

Homewood Manor  
150 Delhi Street, Guelph

**CULTURAL HERITAGE RESOURCE IMPACT ASSESSMENT**

June 25, 2024



**E R A**

Project # 23-274-01  
Prepared by PE / SL / KK / AG

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PREPARED FOR:

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# EXECUTIVE SUMMARY

## Background

This Cultural Heritage Resource Impact Assessment (“CHRIA”) has been prepared by ERA Architects Inc. (“ERA”) on behalf of Schlegel Health Care to accompany the Heritage Permit application for the property at 150 Delhi Street in Guelph (the “Site”).

The Site contains a two- and three-storey structure known as the Manor Building. Originally built in 1912, the Manor Building is part of the Homewood Health Centre Campus (“the Campus”), a centre for addiction and mental health treatment.

## Heritage Status

The Site is designated under Part IV of the *Ontario Heritage Act* (“OHA”) by By-law (2018) 20346, passed on November 19, 2018. This by-law encompasses the Homewood Therapeutic Landscape Cultural Heritage Landscape (“CHL”), identifying the Manor Building as one of the significant buildings and structures to be protected within this CHL.

The Site is adjacent to two other designated CHLs on the Homewood Campus: the Riverslea Estate Landscape CHL and the Homewood Ancillary Landscape CHL.

## Proposed Works

The proposed works are intended to update the Manor Building to meet contemporary standards for inpatient care and treatment facilities and support its ongoing function as a working component of the Homewood Campus. The overall work program includes interior renovations throughout the building, including updates to building finishes, mechanical and electrical systems.

The proposed works assessed in this CHRIA include the introduction of a new three-storey atrium and removal of an exterior stairwell, enclosure of the north portico’s ground floor to create additional resident space, re-cladding of the Delhi Street corridor addition, and replacement of windows throughout the building.

## Impact Assessment and Mitigation

Minor impacts to the heritage attributes of the Manor Building are anticipated as a result of the proposed works. Specifically, alterations are required to the north portico (including its Ionic columns) to allow for its proposed enclosure. Additionally, sections of open balustrade within the north courtyard are required to be removed to allow for watertight integration of the proposed atrium with the Manor Building’s existing fabric. These impacts have been partially mitigated by the proposed reinstatement of previously removed heritage attributes.

The materiality and form of proposed interventions (e.g. atrium and portico enclosure) have been thoughtfully selected to be sympathetic to the historic building while remaining distinguishable as contemporary.

Previously considered alternatives include erecting the atrium in the south courtyard, spanning the entire open area, and enclosing the north portico by replicating the historic window and wall style of the portico’s upper-level enclosure.

The currently proposed design for the atrium is considered to be less impactful than the alternative, preserving part of the courtyard as open space and minimizing removal of original building fabric. The proposed design for the north portico ensures that the enclosure reads as an alteration and retains a sense of openness.

No adverse impacts on the cultural heritage value of adjacent designated properties are anticipated.

## Conclusion

Overall, the proposed works preserve the cultural heritage value of both on-site and adjacent heritage resources by appropriately mitigating minor impacts on identified heritage attributes. The proposed works enable the ongoing evolution of the Manor Building and the broader Homewood Campus to accommodate innovations in healthcare programming and changing functional requirements.

# 1 OVERVIEW

## 1.1 Introduction

ERA Architects Inc. (“ERA”) has been retained by Schlegel Health Care to prepare a Cultural Heritage Resource Impact Assessment (“CHRIA”) for the property at 150 Delhi Street in Guelph (the “Site”). The Site contains a two- and three-storey structure known as the Manor Building, originally built in 1912, with several significant additions added over the years. The Site is part of the Homewood Health Centre Campus (“Homewood” or the “Campus”), which serves as a centre for addiction and mental health treatment.

The Site is designated under Part IV of the Ontario Heritage Act (“OHA”) by By-law (2018) 20346, passed on November 19, 2018. The By-law covers the Homewood Therapeutic Landscape, identified as a cultural heritage landscape (“CHL”), and lists the Manor Building as one of the significant buildings and structures to be protected as heritage attributes of the Homewood Therapeutic Landscape.

## 1.2 Application History

This CHRIA has been prepared to accompany the Heritage Permit application for the Site. In June 2015, ERA prepared a CHRIA for the Homewood Health Centre as part of a Site Plan application (SP13C039) for the Site.

The Site Plan proposed a new building wing south of the existing Manor Building, which required relocating the ceremonial Cameron Gates. It also included an atrium addition in the south courtyard and a new entrance facing Delhi Street. Additionally, it proposed a new arrival and parking area on the east side of Delhi Street, along with landscape improvements on the west side of the Manor Building. The Site Plan has been implemented in phases, with work completed at the north end of the Site, as well as on the east side of Delhi Street, including the new pedestrian crossing. The current proposal involves the phase of work associated with the Manor Building.

## 1.3 Property Owner and Representative Information

Owner: Schlegel Health Care

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## 2 SITE DESCRIPTION AND CONTEXT

### 2.1 Site Description

The Manor Building is located at 150 Delhi Street, approximately 1.5 kilometers northeast of Guelph’s historic city centre. The building is part of the Homewood Health Centre Campus, which serves as a centre for addiction and mental health treatment.

The Campus covers approximately 47 acres and is bounded by Emma Street to the north, Delhi Street to the east, residential lots to the south, and the Speed River to the west. While the main Campus is primarily on the west side of Delhi Street, it also includes a parcel on the east side, featuring a former nurses’ residence at 147 Delhi Street and a visitor parking lot.

The Manor Building, built in 1912, is situated within the cluster of buildings forming the core of Homewood along Delhi Street, in the northeast quadrant of the Campus. It is a two- and three-storey structure built on an ‘E’ shaped plan, comprising a central block connected to flanking wings facing the Speed River, linked by a corridor parallel to Delhi Street. The Manor Building features a pair of two-storey west-facing porticos that terminate the flanking wings. The upper storeys of the porticos were originally enclosed (or enclosed before 1916), and the ground floors have remained as open ‘porches’.

As Homewood expanded, the Manor Building underwent several renovations and additions, including a basement-level infill at the south courtyard, alterations to the Delhi Street elevation, enclosure of staircases attached to the central and north wings, and the addition of the Trillium Wing at the south end of the building.

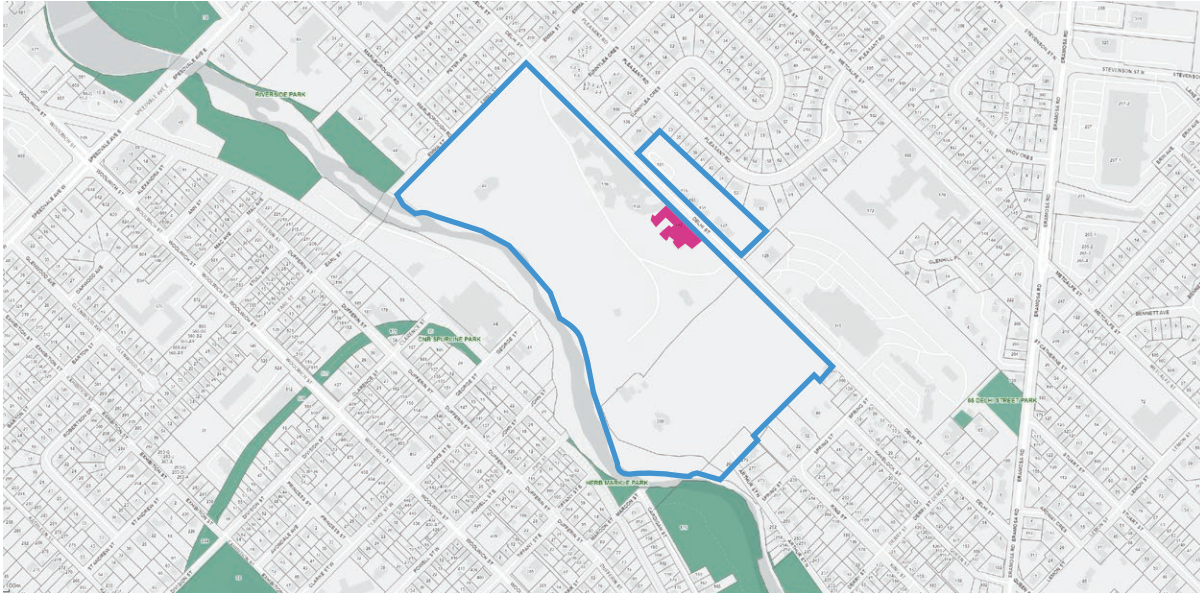
*Note regarding directions: The site is not oriented directly on cardinal directions. For the sake of clarity, in this report Delhi Street is regarded as running north-south, with the Speed River to the west.*



Axial imagery showing the Manor Building from the west, looking east (Google Maps, 2024).



Evolution of the Manor Building (ERA, 2024).



Property data map showing the Campus outlined in blue and the Manor Building shaded pink (City of Guelph, 2024; annotated by ERA).



Aerial imagery showing the Campus outlined in blue and the Manor Building shaded pink (Google Maps, 2024; annotated by ERA).

## 2.2 Surrounding Context

The Campus is located on land that rises from the relatively flat areas along the edge of the Speed River, through sloped and terraced banks, up to Delhi Street. Homewood's main buildings are clustered along Delhi Street, occupying the highest points of the Campus.

The Campus encompasses extensive grounds that include areas of natural heritage, as well as open spaces and circulation routes. The natural heritage system features Significant Wetlands, Woodlands, Floodplains, Valleylands, wildlife habitats and cool water fish habitats within the Speed River. The open spaces include terraces, groves, courtyards, and programmed landscapes such as allotment gardens and seating areas.

The sloping topography and views over the river valley are defining features of the Campus, contributing to its attractiveness as a therapeutic landscape.

The area surrounding the Campus includes Guelph General Hospital to the south on the east side of Delhi Street, low-rise residential neighborhoods to the north and east, and the Speed River forming the western edge.

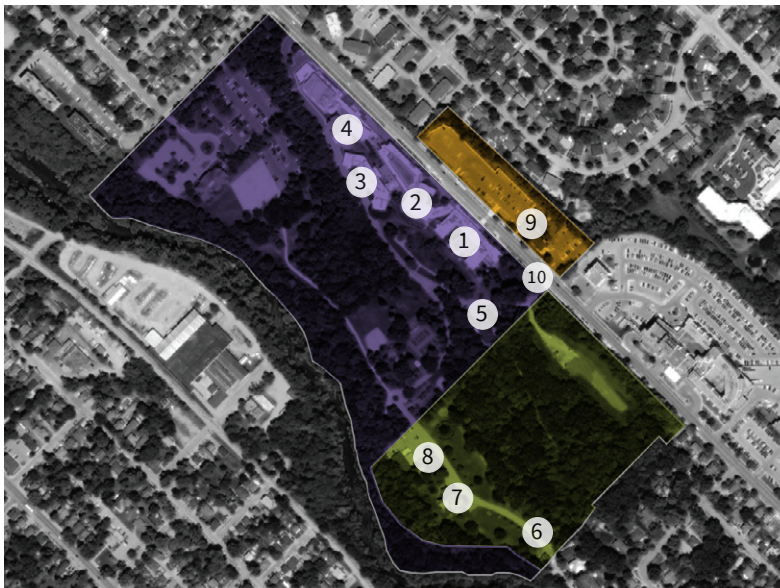
## 2.3 Heritage Context

The Site is designated under Part IV of the OHA by By-law (2018) 20346, passed on November 19, 2018. The By-law, which encompasses the broader Homewood Therapeutic Landscape CHL, identifies the Manor Building as one of the significant buildings and structures to be protected. In addition to the Manor Building, the Homewood Therapeutic Landscape CHL identifies four other buildings to be protected as part of the designation: the Mackinnon Building, the Crestview Building (formerly 'Colonial' Building), the Vista Building, and the Superintendent's Residence.

### Adjacent Heritage Resources

The Homewood Therapeutic Landscape CHL is one of three Cultural Heritage Landscapes identified on the Campus and designated under Part IV of the OHA. The other two are the Riverslea Estate Landscape CHL and the Homewood Ancillary Landscape CHL. The Riverslea Estate Landscape CHL designation encompasses the Gatehouse and Gate, the Riverslea Building, and the Riverslea Grounds Buildings. The Homewood Ancillary Landscape CHL designation includes the Nurses' Residence and the Cameron Gates.

As such, eleven (11) individual buildings and structures on the Campus are covered by designation by-laws under Part IV of the OHA, as part of the three Cultural Heritage Landscapes.



Map of the three Homewood CHLs and their associated heritage buildings and structures (City of Guelph, 2024; annotated by ERA).

**Adjacent:** For the purpose of designated property or protected heritage property, any parcel of land that:

i) shares a boundary with a parcel containing a designated property or protected property;

ii) is separated from a designated property or protected heritage property by a right-of-way (e.g., road) and within the span of the extended lot lines of the parcel containing a designated property or protected heritage property or is located at a corner property that is a designated heritage property or protected heritage property;

iii) is within 30 metres of a designated heritage property or protected heritage property in instances where a designated heritage property or protected heritage property is within a right-of-way (e.g. bridge) or located on a parcel 2.5 hectares in area or greater.

-City of Guelph Official Plan, Chapter 12 Glossary

- Homewood Therapeutic Landscape CHL
- 1. Manor Building
- 2. Mackinnon Building
- 3. Crestview Building (formerly 'Colonial')
- 4. Vista Building
- 5. Superintendent's Residence
- Riverslea Estate Landscape CHL
- 6. Gatehouse; Gate
- 7. Riverslea Building
- 8. Riverslea Grounds Buildings (2)
- Homewood Ancillary Landscape CHL
- 9. Nurses' Residence
- 10. Cameron Gates\*\*

\*\* The Cameron Gates are included in the Homewood Ancillary Landscape CHL by-law designation due to an approved redevelopment plan that envisioned their relocation. As of the date of this report, they have not been moved and remain in the Homewood Therapeutic Landscape CHL.

## 2.4 Site Photographs

The photographs in this section were taken by ERA in June 2024 and focus on building portions associated with the Heritage Permit application.

### East (Delhi Street) Elevation and Corridor Addition



East (Delhi Street) Elevation, looking northwest (ERA, 2024)



East (Delhi Street) Elevation, looking west (ERA, 2024)



East (Delhi Street) entrance, looking west (ERA, 2024).



Delhi Street corridor addition interior, looking south (ERA, 2024).

West Elevation



South portico in foreground and central wing and portico in background, looking northeast (ERA, 2024).



Central wing portico and turrets, looking east (ERA, 2024).



North portico in foreground and central wing in background, looking southeast (ERA, 2024).



North portico, looking east (ERA, 2024).

## North Portico Details



Existing stair and hand rail (ERA, 2024).



Close-up of north portico column and hand rail (ERA, 2024).



Masonry infill on ground floor of north portico (ERA, 2024).



Entrance to north wing (ERA, 2024).

North Courtyard



North courtyard, looking southeast (ERA, 2024).



Stairwell D within north courtyard, looking south (ERA, 2024).



Stairwell D within north courtyard, looking east (ERA, 2024).

## 3 SITE HISTORY AND EVOLUTION

The following section provides a scoped history of the Homewood Campus and Manor Building, preceded by concise pre- and post-European contact history of the wider area.

An extensive history of the Homewood Campus is documented in the Homewood Health Centre Cultural Heritage Resource Evaluation Report (2015) prepared by ERA to accompany Site Plan File Number SP13C039.

### 3.1 Historical Context

#### Indigenous History (Pre-1800s)

The Site is located on the traditional lands of the Attiwonderonk (Neutral) and the Haudenosaunee, as well as the treaty lands of the Mississaugas of the Credit First Nation. Archaeological evidence indicates that Indigenous Peoples have been present in the area now known as Guelph for as long as 11,000 years.

After the British conquest of New France in 1763, the British Crown issued a royal proclamation establishing guidelines for the colonization of Indigenous territories in North America. This proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty. The Site is subject to Treaty 3, also known as the Between the Lakes Purchase. The original agreement was signed in 1784 between the Mississaugas and the Crown. However, due to uncertainties with the description of the lands in the original surrender, Treaty 3 was updated in 1792 to clarify what was ceded.

#### European Settlement

Guelph was founded in 1827 by John Galt, a Scottish novelist and the superintendent of the Canada Company, a British land development company that was created to facilitate the colonization of Upper Canada (modern-day southern Ontario).

Galt established Guelph as a planned town, with its roads and facilities designed and constructed according to a predetermined layout in advance of general settlement. Guelph was incorporated as a village in 1851 and as a town in 1856.

This historical summary was prepared from a non-Indigenous perspective, based on written and archaeological records, and written accounts of oral histories. It is not intended to reflect or represent the full rich history of Indigenous peoples in this region.

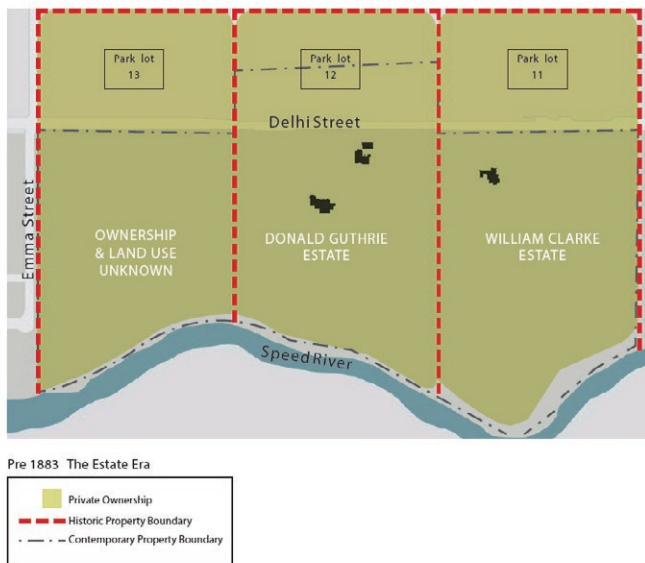
## 3.2 Homewood Campus Historic Overview

The Homewood campus has been shaped by an ongoing evolution that can be understood as three primary eras of transformation in the post-contact era:

1. The establishment of private estates in the 19th century, before the founding of Homewood;
2. The adaptation of the estates into a therapeutic campus; and
3. The modernization of the Homewood campus in the post World War II period.

### Private Estates (early 1800s-1883)

The basic form of the Homewood campus was defined by the early 1800s when the town of Guelph was established. Early plans of the community included a series of ‘park lots’ at the town’s edge, situated between smaller building plots in the town centre and larger tracts for farming at the periphery. These park lots, a common feature in town plans across Ontario, were intended to attract wealthy settlers to new communities. In Guelph, in the early to mid-1800s, private country estates were established on these 20-acre tracts. Park Lot 12 became the original Homewood campus in 1883, with sections of Park Lot 13 added by the 1920s and most of Park Lot 11 by 1946. The character and structure of these private estates have, in various ways, shaped the development of the Homewood campus.



The park lots that would eventually form the Homewood Campus (ERA, 2015).

Park Lot 12 was home to Donald Guthrie (1840-1915), a prominent local politician who served as Guelph's mayor, as Member of Parliament for Wellington South, and also as the local Member of Provincial Parliament. Guthrie bought the property in 1872 and named the house that was there Craiganour. Craiganour, after being expanded, would serve as Homewood's first building after 1883.

In the 1850s, Park Lot 11 was owned by Dr. William Clark (1810-1887), a magistrate who served as Guelph's second mayor from 1852-1853. In about 1859-1860, Clark constructed a two storey home later named Rosehurst. In 1889, James Goldie, a member of a successful milling family, subdivided Park Lot 11 to construct a second house named Riverslea. Half a century later, in 1949, much of Park Lot 11, including Riverslea, was acquired by Homewood. While Riverslea survives as part of Homewood, Rosehurst was demolished by 1925 following a fire.



1903, Craiganour (Wellington County Museum and Archives).

### Therapeutic Landscape (1883-1946)

The second era of Homewood's evolution was characterized by the adaptation of the country estate into a therapeutic campus. This was driven by leading medical theories of the late 19th century that sought to create campus environments, composed of architecture and landscape, designed to facilitate mental health care. From Homewood's founding in 1883 to the end of the 1940s, the Campus developed as a highly sophisticated site integrating specialized architecture, landscape design, circulation, and outdoor programming to create a therapeutic landscape.



1923, Homewood grounds (Guelph Heritage).

Key architectural developments during this period included the conversion of the Craiganour House, the construction of a series of main buildings designed by architect George Miller (including the Manor Building), and the addition of various secondary buildings for staff housing and programming. The campus grounds were altered to support patient care, with new circulation paths for leisurely strolls and outdoor spaces for sports and agriculture.



1911 Goad's Fire Insurance Plan depicting the Homewood buildings.

### Modernization (1946-Present)

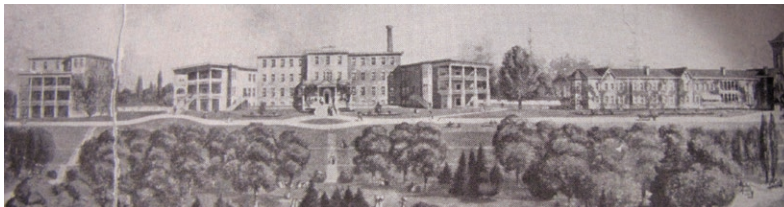
In the second half of the 20th century, the Campus transformed again during a period of modernization. This involved updating and expanding facilities to meet higher standards of care, responding to changes in patient care approaches (particularly for outdoor programming), reusing or replacing buildings that had become obsolete, and reorienting activity towards Delhi Street and away from the Speed River, which had historically been the front face of Homewood. During this period, the campus incrementally transformed from a therapeutic landscape model toward a modern health facility.

As Guelph expanded rapidly post-World War II, the rural areas surrounding the Campus were redeveloped into housing, and a healthcare precinct began to form along Delhi Street, marked by the expansion of Guelph General Hospital. In 1946, Homewood expanded its boundaries by acquiring much of Park Lot 11, including the Riverslea Mansion, extending the campus south to Arthur Street. By 1955, land east of Delhi Street was sold and redeveloped as housing, allowing Homewood to consolidate its operation on the west side of Delhi Street.

During this time, the Campus experienced incremental building modernization through a series of additions and renovations. The relationship between programs and the Campus landscape also continued to evolve, as evidenced by the phasing out of formal recreation activities requiring high maintenance and single-use areas.

### 3.3 The Manor Building

The Manor Building, completed in 1912, was part of a series of Homewood buildings designed by Toronto architect George Martel Miller. The three other buildings in this series were the Vista Residence, the Crestview (formerly 'Colonial'), and the Mackinnon Dining Hall. Erected between 1905 and 1912, these buildings established a core campus area along the valley ridge running along Delhi Street.



1911, sketch of the Homewood buildings with the Manor Building in the centre (Wellington County Museum & Archives).



1960s aerial photograph depicting the Homewood Campus and surrounding area (Wellington County Museum & Archives).



1918, postcard depicting the Manor Building (Guelph Public Archives).

Miller’s design for these four buildings employed a common design language to ensure that each building, while distinct, would contribute to a cohesive assemblage and a wider landscape suited for care and recovery. His approach incorporated three key strategies. First, he made the buildings appear smaller than they actually were by using L- or U-shaped massing. Second, he ensured residents had views of the surroundings by setting the buildings back from the river on the crest of the valley and including large windows, sunrooms, porches, and broad doorways. Third, he incorporated large decorative features such as cornices, parapets, columns, and towers to make portions of the buildings stand out. This ornamentation highlighted windows, porches, and sunrooms, emphasizing visual engagement between the building occupants and the broader environment.

The Manor Building was built to replace Craiganour, which was destroyed by a fire in 1911. Constructed on an ‘E’ shaped plan, the two- and three-storey Manor Building comprises a central house-like block connected to flanking wings facing the Speed River, linked by a corridor parallel to Delhi Street. The central block, historically referred to as the Administration Building, was built concurrently with the flanking wings. However, their distinct forms give the impression that the Administration section once stood as an estate house prior to the founding of the hospital. Material salvaged from Craiganour was used in the construction of the Manor Building.

After the mid-1940s, several additions were made to the Manor Building. These included a basement-level infill addition, enlargement of the corridor section connecting the Administration section, additions to the north sides of the Administration section and north wing, and infill additions on the Delhi Street elevation. In 1996, the Trillium wing was added to the south side. The additions on the Delhi Street side have obscured much of the building’s original detail, though a considerable amount of original form and detail remains on the elevations facing the Speed River.



1933, photograph with the Manor Building on the right (Homewood Sanitarium promotional booklet).



1940, aerial photograph with the Manor Building pictured in the centre (Guelph Museums).



1972, Manor Building (Wellington County Museum & Archives).

## 4 STATEMENT OF SIGNIFICANCE

### 4.1 Introduction

The Site is designated under Part IV of the OHA by By-law (2018) 20346, passed on November 19, 2018. The By-law covers the Homewood Therapeutic Landscape, identified as a cultural heritage landscape in the property's statement of significance.

### 4.2 Statement of Significance

#### Statement of Cultural Heritage Value or Interest: Homewood Therapeutic Landscape Cultural Heritage Landscape - 150 Delhi Street, Guelph

*The purpose of this designation is to conserve groupings of cultural heritage resources that together have greater heritage significance than their constituent parts. The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within the larger campus are three distinct yet related cultural heritage landscapes including the Homewood Therapeutic Landscape. The subject property is worthy of designation under section 29 of Part IV of the Ontario Heritage Act as it meets three of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 made under the Ontario Heritage Act. The heritage attributes of 150 Delhi Street display: design or physical, historical or associative and contextual value.*

#### Design/Physical Value

*The Homewood Therapeutic Landscape includes a complex of buildings clustered along Delhi Street that overlook a programmed landscape, which slopes toward the river and is framed by wooded areas. Formerly the site of several private country estates, the Homewood campus was established in 1883 as a mental healthcare facility. This transformation continued throughout the first half of the twentieth century, as the campus was designed according to prevailing ideas about the relationship between environment and mental health. The resulting therapeutic landscape featured thoughtful integration of programmed landscape, scenic and picturesque landscape features, and architecture (including a cluster of main buildings for treatment along the valley ridge and free-standing secondary buildings for campus support functions such as the Superintendent's Residence). Beginning in the late 1940s, as the general approach to mental healthcare became more clinically focused, the campus entered a new phase of modernization. This phase included new construction and the reorientation of existing buildings towards Delhi Street, rather than the landscape and river. The evolution of medical healthcare is legible in the campus' patterns of development and in the continued connections between old and new building forms and landscape features.*

### Historical/Associative Value

*Since 1883, this campus has maintained its association with the Homewood Health Centre, a prominent institution within the field of mental health care. The campus' ongoing use and physical development reflect the historic evolution of ideas about mental healthcare facilities. The early 20th century Homewood buildings represent the work of George Miller, a highly accomplished architect in Toronto whose project include Toronto's Massey Hall and the University of Toronto's Annesley Hall.*

### Contextual Value

*The organization of the campus' elements, including the scale and orientation of buildings and the design and programming of the landscape, facilitates interaction between the Homewood Therapeutic Landscape, Delhi Street, the Speed River, and the formerly private land to the south. Delhi Street is also a contextual feature forming the eastern edge of the Homewood Therapeutic Landscape, which connects to the Homewood Ancillary Landscape and frames the public experience of this landscape.*

### Description of Heritage Attributes (Schedule B)

*The following are to be considered as the heritage attributes of the Homewood Therapeutic Landscape:*

- Evolved nature of the Therapeutic Landscape, which reflects distinct eras of healthcare paradigms and Guelph's history;*
- Picturesque landscape, featuring composed views and a park-like composition of open lawns and trees, designed to facilitate therapeutic programming;*
- Wooded areas of natural heritage significance that help frame and provide a visual backdrop to the picturesque landscape;*
- Physical, visual, and programmatic connectivity between built form elements and the landscape, including paths, terracing, the rhythm created by alternating building masses and courtyard voids; and*
- Location and orientation of the early 20th century institutional buildings towards the river.*

*The significant buildings and structures to be protected as heritage attributes by the heritage designation by-law include:*

*Manor Building\*:*

- *Eclectic style and detailing incorporating elements representative of George Miller's work including components of Georgian, Edwardian and Neoclassical architecture;*
- *Symmetrical E-shaped plan, linked to its historical and continuing use as a health-care facility;*
- *Cross-plan pilastered columns and domed towers framing a portico on the building's west (primary) elevation and the decorative metal work framing the second storey balcony;*
- *Double-height porticos along the building's west elevation supported by Ionic columns and capped by pediments with tympanums containing decorative relief sculptures;*
- *Triangular and rounded pediments with tympanums containing decorative relief sculptures along the building's east elevation;*
- *Original window & door openings and surrounds, including rusticated stone sills and lintels;*
- *Varied profile of the roof, featuring a wide cornice with dentilated soffits and open balustrades; and*
- *Sash windows.*

*\*Please note that interior spaces of these structures have been highly altered over time, and do not contain cultural heritage value.*

The designation by-law also includes attributes associated with the Superintendent's Residence, Crestview Building (formerly 'Colonial'), Vista Building, and Mackinnon Building. Please see Appendix II for full designation by-law.

## 5 PROPOSED WORKS

The proposed works described in this section are part of a comprehensive renovation program intended to revitalize the Manor Building to meet contemporary standards for inpatient care and treatment facilities, including privacy, accessibility, and life safety standards. The broader work program includes interior renovations throughout the building, including updates to building finishes and mechanical and electrical systems.

The proposed works assessed in this CHRIA include the introduction of a new atrium, enclosure of the north portico's ground floor to allow for additional resident space, re-cladding of the Delhi Street corridor addition, and the replacement of windows throughout the building. The full architectural drawing set prepared by Cornerstone Architects and dated June 25, 2024 is provided under separate cover.

### 5.1 Atrium

To provide socialization space for patients, staff, and visitors, a new three-storey atrium measuring approximately 200 m<sup>2</sup> is proposed to be introduced within the Manor Building's northern courtyard, partially infilling the area between the central and north wings. Primary access to the atrium will be through the interior of the Manor Building. A secondary exit is proposed on the atrium's west elevation, where a new ramp will join the existing pedestrian walkway, opening onto the landscaped area west of the building. A new interior elevator is proposed to provide universal access to the atrium from the first and second floors.

The atrium has been designed to allow for new westward views towards the terraced landscape and river valley. The materiality and form of the atrium are intended to be distinguishable from, and sympathetic to, the historic Manor Building. The primary proposed materials will be transparent glazing and black aluminium. A curving east-west wall is intended to further distinguish the atrium from the historic building fabric, providing additional relief from the north wing, and allowing a portion of the courtyard to remain open.

Portions of the existing exterior masonry wall, at the junction of the courtyard's north- and west-facing elevations, are proposed to be removed to allow for connection to the atrium. Portions of the Manor Building's open rooftop balustrade within the courtyard require removal to ensure a weathertight connection between the new atrium and the



North courtyard indicating approximate areas of existing masonry to be removed outlined in blue (ERA, 2024).



View of central wing within north courtyard indicating existing stairwell to be removed (ERA, 2024).

existing structure. A non-original stairwell (Stairwell D) is proposed to be removed to allow for an improved interface between the atrium's west elevation and the Manor Building's central wing, as well as to allow for better visibility of the valley landscape.

## 5.2 North Portico Enclosure

The ground-floor portion of the northern portico is proposed to be enclosed to allow for the establishment of two new patient rooms, accommodating four patients in total, that are important for maintaining the viability of the ground floor inpatient unit.

The enclosure will be formed by five new sections of glazing introduced between the existing columns and set behind the diameter of the column shafts. Each section is proposed to be arranged in four (4) vertical divisions with lower opaque spandrel panels and upper vision glass. Light grey-coloured mullions are proposed to reference the grey painted frieze, above the second storey.

The non-original wooden stair, iron handrails, and guardrails are proposed to be removed. Modification to the rear of the columns and removal of the corner brackets will be required to install new windows and maintain continuity of the building envelope.



North and west elevations of north portico, indicating areas to be enclosed in blue (ERA, 2024).

## 5.3 Delhi Street Elevation

Alterations are proposed to the circa post-1960 one-storey corridor addition on the Manor Building's Delhi Street (east) elevation. The addition is currently clad with red brick masonry and two sections of floor-to-ceiling windows, which are deteriorating.

The addition's footprint is proposed to be maintained while being re-clad with a new glazed curtain wall system, continuing a design language similar to that of the proposed atrium. New metal panels will be added at the parapet to match the adjacent activity building. A new ramp and minor reconfiguration of existing landscaping are also proposed.

The alterations are intended to improve the building's relationship with Delhi Street and the quality of the Homewood's arrival experience, through improved transparency, allowing for sight lines to and through the interior.



East elevation indicating area of non-original addition to be re-clad in blue (ERA, 2024).

## 5.4 Window Replacement

The Manor Building's existing windows are predominantly white vinyl replacement units of various ages. The existing windows feature a variety of configurations, including 'one-over-one,' 'six-over-one,' and 'six-over-six.'

New white vinyl windows are proposed across the Manor Building, featuring a consistent six over one division with raised mullions, more in keeping with the original window profile.

Similar replacement units have been installed at 147 Delhi Street (former Nurse's Residence) as part of that building's renovation.



Rendering of enclosed portico and proposed atrium (Cornerstone, 2024).



Rendering of enclosed portico, proposed atrium, and existing central wing (Cornerstone, 2024).



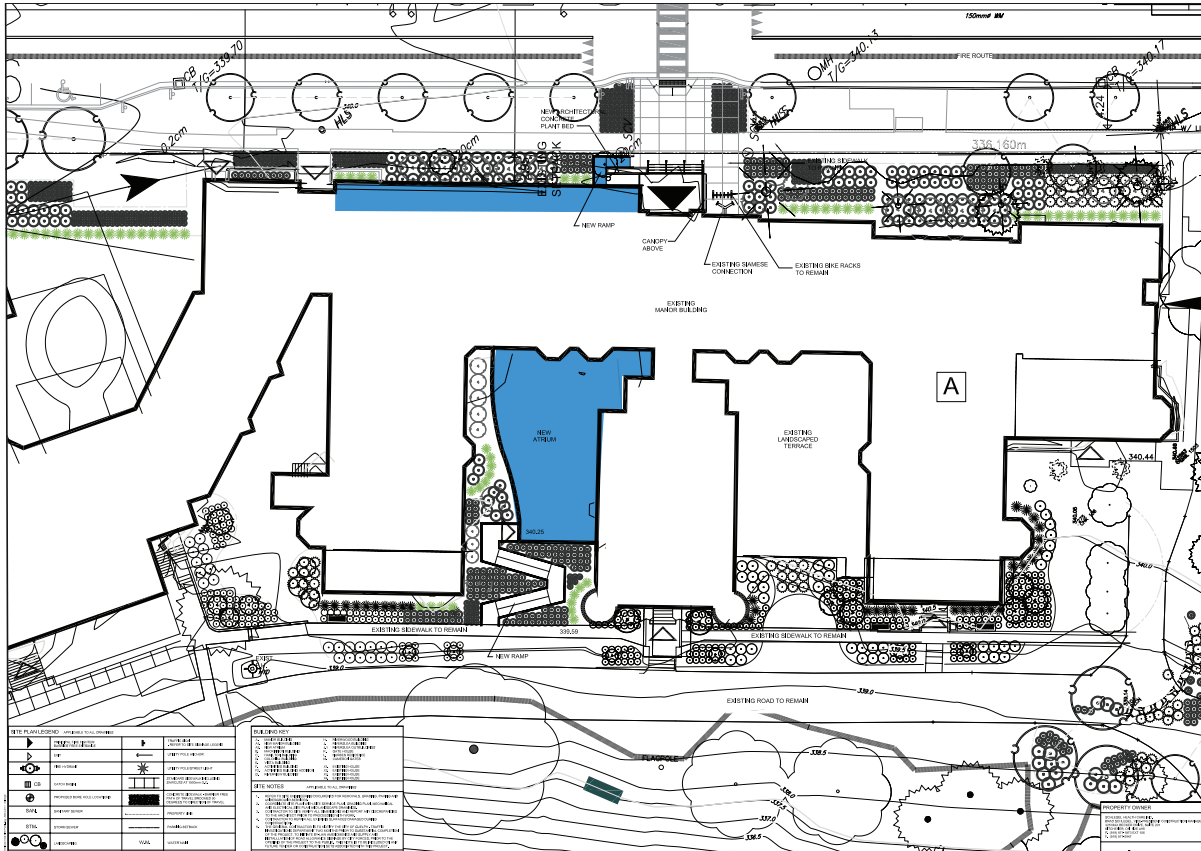
Rendering depicting view to the west through the atrium, with enclosed heritage fabric at left (Cornerstone, 2024).



Rendering depicting the original building fabric enclosed in the proposed atrium. The reinstated window openings are shown in the centre and on the far right (Cornerstone, 2024).



Rendering of west elevation with updated corridor addition (Cornerstone, 2024).



Site plan with new construction shaded blue (Cornerstone, 2024; annotated by ERA).



West elevation with new construction shaded blue (Cornerstone, 2024; annotated by ERA).



East elevation with new construction shaded blue (Cornerstone, 2024; annotated by ERA).

## 6 ANALYSIS OF IMPACT AND MITIGATION

This section identifies the applicable conservation approach and evaluates the potential impact of the proposed works on the cultural heritage value of the Site and adjacent heritage resources. This evaluation references the applicable criteria in the Ontario Heritage Tool Kit and considers the requirements of the Provincial Policy Statement, 2020 (“PPS”), as well as the City of Guelph Official Plan (the “Official Plan”).

### 6.1 Conservation Approach

The primary conservation treatment for the Manor Building is *rehabilitation*. The proposal involves the adaptation of the existing Manor Building to allow for its continued use as part of a centre for addiction and mental health treatment. To the extent possible, all proposed alterations are intended to be reversible and represent a minimal intervention approach. The conservation strategy is consistent with the direction in the PPS and conforms to the cultural heritage policies outlined in the Official Plan.

**Rehabilitation** involves the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value.

*Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

### 6.2 Response to Attributes

The following table details the heritage attributes of the Manor Building as described in By-law (2018) 2034, along with any proposed interventions and potential impacts. These impacts and their mitigation are further assessed in Section 6.3.

| # | Heritage Attribute  | Alteration or Demolition? | Proposed Intervention  | Impact   |
|---|---|---------------------------|--|--|
| 1 | <i>Eclectic style and detailing incorporating elements representative of George Miller's work including components of Georgian, Edwardian and Neoclassical architecture.</i>        | N/A                       | N/A  | N/A  |
| 2 | <i>Symmetrical E-shaped plan, linked to its historical and continuing use as a health-care facility.</i>  | Alteration                | A new three-story atrium, composed of transparent glazing and black aluminium, is proposed within the Manor Building's northern courtyard, partially infilling the space between the central and north wings.  | The proposed atrium does not present an adverse impact on the original E-shaped plan. The design and materiality of the proposed atrium is intended to be distinguishable from the original building fabric and predominantly transparent, ensuring that the original E-shaped plan remains legible.   |
| 3 | <i>Cross-plan pilastered columns and domed towers framing a portico on the building's west (primary) elevation and the decorative metal work framing the second storey balcony.</i> | N/A                       | N/A  | N/A  |
| 4 | <i>Double-height porticos along the building's west elevation supported by Ionic columns and capped by pediments with tympanums containing decorative relief sculptures.</i>        | Alteration                | Alterations are proposed to the north portico, allowing for the enclosure of its ground floor. The portico's Ionic columns will be maintained, with minor alterations required to allow for the introduction of new glazing. This will include the removal of the decorative brackets joining the columns with the first floor architrave and modification of the rear round profile of the columns. The pediment, tympanum, and relief sculpture will not be altered. | Alterations to the north portico present a minor impact on the corresponding heritage attribute. While the enclosure of the north portico will change its original design, retaining the round profile of the front of the Ionic columns, and the full retention of the pediments and tympanums ensures the original design remains legible amidst the alteration and continues to communicate its heritage value. |
| 5 | <i>Triangular and rounded pediments with tympanums containing decorative relief sculptures along the building's east elevation.</i>   | N/A                       | N/A  | N/A  |

| # | Heritage Attribute  | Alteration or Demolition? | Proposed Intervention  | Impact  |
|---|---|---------------------------|--|---|
| 6 | <i>Original window and door openings and surrounds, including rusticated stone sills and lintels.</i>     | Alteration                | <p>Two original window openings will be converted into a doorway to connect the Manor Building with the proposed atrium.</p> <p>Eight original basement window openings within the courtyard will be infilled to accommodate the proposed atrium's foundation.</p> <p>Two original window openings on the north elevation of the central wing which have been infilled and two which have been infilled or obscured by the non-original Stairwell D will be re-instated.</p> | <p>The proposed interventions to the original window openings present a minor impact on the heritage attribute.</p> <p>Reinstatement of the original window openings on the north elevation of the central wing presents a positive impact on the heritage attribute.</p> |
| 7 | <i>Varied profile of the roof, featuring a wide cornice with dentilated soffits and open balustrades.</i> | Alteration                | <p>The cornice and dentilated soffit within the areas enclosed by the proposed atrium (north and west building elevations) will be conserved and/or reconstructed.</p> <p>A previously removed section of cornice with dentilated soffit and open balustrade, outside of the proposed atrium, will be reinstated as part of Stairwell D's removal.</p> <p>The open balustrades within the area enclosed by the proposed atrium will be removed.</p>                          | <p>Removal of the open balustrade within the proposed atrium represents an impact on the heritage attribute.</p> <p>Reinstatement of the open balustrade where previously removed represents a positive impact on the heritage attribute.</p>                             |
| 8 | <i>Sash windows.</i>  | Alteration                | <p>The windows will be replaced with new sash windows.</p>   | <p>Replacement of the windows does not present an impact on the heritage attribute, as the existing windows are not original and the replacement windows will also be sash windows.</p>   |

## 6.3 Impact Assessment and Mitigation

### Destruction of Heritage Attributes

The proposed works will not result in full destruction of any heritage attributes listed in the property's designation by-law. While portions of the original and non-original masonry wall will be removed to allow for a connection to the atrium, no significant architectural features will be impacted.

Removal of the roofline's open balustrade is proposed where necessary to allow for watertight enclosure of the proposed atrium and integration with the Manor's existing building fabric. This is recognized as an impact on the open balustrade as part of a heritage attribute encompassing the 'varied profile of the roof, featuring a wide cornice with dentilated soffits and open balustrades.' The removed balustrade will be evaluated for salvage and potential reuse where a section of balustrade is being reinstated after the removal of Stairwell D. The proposed balustrade reinstatement is considered to partially mitigate the removal of this feature within the atrium.

Several window opening alterations are proposed within the north courtyard as part of the proposed atrium works. Two original ground floor window openings are proposed to be converted into a doorway opening, to connect the Manor Building with the atrium. Two non-original window openings in the courtyard are proposed to be removed. Eight original basement-level windows are proposed to be infilled to accommodate the proposed atrium's slab-on-grade

*Negative impact on a cultural heritage resource include, but are not limited to:*

*Destruction of any, or part of any, significant heritage attributes or features;*

*Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;*

*Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;*

*Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;*

*Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;*

*A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;*

*Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.*

*(Ontario Heritage Toolkit)*



Rendering of proposed condition of central wing's north elevation, with reinstated windows outlined in blue and the removed balustrade outlined with a dashed pink line (Cornerstone, 2024; annotated by ERA).

foundation. Overall, these window alterations are considered to have a minor impact on the original window and door openings as a collective heritage attribute.

The proposal also involves re-instating four original windows on the north elevation of the central wing: two which are currently infilled, and two which were infilled or obstructed by the addition of Stairwell D. The reinstatement of these original window openings represents a positive impact on the window and door openings as a heritage attribute.

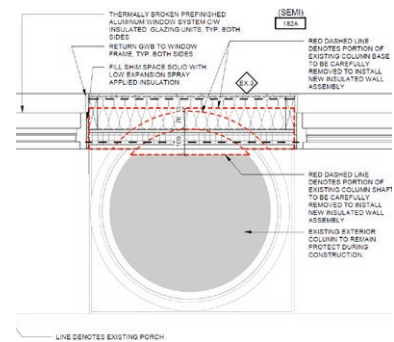
The existing non-original sash windows will be replaced with new sash windows. As the existing windows are not original and the replacement windows will be sash windows, this does not present an impact on the heritage attribute.

### Unsympathetic Alterations

All proposed changes have been designed to be sympathetic to the historic building fabric while being distinguishable as interventions. Alterations to heritage attributes include changes to the Manor Building's northern 'double-height portico,' (one of two) identified as a heritage attribute. The portico's ground floor, which is currently open, is proposed to be enclosed for use as resident space. Modification to the round profile of certain portico columns and their base will be required to allow for the enclosure, however, they will remain legible as round when viewed from the exterior. It is also noted that the decorative brackets (not identified as a heritage attribute) will be removed to allow for installation of the aluminium window system.

Mitigation measures are proposed to minimize impacts of the enclosure on the original form of the portico. The proposed glazing units will be set back sufficiently to allow the Ionic columns and their rounded profile to be legible. The glazed material and minimization of opaque surface, is intended to maintain a sense of openness. With the exception of modification to the columns and brackets, the proposed alteration to the north portico is a reversible, and the portico will retain all historic elements necessary to communicate its heritage value as described in the property's designation by-law.

The proposed atrium, while not representing a direct alteration to a heritage attribute, has been designed to maintain the legibility of the building's E-shaped plan, identified as a heritage attribute. The



Section detail of proposed modification to select north portico columns, with material to be removed outlined in red (Cornerstone, 2024).

introduction of the atrium has been mitigated through its primarily glazed palette, which ensures it remains subordinate to the original masonry material and allows visibility to the original heritage fabric. This approach is consistent with the guideline for new additions presented in the *Standards and Guidelines for the Conservation of Historic Places in Canada*, which says that new work should be “physically and visually compatible with, subordinate to and distinguishable from the historic place.”

Additionally, the atrium’s transparency maintains the rhythm established by the original building fabric and preserves the legibility of the courtyard as a void. This responds to the Homewood Therapeutic Landscape CHL heritage attribute of the ‘rhythm’ and ‘voids’ created by building masses and courtyard spaces.

#### Shadows

No significant new shadows are anticipated as a result of the proposal.

#### Isolation of Heritage Attributes

The proposal will not isolate any heritage attributes from their surrounding environment, context, or a significant relationship.

#### Obstruction of Views

The property’s designation by-law identifies the ‘picturesque landscape, featuring composed views and a park-like composition of open lawns and trees, designed to facilitate therapeutic programming’ as a heritage attribute of the Homewood Therapeutic Landscape. Existing views will not be adversely impacted by the proposal. The proposed atrium has been designed to support and enhance the established views across the property’s open lawns and terraced landscape towards the Speed River.

#### Change in Land Use

No change in land use is proposed. The proposal will allow for the Site’s continued use as part of a health centre campus.

#### Land Disturbances

Any excavation or grading work will be subject to the requirements set out in the OHA, and the Official Plan.

## 6.4 Impact Assessment and Mitigation - Adjacent Heritage Resources

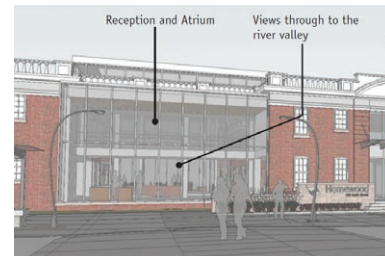
The proposed works will not negatively impact the adjacent resources of the Riverslea Estate Landscape CHL and the Homewood Ancillary Landscape CHL, including the buildings and structures listed as heritage attributes. The adjacent heritage resources will retain the integrity of their cultural heritage value, as identified in their corresponding designation by-laws.

## 6.5 Considered Alternatives

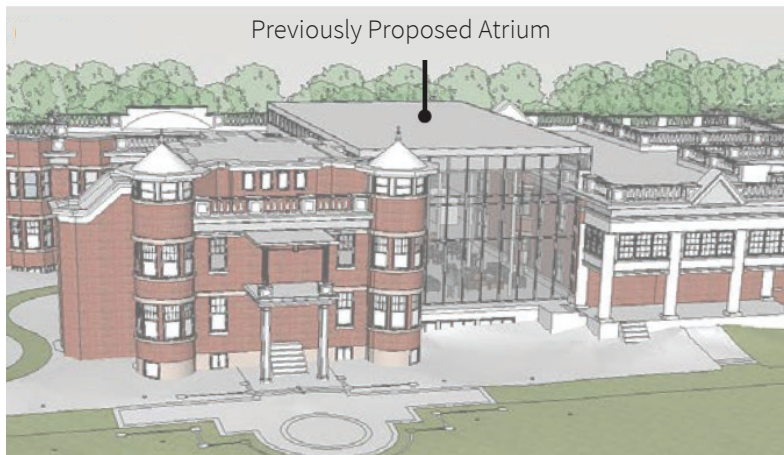
### Atrium

The approved Site Plan for the property included an atrium within the south courtyard, above the existing raised basement. In this previous concept, the atrium spanned the entire courtyard and removed a section of the building's original Delhi Street (east) elevation. The presently proposed design is considered to be less impactful and more sympathetic to the Manor Building, as it leaves a portion of the courtyard area unbuilt and minimizes removal of original building fabric.

The atrium's design has been refined through discussion with City of Guelph Heritage Staff ("Heritage Staff"), specifically in removal of a previously contemplated exterior vestibule.



Previously considered atrium design viewed from the east along Delhi Street (Cornerstone, 2014).

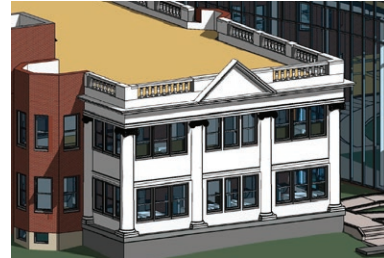


Rendering of previous atrium design and location, viewed from the west (Cornerstone, 2014).

## North Portico Enclosure

Initial design concepts for the ground-floor portico enclosure contemplated replicating the historic style of enclosure on the portico's upper-level. Additionally, an ovular window opening in the north portico's ground floor masonry wall was proposed to be covered.

In consultation with Heritage Staff, efforts were made to ensure that the enclosure reads as an alteration (not an historic condition) and retains a sense of 'openness'. The final enclosure design was informed by precedents of enclosed porches in heritage contexts, a selection of which are included in Appendix III for further reference. As a result of discussions with the Heritage Staff, the enclosure design was also revised to maintain the ovular window opening within the interior of the new patient room.



Previously considered portico enclosure concept (Cornerstone, 2024).

## 7 CONCLUSION

Minor impacts to the cultural heritage attributes of the Manor Building are anticipated as a result of the proposed works. Specifically, alterations are required to the north portico (including its Ionic columns) to allow for its proposed enclosure. Additionally, sections of open balustrade within the north courtyard require removal to allow for watertight integration of the proposed atrium with the Manor Building's existing fabric. These impacts are limited and have been appropriately mitigated through reinstatement of previously removed heritage attributes, sympathetic materiality, and thoughtful design.

Overall, the proposed works preserve the cultural heritage value of both on-site and adjacent heritage resources, while enabling the ongoing evolution of the Manor Building and the broader Homewood Campus to accommodate innovations in healthcare programming and changing functional requirements.

## 8 PROJECT PERSONNEL

**Philip Evans OAA, MRAIC, CAHP** is a Principal at ERA and the founder of Culture of Outports and *small*. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

**Shelley Ludman OAA, OAQ, CAHP** is a registered Architect and Associate at ERA. Shelley works primarily in the early stages of the development process, with a strong focus on strategic thinking and cultural value. Through this work, she helps set the parameters for a site strategy, and a design approach for the rehabilitation of existing properties.

**Kasper Koblauch MCIP, RPP** is a Project Manager and planner at ERA with over nine years of public and private-sector professional planning experience. He holds a Master of Planning from Toronto Metropolitan University (formerly Ryerson University).

**Anna Gutkowska** is a Heritage Planner at ERA. She earned a Master of Planning in Urban Development from Toronto Metropolitan University (formerly Ryerson University) and a Bachelor of Arts (Honours) in History, also from Toronto Metropolitan University.

## 9 REFERENCES

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# The City of Guelph

## Cultural Heritage Resource Impact Assessment Guidelines

### Introduction

A *Cultural Heritage Resource Impact Assessment* is a process involving the investigation of possible impacts to known and potential cultural heritage resources caused by specific proposed development or site alteration. This assessment includes an inventory and evaluation of cultural heritage resources within a study area established by a Planning Application or a significant Building Permit Application. The term “cultural heritage resource” is defined in the City of Guelph *Official Plan* and includes buildings, structures, landscapes, monuments, or visible remains of same which meet the designation criteria adopted by Heritage Guelph, the City’s Municipal Heritage Committee – specifically *Ontario Regulation 9/06 – Criteria for Determining Cultural Heritage Value or Interest*.

A *Cultural Heritage Resource Impact Assessment* report outlines the significance of the identified resources and makes recommendations regarding mitigating measures that would minimize adverse or negative impacts to the cultural heritage resource. A *Cultural Heritage Resource Impact Assessment* is intended to establish an overall approach to the conservation of a heritage property and identify practical options in sufficient detail to inform decisions and directions for the development of a *Conservation Plan*. A *Conservation Plan* may be supplemental to a *Cultural Heritage Resource Impact Assessment* but it is typically a separate document.

All buildings, structures, landscapes, monuments or visible remains constructed prior to 1930 are considered to be built heritage resources until considered otherwise by Heritage Guelph. In compliance with the City of Guelph’s *Official Plan*, development or site alteration proposals which may affect a cultural heritage resource, listed or not listed on the City’s Municipal Register of Cultural Heritage Properties, are subject to the provision of *Cultural Heritage Resource Impact Assessment*.

\* For archaeological assessments, fieldwork must be undertaken by licensed professional archaeologists in accordance with the Ontario Heritage Act and its regulations.

**For further information or assistance in the preparation of a Cultural Heritage Resource Impact Assessment, please contact the Senior Heritage Planner, Community Design and Development Services, City Hall, 1 Carden Street, Guelph, Ontario, N1H 3A1, Telephone: (519) 837-5616, extension 2496, Fax: (519) 837-5640.**

**City Hall**  
1 Carden St  
Guelph, ON  
Canada  
N1H 3A1

## Requirements

The authority to request a *Cultural Heritage Resource Impact Assessment* arises from the Ontario Heritage Act, Section 2(d) of the Planning Act, and Sections 3.5.12-3.5.14 of the City of Guelph Official Plan.

The requirement of a *Cultural Heritage Resource Impact Assessment* shall be triggered by a development or site alteration proposal which requires any of the following applications:

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision
- Site Plan Control
- Consent and/or Minor Variance Application

The requirement of a *Cultural Heritage Resource Impact Assessment* may also be triggered by a significant Building Permit Application including, but not limited to, a Demolition Permit.

The requirement of a *Cultural Heritage Resource Impact Assessment* may be triggered by the proposed development or site alteration of lands adjacent to a *protected heritage property*. According to the Provincial Policy Statement 2005, *protected heritage property* means real property designated under Parts IV, V, or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

The proponent shall undertake to ascertain, from the City of Guelph's *Municipal Register of Cultural Heritage Properties*, the presence of cultural heritage resources on the subject property. Notwithstanding any lack of evidence contained in the *Municipal Register of Cultural Heritage Properties*, cultural heritage resources may exist on a given property. In such instances, the property owner and/or his representative will be notified by the City as early as possible in the development review or site alteration review process.

In the instance of a Plan of Subdivision or Site Plan Application, notice of the requirement for a *Cultural Heritage Resource Impact Assessment* shall typically be made at a pre-consultation meeting, to be followed by formal written notification.

Generally, written notification will identify the cultural heritage resource(s) of interest and the extent of lands on which the *Cultural Heritage Resource Impact Assessment* should be focused. In addition, a description of the requirements of the *Cultural Heritage Resource Impact Assessment*, specific to the subject property and applications, shall also be provided in the written notification.

Where the proponent can indicate to the satisfaction of the City that the proposed development or site alteration should not require a full heritage assessment, a *Scoped Cultural Heritage Resource Impact Assessment* may be provided. A *Scoped Cultural Heritage Resource Impact Assessment* is a reduced scope of study conducted prior to development or site alteration to investigate the potential impact of

development or site alteration on cultural heritage resources and it shall address items and requirements as agreed upon between the proponent and the City after prior consultation with Heritage Guelph.

## Content

InfoSheet #5 of “Heritage Resources in the Land Use Planning Process” contained in the Ontario Ministry of Culture’s *Ontario Heritage Toolkit* describes the typical content of a *Heritage Impact Assessment* and a *Conservation Plan*. The minimum required components of a *Cultural Heritage Resource Impact Assessment* in the City of Guelph are as follows:

- Identification and evaluation\* (with elaboration on the City’s Heritage Register where necessary) of the significance of all cultural heritage resources within the established study boundary including the completion of a detailed occupational and/or site biography.
- Documentation of the cultural heritage resources by way of photographs and/or measured drawings, and by mapping the context and setting of the cultural heritage resources identified.
- An outline of the context of the development or site alteration proposal as submitted, including identification of the potential impact the proposal would have on the cultural heritage resources identified.
- Identification of several **conservation options (for conservation options refer to Attachment 2)**. Conservation options should be based on the determination of the significance of the cultural heritage resource(s) in the area, its/their importance to the community, and should take into consideration existing Federal, Provincial and Municipal policies and standards as appropriate. The ‘pros’ and ‘cons’ of each conservation option **in favour of preserving the integrity and value of the resource** and **integrating the cultural heritage resource into the proposed development** shall be clearly identified and a preferred option recommended. Examples of conservation options are discussed below.

A *Cultural Heritage Resource Impact Assessment* or *Conservation Plan* should include appropriate conservation principles presented in the following:

- Ontario Ministry of Culture’s *Eight Guiding Principles in the Conservation of Historic Properties* (1997)
- Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada* (October 2004)

*Cultural Heritage Resource Impact Assessments* and *Scoped Cultural Heritage Resource Impact Assessments* shall be completed by individuals who are qualified to comment on the various issues to be addressed in the assessment. Some of the information to be included in the assessment may be available from the City’s Community Design and Development Services, the Senior Heritage Planner and Heritage Guelph. Aspects of the assessment may require the services of a member of the Canadian

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\* For evaluation criteria refer to Attachment 1.

Association of Heritage Professionals (CAHP).

## **Review Process**

Five copies of the *Cultural Heritage Resource Impact Assessment* or *Scoped Cultural Heritage Resource Impact Assessment* shall be submitted to the Senior Heritage Planner at Community Design and Development Services. The report will be reviewed by City Staff and Heritage Guelph to determine whether the requirements of the assessment have been met and to evaluate the identified preferred conservation options. Recommendations shall be made by Heritage Guelph to City Council and should the owner/applicant disagree with the Heritage Guelph recommendation(s), the proponent may address City Council on the issue.

The recommendations of the approved *Cultural Heritage Resource Impact Assessment* or *Scoped Cultural Heritage Resource Impact Assessment* will serve to guide the further processing of the application respecting the cultural heritage resource. Where an assessment recommends the retention of all or part of the cultural heritage resource, consideration may also be given to formal designation the cultural heritage resource under the provisions of the *Ontario Heritage Act*.

**For further information or assistance in the preparation of a Cultural Heritage Resource Impact Assessment, please contact the Senior Heritage Planner, Community Design and Development Services, City Hall, 1 Carden Street, Guelph, Ontario, N1H 3A1, Telephone: (519) 837-5616, extension 2496, Fax: (519) 837-5640.**

## Primary Evaluation Criteria

(Based on the Ontario Regulation 9/06 - *Criteria for Determining Cultural Heritage Value or Interest* made under the Ontario Heritage Act)

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A property is considered to be of cultural heritage value or interest if it meets one or more of the following criteria:

1. The property has **design value or physical value** because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
  
2. The property has **historical value or associative value** because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
  
3. The property has **contextual value** because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark.

## Conservation Options

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### Avoidance Mitigation

The avoidance mitigation process may allow development or site alteration to proceed while retaining cultural heritage resources and serving to preserve the resources intact. Avoidance strategies for cultural heritage resources typically would require provisions for maintaining the integrity of the cultural heritage resource, to ensure it does not become structurally unsound or otherwise compromised, and ensure that it is integrated with the proposed development or site alteration. Avoidance mitigation strategies for cultural heritage resources listed in order of preference include:

- **preservation/conservation** - referring to the maintenance of the cultural heritage resource without altering it or its setting with whatever degree of restoration and/or rehabilitation work as may be required to properly preserve the resource;
- **adaptive re-use** - used when a cultural heritage resource can be rehabilitated, often for a new function with possible restoration and with consideration being given to whether the new use of the cultural heritage resource renders its significance invalid;
- **alteration** - an adaptive re-use strategy that typically requires significant alteration such as an addition that may be incorporated into the cultural heritage resource to provide more living space or accommodate a new function; or the built heritage resource may itself be incorporated into a much larger building, leaving all or part of the original exterior and interior.

Where any of the above strategies are considered, development or site alteration occurring around the cultural heritage resource should be done in a fashion that creates a sympathetic context for the cultural heritage resource.

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### Salvage Mitigation

Where it is not possible to retain the cultural heritage resource intact, other less preferable options may be considered such as salvage mitigation, recognizing however, that such options should be regarded as “last resorts”, acceptable only after all other options have been considered and demonstrated not to be viable. These include:

- **relocation** - includes relocating a built heritage resource within or away from the development or site alteration to another setting with consideration being given to whether the new location of the resource renders its significance invalid;
- **“ruinification”** - allows the exterior of a built heritage resource to stand as a monument;
- **symbolic conservation** - includes recovering unique or important components of a cultural heritage resource and incorporating those components into the construction of new buildings, or copying distinctive elements of the lost resource into the subsequent development.

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For cultural heritage resources where impacts cannot be avoided or otherwise mitigated, demolition may be considered. A detailed explanation why the application of conservation options is not possible **must** be provided.

## Supporting Documentation

- **Photographs** – archival and current.
- **Architectural drawings** – archival and current, and may include floor plans, elevations, details, etc.
- **Key Plan** – current.
- **Maps / Aerial Photos** – archival, where available.
- **Deeds and Title Searches** – land registry, municipal records, building department records.
- **Other** - newspaper articles, institutional records, mortgage papers, bills of sale, credible anecdotal information.

|  | Small Report<br>(10 to 15 pages) | Intermediate Report<br>(15 to 25 pages) | Comprehensive Report<br>(25 to 40 pages) |
|--|----------------------------------|---|--|
| <b>Design or Physical Value</b>        |                                  |   |  |
| Aesthetic Design                       | √                                | √                                       | √  |
| Functional Design                      |                                  |   | √  |
| Craftmanship and Material              |                                  | √                                       | √  |
| Designer                               | √                                | √                                       | √  |
| <b>Historical or Associative Value</b> |                                  |   |  |
| Thematic                               |                                  | √                                       | √  |
| Person/Event                           |                                  |   | √  |
| Local Development                      | √                                | √                                       | √  |
| <b>Contextual Value</b>                |                                  |   |  |
| Site                                   | √                                | √                                       | √  |
| Setting                                |                                  | √                                       | √  |
| Landmark                               |                                  |   | √  |
| <b>Supporting Documentation</b>        |                                  |   |  |
| Photographs                            | √                                | √                                       | √  |
| Architectural Drawings                 |                                  | √                                       | √  |
| Key Plan                               | √                                | √                                       | √  |
| Maps / Aerial Photos                   |                                  |   | √  |
| Deeds / Title Searches                 | √                                | √                                       | √  |
| Other                                  |                                  |   | √  |

Prepared by Guelph LACAC, June 1999.  
Updated: September 2004  
Updated November 2004 LH  
Updated: January 2010

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ONTARIO HERITAGE TRUST

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ONTARIO HERITAGE TRUST

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IN THE MATTER OF THE ONTARIO HERITAGE ACT,  
R.S.O. 1990, CHAPTER 0.18  
AND IN THE MATTER OF THE PROPERTIES KNOWN AS

**147 DELHI STREET  
HOMWOOD ANCILLARY LANDSCAPE**

**148 DELHI STREET  
RIVERSLEA ESTATE LANDSCAPE**

**150 DELHI STREET  
HOMWOOD LARY LANDSCAPE**

IN THE CITY OF GUELPH,  
IN THE PROVINCE OF ONTARIO

**NOTICE OF PASSING OF DESIGNATION BY-LAWS**

TO: Ontario Heritage Trust  
The Ontario Heritage Centre  
10 Adelaide St. East  
Toronto, ON M5C 1J3

**TAKE NOTICE THAT** the Council of the Corporation of the City of Guelph has passed the following By-laws to designate portions of various properties as being of cultural heritage value or interest under section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18:

By-law Number (2018-20344) to designate portions of the property known as 147 Delhi Street (Homewood Ancillary Landscape) dated at Guelph, Ontario, November 19, 2018.

By-law Number (2018-20345) to designate portions of the property known as 148 Delhi Street (Riverslea Estate Landscape) dated at Guelph, Ontario, November 19, 2018.

By-law Number (2018-20346) to designate portions of the property known as 150 Delhi Street (Homewood Therapeutic Landscape) dated at Guelph, Ontario, November 19, 2018.

Stephen O'Brien,  
City Clerk  
City Hall, 1 Carden St.  
Guelph, ON N1H 3A1

November 22, 2018

**City Hall**  
1 Carden St  
Guelph, ON  
Canada  
N1H 3A1

T 519-822-1260  
TTY 519-826-9771

[guelph.ca](http://guelph.ca)

## THE CORPORATION OF THE CITY OF GUELPH

### By-law Number (2018) 20346

A by-law to designate the Homewood Therapeutic Landscape cultural heritage landscape at 150 Delhi Street legally described as: (firstly) Part Lot 10 Concession 1 Division F, (formerly Township of Guelph), Part Road Allowance between Lot 10 Concession 1 Division F (formerly Township of Guelph) and Broken Front Lot 2, Division F (formerly Township of Guelph), City of Guelph; (secondly) Lot 25 South West Side of King Street, Plan 40; Lot 26 South West Side of King Street, Plan 40; Part Lot A, Plan 40, as in CS46446; City of Guelph; and (thirdly) Part Lot 10, 11, 12 and 13 First Range Division F, Part Lot 2 Broken Front Division F, part road allowance between Broken Front Division F and first range Division F closed by unregistered bylaw 74 designated as Parts 8, 9, 10, 11, 12 and 13, 61R11639, Lot 1 Plan 221; City of Guelph.; Guelph, as being a property of cultural heritage value or interest.

**WHEREAS** the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18*, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereon, to be of cultural heritage value or interest; and

**WHEREAS** on 27 September 2018 the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known as 150 Delhi Street, and upon the Ontario Heritage Trust, notice of intention to designate portions of the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

**WHEREAS** the cultural heritage value or interest of the property is set out in Schedule "A" hereto; and

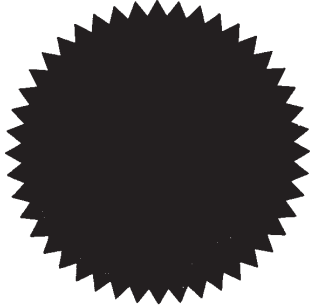
**WHEREAS** no notice of objection to the said property designation was served upon the clerk of the municipality;

### **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF GUELPH, ENACTS AS FOLLOWS:**

1. Portions of the buildings and property known as the Homewood Therapeutic Landscape cultural heritage landscape at 150 Delhi Street, as described in Schedule "B" to this By-law, are designated as being of cultural heritage value or interest under Part IV, Sec. 29 of the *Ontario Heritage Act, R.S.O. 1990, Chapter 0.18*.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "C" to this By-law in the proper Land Registry Office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

**PASSED this NINETEENTH day of November 2018.**



**CAM GUTHRIE - MAYOR**

**STEPHEN O'BRIEN - CITY CLERK**

**SCHEDULE A**  
**By-law Number (2018)-20346**

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST:**

**HOMEWOOD THERAPEUTIC LANDSCAPE**  
**CULTURAL HERITAGE LANDSCAPE**  
**150 DELHI STREET, GUELPH**

The purpose of this designation is to conserve groupings of cultural heritage resources that together have greater heritage significance than their constituent parts. The Homewood campus as a whole includes property on the west and east sides of Delhi Street. Within the larger campus are three distinct yet related cultural heritage landscapes including the Homewood Therapeutic Landscape.

The subject property is worthy of designation under section 29 of Part IV of the Ontario Heritage Act as it meets three of the prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 made under the Ontario Heritage Act. The heritage attributes of 150 Delhi Street display: design or physical, historical or associative and contextual value.

**Design/Physical Value**

The Homewood Therapeutic Landscape includes a complex of buildings clustered along Delhi Street that overlook a programmed landscape, which slopes toward the river and is framed by wooded areas. Formerly the site of several private country estates, the Homewood campus was established in 1883 as a mental healthcare facility. This transformation continued throughout the first half of the twentieth century, as the campus was designed according to prevailing ideas about the relationship between environment and mental health. The resulting therapeutic landscape featured thoughtful integration of programmed landscape, scenic and picturesque landscape features, and architecture (including a cluster of main buildings for treatment along the valley ridge and free-standing secondary buildings for campus support functions such as the Superintendent's Residence). Beginning in the late 1940s, as the general approach to mental healthcare became more clinically focused, the campus entered a new phase of modernization. This phase included new construction and the reorientation of existing buildings towards Delhi Street, rather than the landscape and river. The evolution of medical healthcare is legible in the campus' patterns of development and in the continued connections between old and new building forms and landscape features.

**Historical/Associative Value**

Since 1883, this campus has maintained its association with the Homewood Health Centre, a prominent institution within the field of mental health care. The campus' ongoing use and physical development reflect the historic evolution of ideas about mental healthcare facilities. The early 20th century Homewood buildings represent the work of George Miller, a highly accomplished architect in Toronto whose projects include Toronto's Massey Hall and the University of Toronto's Annesley Hall.

**Contextual Value**

The organization of the campus' elements, including the scale and orientation of buildings and the design and programming of the landscape, facilitates interaction between the Homewood Therapeutic Landscape, Delhi Street, the Speed River, and the formerly private land to the south. Delhi Street is also a contextual feature forming the eastern edge of the Homewood Therapeutic Landscape, which connects to the Homewood Ancillary Landscape and frames the public experience of this landscape.

**SCHEDULE B**  
**By-law Number (2018)-20346**

**DESCRIPTION OF HERITAGE ATTRIBUTES**

**HOMEWOOD THERAPEUTIC LANDSCAPE**  
**CULTURAL HERITAGE LANDSCAPE**  
**150 DELHI STREET, GUELPH**

The following are to be considered as the heritage attributes of the Homewood Therapeutic Landscape:

- Evolved nature of the Therapeutic Landscape, which reflects distinct eras of healthcare paradigms and Guelph's history;
- Picturesque landscape, featuring composed views and a park-like composition of open lawns and trees, designed to facilitate therapeutic programming;
- Wooded areas of natural heritage significance that help frame and provide a visual backdrop to the picturesque landscape;
- Physical, visual, and programmatic connectivity between built form elements and the landscape, including paths, terracing, the rhythm created by alternating building masses and courtyard voids; and
- Location and orientation of the early 20th century institutional buildings towards the river.

The significant buildings and structures to be protected as heritage attributes by the heritage designation by-law include:

Superintendent's Residence\*:

- Queen Anne Revival style and detailing including the steeply pitched roof with irregular profile, prominent front bay and picturesque massing;
- Brick and stone construction;
- Original window & door openings and surrounds featuring smooth cut red sandstone lug sills in sill courses;
- Paneled and glazed front doorway with leaded transom.
- Open front/corner porch;
- Hip and gable roofline, with a conical roof over the building's front bay and a dentilated cornice; and
- Sash windows.

Colonial Building\*:

- Neoclassical Revival style and detailing, representative of George Miller's work, including the verandas (now enclosed) supported by Tuscan columns at the end of each wing;
- Symmetrical C-shaped plan;
- Stone construction using locally quarried limestone;
- Dentilated soffits;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Flat roofline, featuring a wide cornice on console brackets; and
- Sash windows.

Vista Building\*:

- Neoclassical Revival style and detailing including the enclosed veranda with Tuscan columns;
- Stone construction using locally quarried limestone;
- Original window & door openings and surrounds with rusticated stone sills and lintels, including the corner bay windows;
- Flat roofline, featuring a wide cornice on console brackets and dentilated soffits; and
- Sash windows.

**SCHEDULE B**  
**By-law Number (2018)-20346**

**DESCRIPTION OF HERITAGE ATTRIBUTES**

**HOMEWOOD THERAPEUTIC LANDSCAPE**  
**CULTURAL HERITAGE LANDSCAPE**  
**150 DELHI STREET, GUELPH**

Manor Building\*:

- Eclectic style and detailing incorporating elements representative of George Miller's work including components of Georgian, Edwardian and Neoclassical architecture;
- Symmetrical E-shaped plan, linked to its historical and continuing use as a health-care facility;
- Cross-plan pilastered columns and domed towers framing a portico on the building's west (primary) elevation and the decorative metal work framing the second storey balcony;
- Double-height porticos along the building's west elevation supported by Ionic columns and capped by pediments with tympanums containing decorative relief sculptures;
- Triangular and rounded pediments with tympanums containing decorative relief sculptures along the building's east elevation;
- Original window & door openings and surrounds, including rusticated stone sills and lintels;
- Varied profile of the roof, featuring a wide cornice with dentilated soffits and open balustrades; and
- Sash windows.

Mackinnon Building\*:

- Georgian Revival style and detailing representative of George Miller's work including the symmetrical plan, classical detailing such as the triangular pediment with tympanum and the pilastered entranceway on the building's west (primary) elevation;
- Brick and stone construction;
- Original window and door openings and surrounds, including rusticated stone sills and segmental arches as well as the semi-elliptical fanlight, sidelights and double-leaf paneled and glazed doors along the building's west elevation;
- Triangular oriel windows on brackets;
- Flat roofline, featuring wide eaves with console brackets, and a deep frieze with molded band; and
- Sash windows.

\*Please note that interior spaces of these structures have been highly altered over time, and do not contain cultural heritage value.

It is intended that non-original features may be returned to documented earlier designs or to their documented original without requiring Council to amend the designation by-law.

**SCHEDULE C  
By-law (2018) 20346**

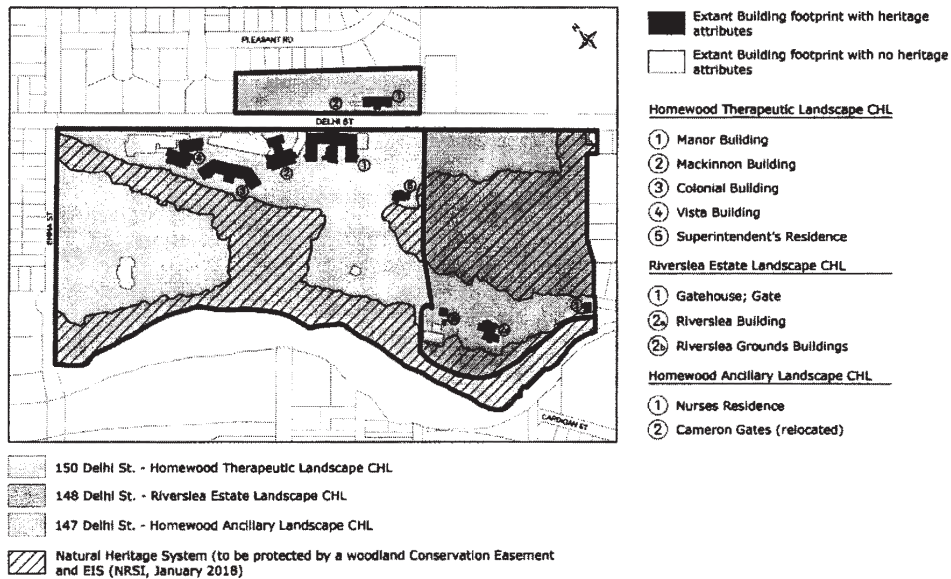
**LEGAL DESCRIPTION:**

**HOMEWOOD THERAPEUTIC LANDSCAPE  
CULTURAL HERITAGE LANDSCAPE  
150 DELHI STREET, GUELPH**

The property at 150 Delhi Street is located on the southwest side of Delhi Street, northwest of Eramosa Road and directly to the west of the Guelph General Hospital.

The legal description of 150 Delhi Street is:

- firstly: Part Lot 10 Concession 1 Division F, (formerly Township of Guelph), Part Road Allowance between Lot 10 Concession 1 Division F (formerly Township of Guelph) and Broken Front Lot 2, Division F (formerly Township of Guelph), City of Guelph,
- secondly: Lot 25 South West Side of King Street, Plan 40; Lot 26 South West Side of King Street, Plan 40; Part Lot A, Plan 40, as in CS46446; City of Guelph, and
- thirdly: Part Lot 10, 11, 12 and 13 First Range Division F, Part Lot 2 Broken Front Division F, part road allowance between Broken Front Division F and first range Division F closed by unregistered bylaw 74 designated as Parts 8, 9, 10, 11, 12 and 13, 61R11639, Lot 1 Plan 221; City of Guelph.







Porch enclosure set behind pilasters, with dark grey frames and mullions, Greenwich, Connecticut (Photo by Neil Landino Jr).



Residential porch enclosure set behind Doric columns, Detroit, Michigan (Photo by Scott Weir).



Metal conservatory featuring lower solid panels (Photo by RIOU Glass).



Residential porch enclosure set behind white rectangular columns, with black frames and mullions, Detroit, Michigan (Photo by Scott Weir).



Wooden porch enclosure with white frames and mullions, Baltimore, Maryland (Photo by Eric Tyler).

