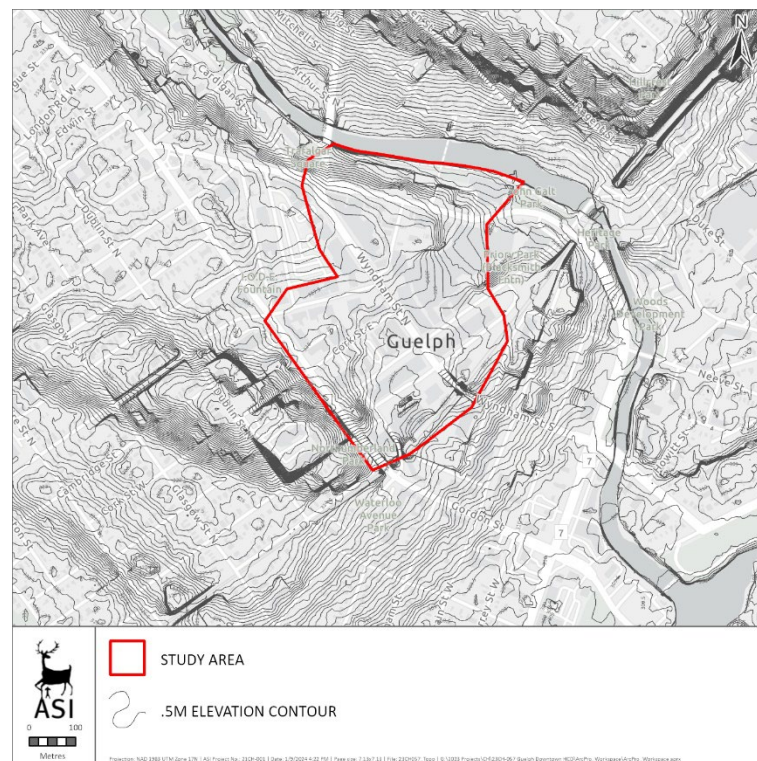
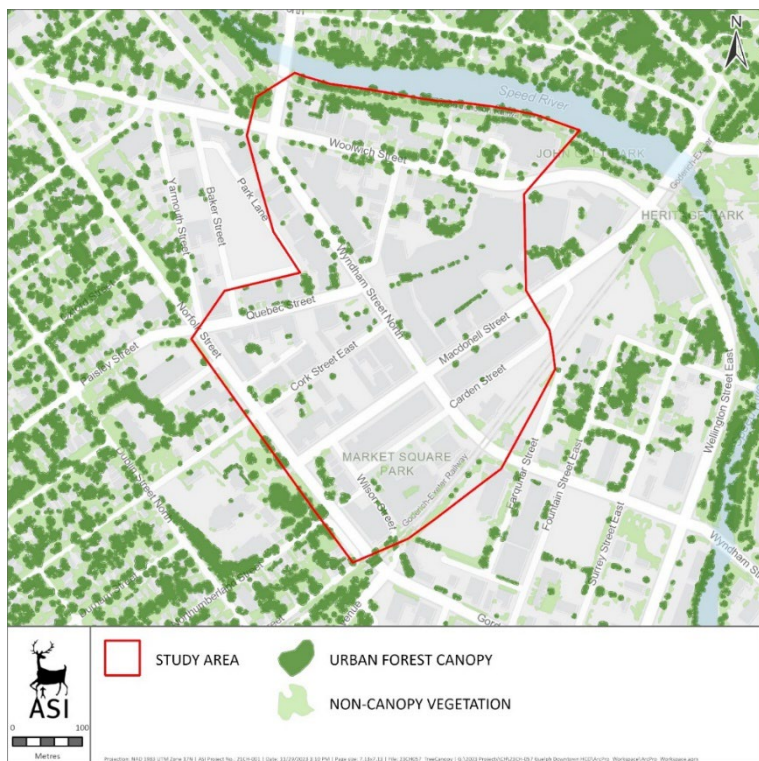
Douglas Street (ASI, 2023)



Macdonell Street (ASI, 2023)

The Setting

Within a natural bend of the Speed River, sited on a plateau rich with limestone above the river, and contained by the drumlins which characterize the city.

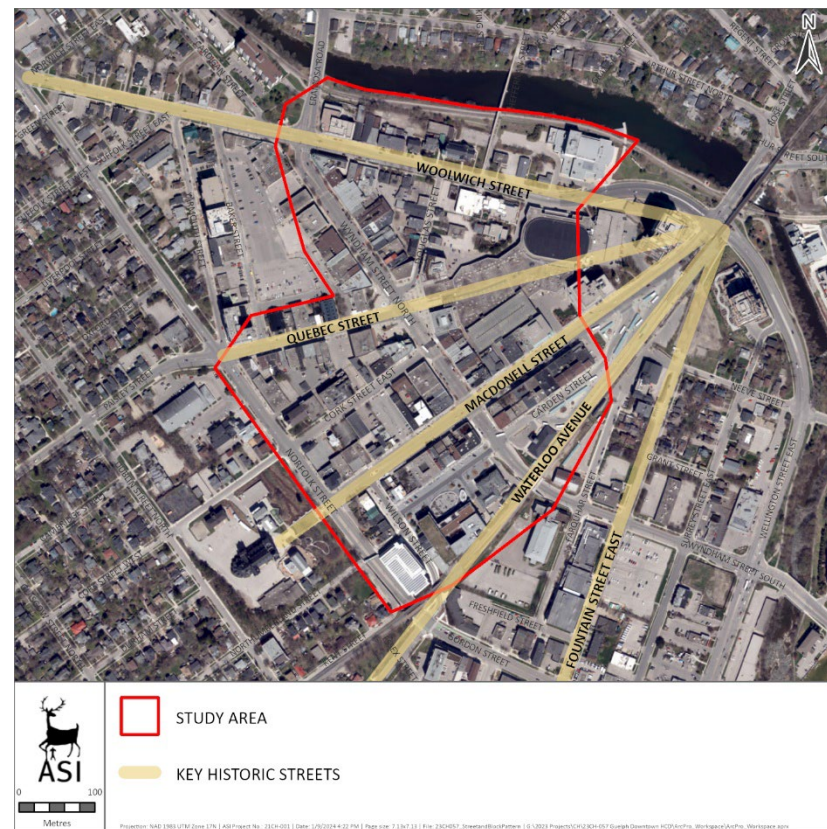


Urban Forest Canopy and Non-Canopy Vegetation

Topography of Downtown Guelph

Town Plan

- Radial town plan laid out in 1827 associated with John Galt.
- An early and rare example of streets and blocks laid out prior to any industry or development.
- Radial plan strongly related to the identity of Guelph and its history.
- Plan greatly impacted the architecture of the downtown.



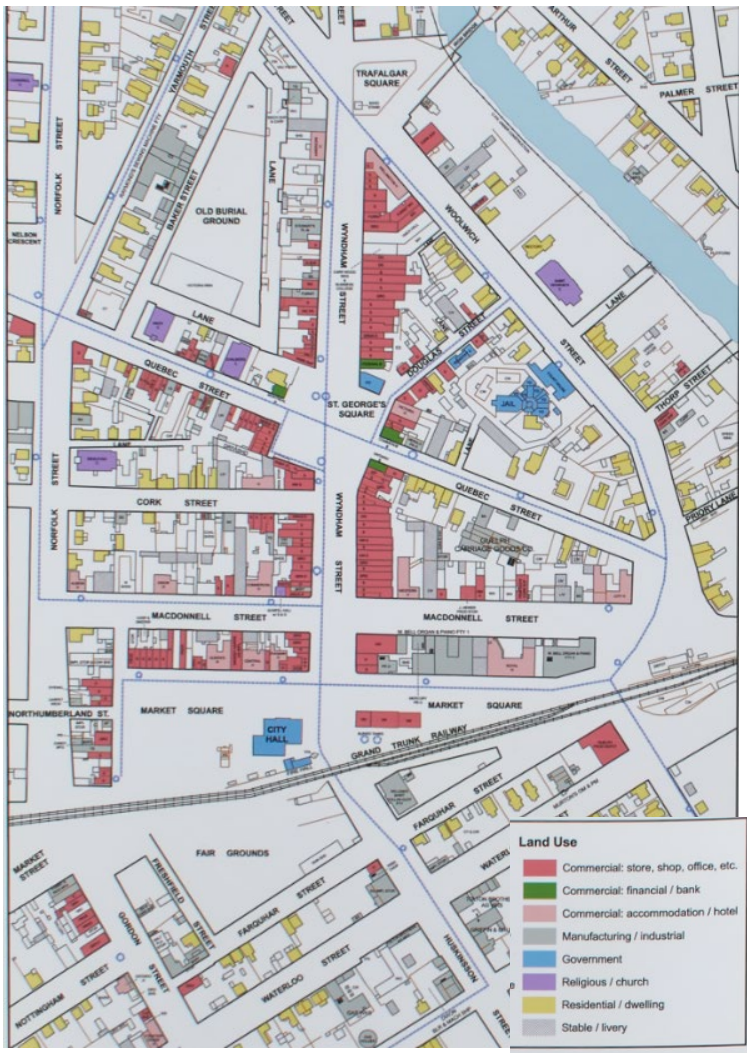
Radial Street and Block Pattern

Nineteenth-Century Regional Centre

- Guelph is named District seat, becoming a centre for County legal and administrative operations.
- Railway arrival and boom creates a mobility hub encouraging construction of industrial complexes, commercial buildings, and hotels.
- Economic prosperity and affluence beckons grand architectural treatments.



Historical Periods of Construction



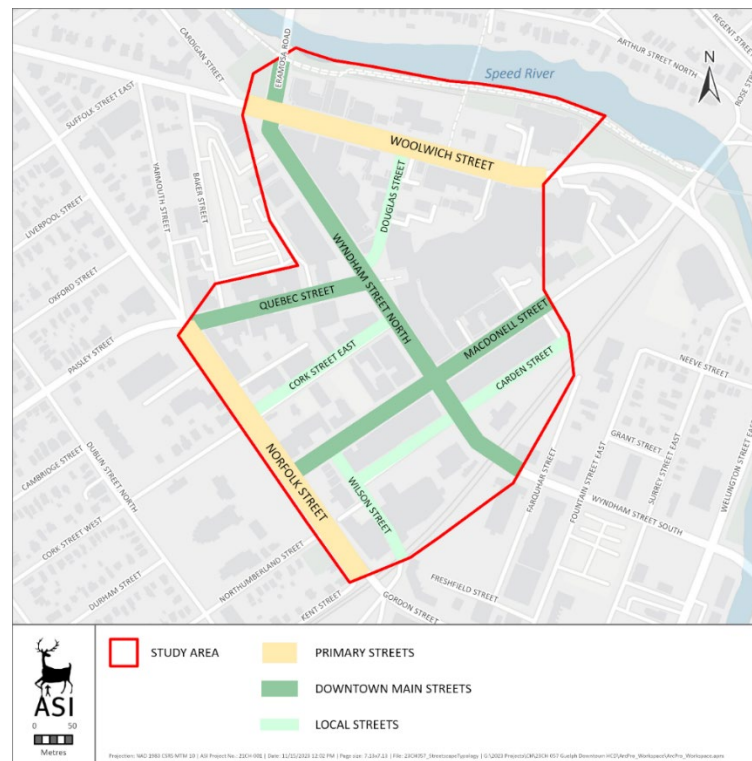
Historical Building Typologies, 1892 Fire Insurance Plan



Historical Building Typologies, present

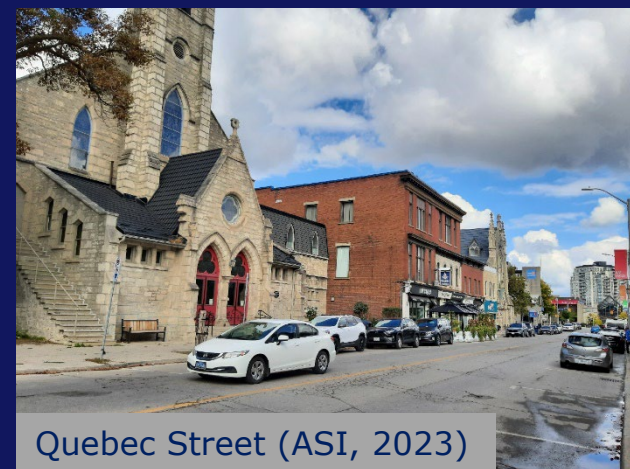


Existing Land Use Patterns



Streetscape Typologies

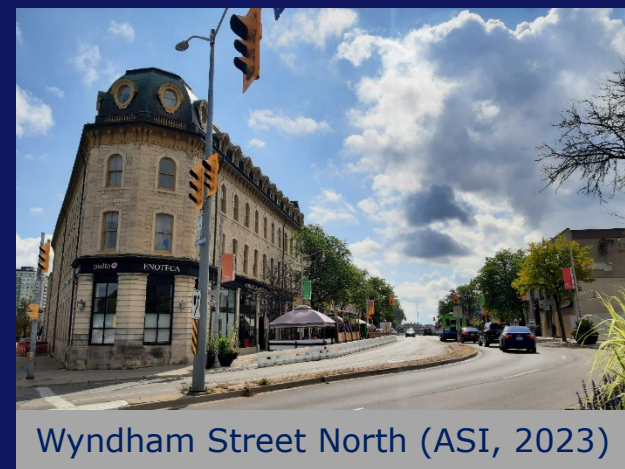
Evaluation and Recommendations



Quebec Street (ASI, 2023)



Douglas Street (ASI, 2023)



Wyndham Street North (ASI, 2023)



Macdonell Street (ASI, 2023)



Wyndham Street South (ASI, 2023)



Macdonell Street (ASI, 2023)

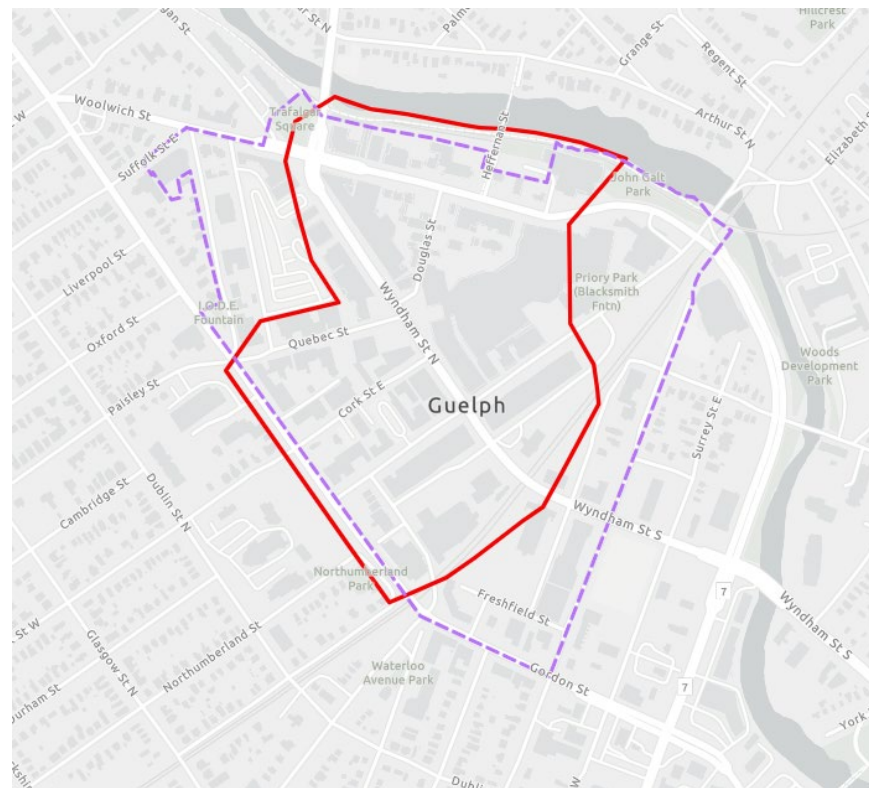
Evaluation Criteria

Evaluation of cultural heritage value of a prospective Heritage Conservation District (HCD) is based on the Ontario Heritage Act and guided by the Ontario Heritage Toolkit's *Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act*.

- ✓ A concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use
- ✓ A framework of structured elements
- ✓ A sense of visual coherence
- ✓ A distinctiveness which enables districts to be recognized and distinguishable from their surroundings or from neighbouring areas
- ✓ Ontario Heritage Act Regulation 9/06 Criteria

Recommended Boundary

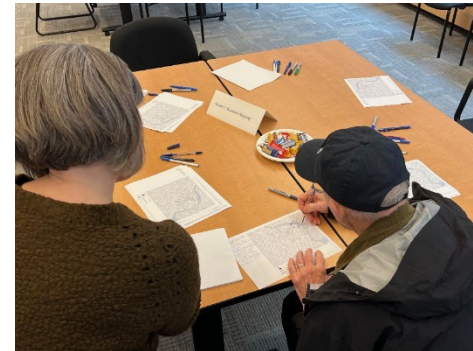
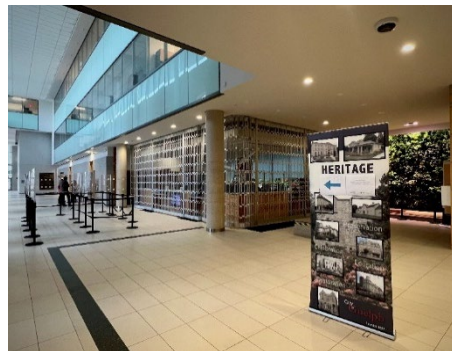
- Visually distinct from surroundings
- Encompasses nearly all of Galt's original 1827 Radial Plan
- Includes an interconnected collection of historically significant and finely-executed buildings, streetscapes, and landscape features
- Demonstrates evolution of Guelph to a thriving community and centre for industry and commerce in the heart of a highly productive agricultural region



Map showing study boundary and recommended boundary for HCD

Next Steps

- Gather and incorporate feedback through engagement with various groups
- Circulate for Indigenous communities' feedback and revise as needed
- Staff report to City Council



Public Open House and Walking Tour (Mark Steele, 2023)

Q&A and Discussion

Questions or reactions to the material presented tonight

Are there City-wide events, uses, and/or community gatherings that happen in downtown Guelph that are important to include?

Reactions to how the boundary has been defined

Thank you for participating!

Find us:

Elyssa Pompa,
MES (she/her), Policy Planner II
Planning Services | Infrastructure,
Development and Environment
City of Guelph
(519) 822-1260 extension 2519
TTY (519) 826-9771
downtowndistrict@guelph.ca

Guelph.ca
Facebook.com/cityofguelph
@cityofguelph