

Ontario Reformatory Heritage Conservation District Plan and Guidelines

November 13, 2024



Presentation Agenda

- 1 Purpose of a Heritage Conservation District Plan and Public Meeting
- 2 OR HCD Boundary and current protection
- 3 Structure of the Ontario Reformatory HCD Plan and Guidelines
- 4 Future Planning vs heritage value
- 5 Consultation



Purpose of a HCD Plan

- WSP (the consultants) have produced a draft HCD Plan and Guidelines document that, for consultation. If approved at a future meeting, they would be used to implement a potential heritage conservation district designation by-law.
- The OR HCD Plan document includes policies and guidelines to manage change and conserve the distinct heritage character of the Ontario Reformatory HCD.
- The Plan provides policy direction, strategies, design guidelines, and conservation standards that support and enhance the cultural heritage value or interest and unique character of the Ontario Reformatory HCD.



Public Meeting

- Before Council can pass a by-law to designate an HCD area or to adopt an HCD Plan, a statutory public meeting must be held to release the draft HCD Plan and to give opportunity for persons who may wish to raise objection or make oral representations or written submissions regarding the HCD Plan.
- The November 13, 2024 meeting of Council functions as the statutory meeting required under Section 41.1 of Part V of the Ontario Heritage Act.
- Council will hear public delegations on the draft OR HCD Plan, ask questions for clarification and identify issues.
- The draft Ontario Reformatory HCD Plan and Guidelines is to be received and no decisions are to be made at this time.



OR HCD Boundary



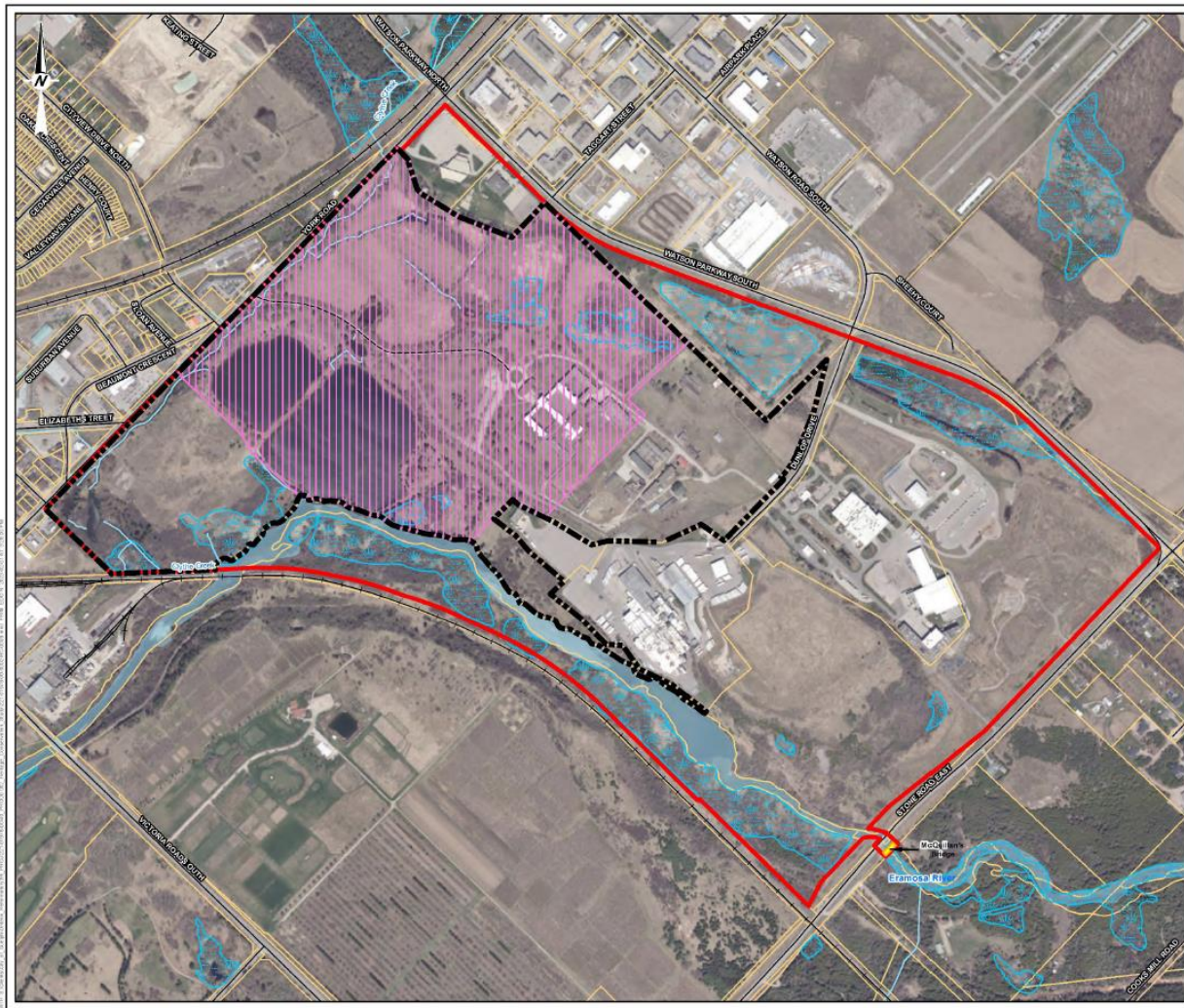
- Located in Guelph's east end and includes 785 and part of 919 York Road, and part of 80 Dunlop Drive and a portion of 328 Victoria Road South
- Bounded by York Road, Watson Parkway South, Stone Road East, and the Guelph Junction Railway
- Includes built heritage resources and designed landscape features



Current protection

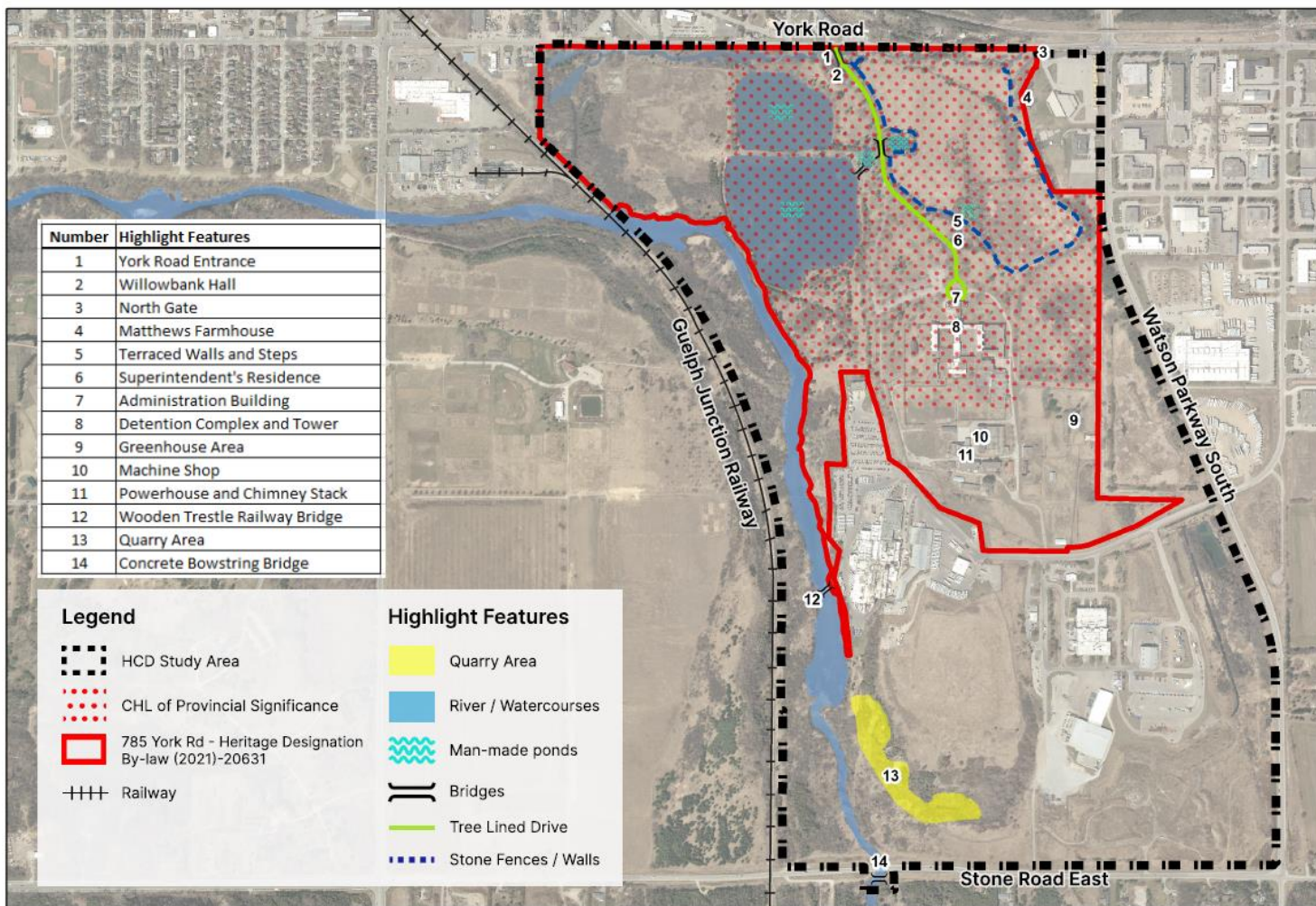
- The Ontario Reformatory property (785 York Road) is currently designated under Part IV of the Ontario Heritage Act
- Heritage designation is not in full force and effect on property that is under Provincial ownership





Individual heritage designation by-law for 785 York Road under Part IV of the Ontario Heritage Act was approved by Council in October 2021 and includes the CHL of Provincial significance.



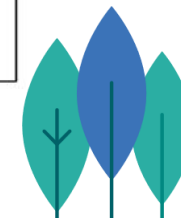


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Produced by the City of Guelph
Planning Services
May 2022

**Ontario Reformatory Heritage Conservation District
Study Area and Highlight Features**

CITY OF Guelph
Making a Difference



Structure of the OR HCD Plan and Guidelines

Section 1 – Introduction provides high-level background on Phase 1 (OR HCD Study) and Phase 2 (OR HCD Plan and Guidelines)

Section 2 – Provides a summary of the OR HCD Study and Plan process, including community engagement conducted to date, the legislative and policy framework, and an overview of applicable policy and supporting guidelines as they relate to heritage conservation.

Section 3 – The statement of cultural heritage value or interest of the OR HCD is described, as presented in the OR HCD Study. Character areas are described.

Section 4 –The statement of objectives and guiding principles for the OR HCD Plan are described.



Structure of the OR HCD Plan and Guidelines - continued

Section 5 – Recommended policies to meet the objectives and guiding principles are presented.

Section 6 – Design guidelines for managing change within the OR HCD are presented.

Section 7 – Planning and implementation measures to manage cultural heritage landscapes and built heritage resources are presented. The implementation of the OR HCD Plan is outlined, including, the heritage permit process, and the types of work that do not require review against the Plan, and heritage easement agreement requirements.

Section 8 – Recommendations are presented to provide information on amendments to the Official Plan and Comprehensive Zoning Bylaw and to support the objectives of the OR HCD Plan as well as any further reports that may be needed in the future including periodic review.



Future planning vs heritage value

Potential Heritage Conservation District

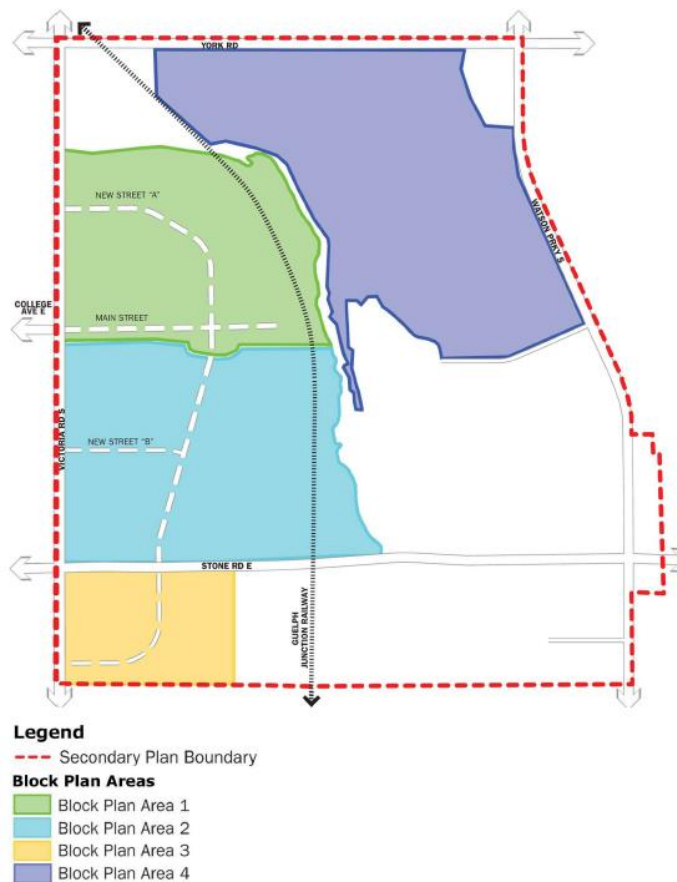
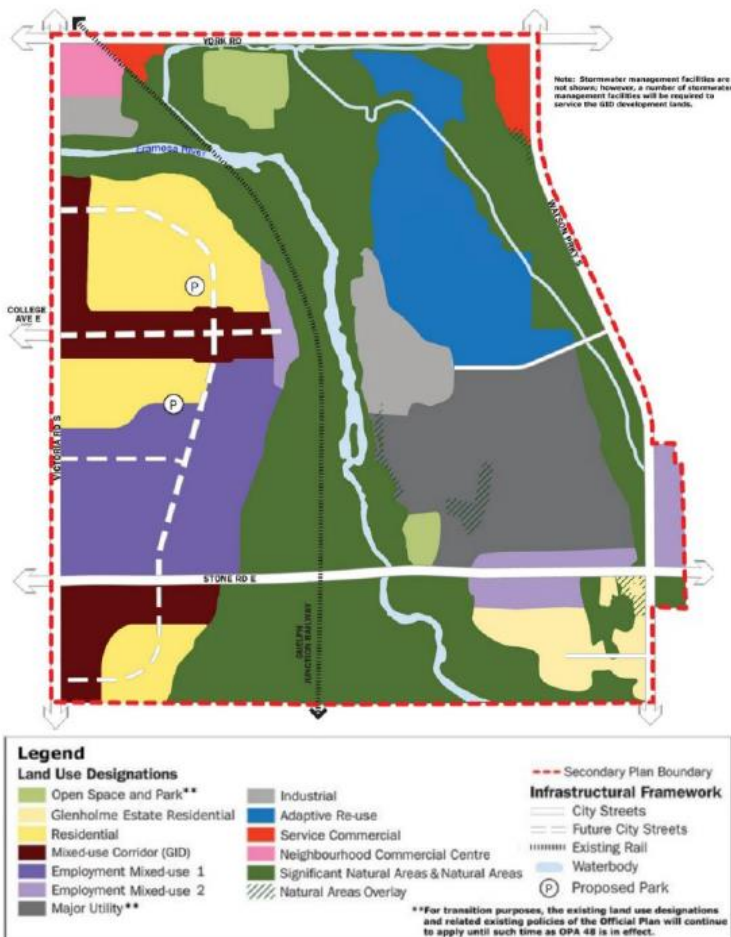
- Describes heritage value
- Identifies physical heritage attributes that express that value
- Provides targeted policies to ensure those physical attributes are maintained
- The HCD Study does not make recommendations related to a specific development
- HCD **conserves Heritage Value**

GID Secondary Plan

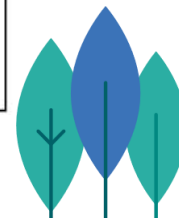
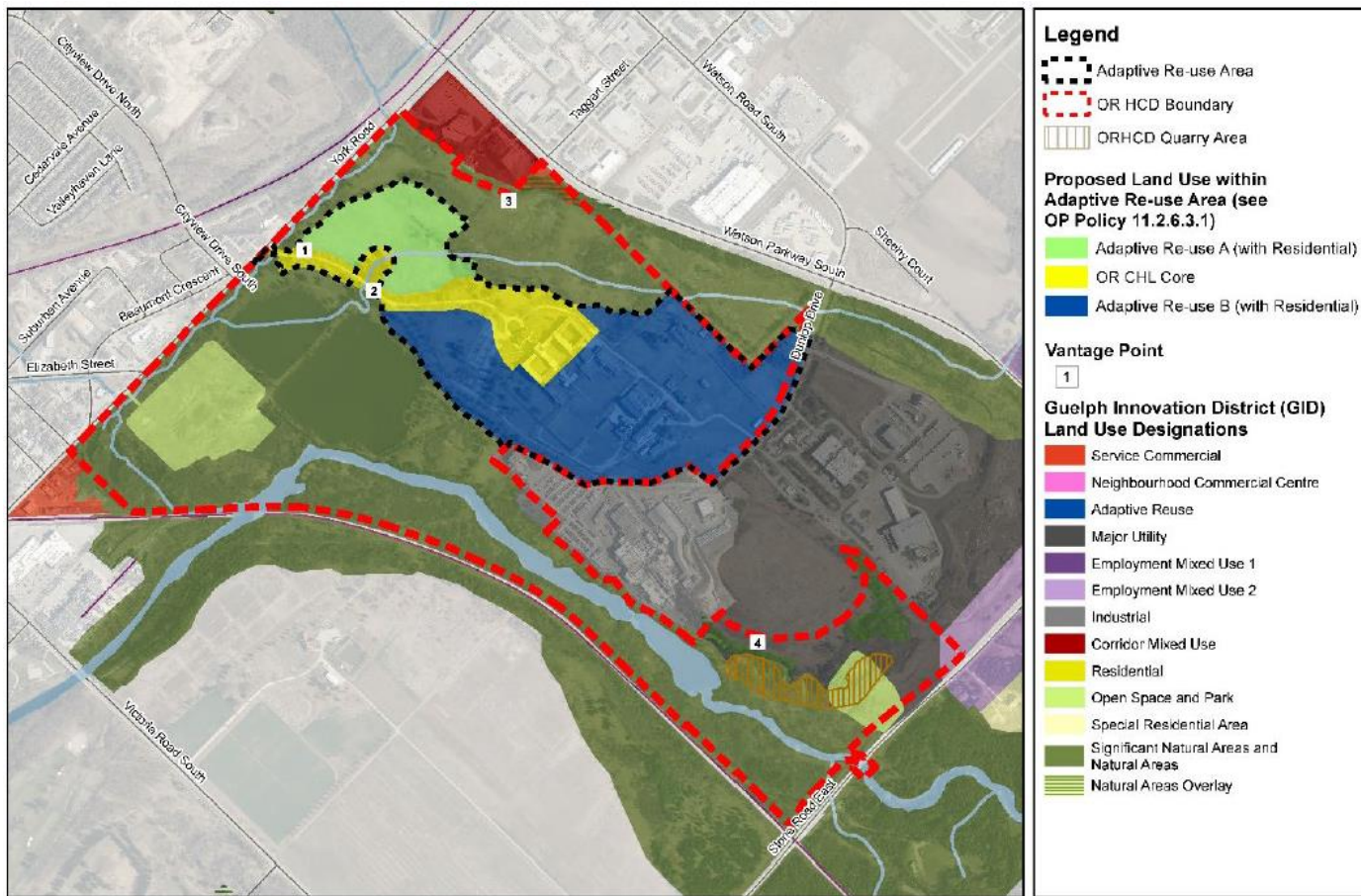
- "Sets out Official Plan policies for the Guelph Innovation District"
- "Establishes a detailed planning framework consisting of a Vision, Principles and Objectives and Policies and Schedules to guide and regulate future development of the GID Planning Area"
- GID **guides future use**

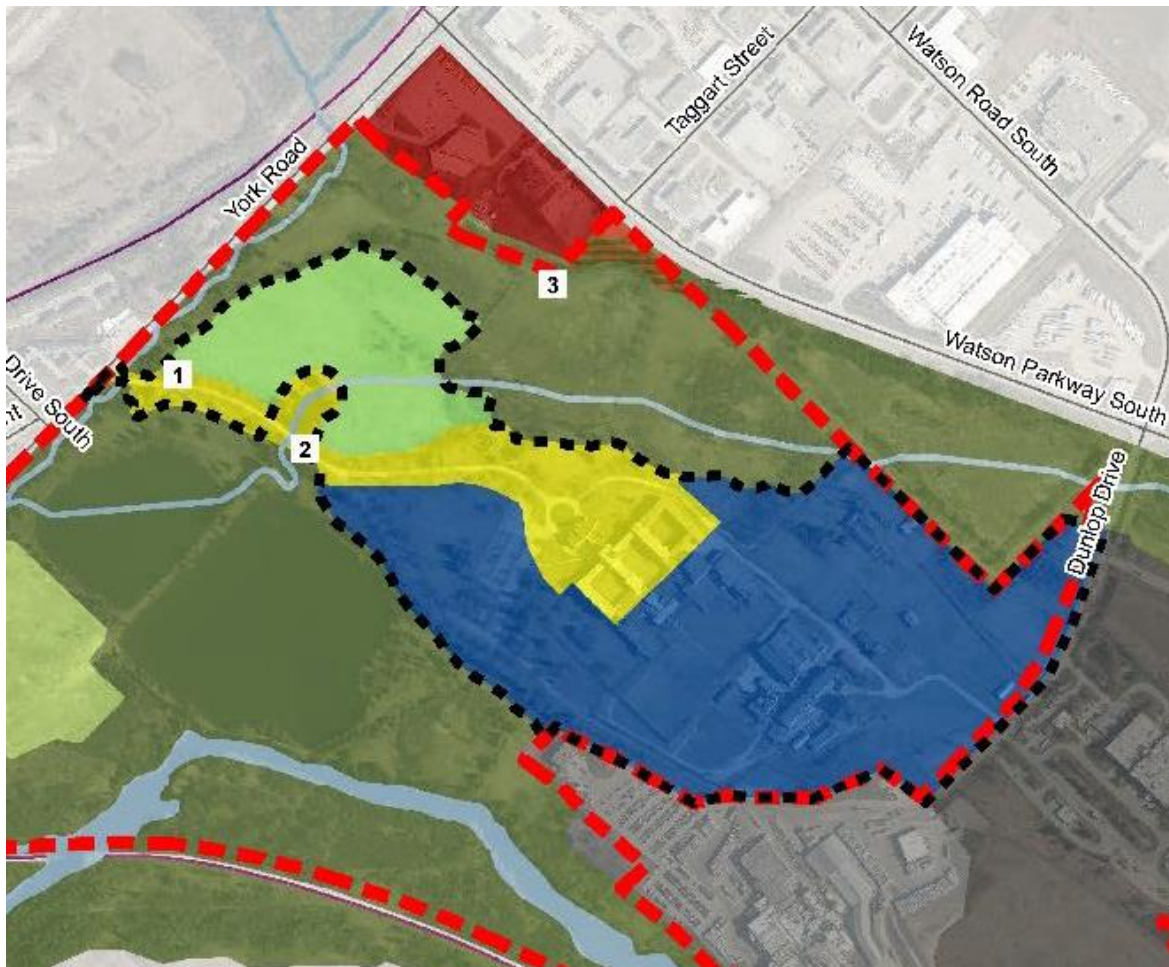


GID Land Use Designations and Block Plan Areas



Section 5.1 HCD Policy Recommendations for Development and Land Use in Adaptive Re-use Area





OR HCD Policies encourage the adaptive re-use of existing built heritage attributes and landscape heritage attributes as mixed land uses and allow for intensification and residential development where deemed appropriate by the City.



Consultation

- Following the statutory public meeting (November 13), comments and feedback will be considered and may influence revisions to the Plan's content before the final OR HCD Plan is brought back to Council for approval with a proposed by-law to designate the OR HCD area and a related by-law to adopt the accompanying OR HCD Plan and Guidelines
- During the month of December 2024 Heritage Planning will offer consultation meetings regarding the draft OR HCD Plan with First Nations, the Community and Landowner Group, and the Heritage Guelph committee



Questions:

Ontario Reformatory HCD Plan and Guidelines



Source: City of Guelph

