



WOOD DEVELOPMENT GROUP
Creating Space for Life

June 10, 2025

TO: GUELPH CITY COUNCIL

RE: **Ward West Heritage Conservation District Study - 2025-180**

Mr. Mayor, Members of Council;

We are writing to acknowledge the presentation of the Ward West Heritage Conservation District (HCD) study for Council's consideration. We own property within the recommended plan area, have taken part in the public information sessions as well as sat in with the focus group.

Our Plant No. 2 project (See Figure 1), bounded by Elizabeth, Huron, Alice and Duke Streets is going through it's required Urban Design Master Plan process and we believe the materials and concepts we've shared with the public to date are very much in line with the proposed objectives of the study (See Part F – Implementation).

- *We continue to ask, given the wide latitude implied by the preliminary objectives, what is the purpose of creating a new, permanently staffed administrative regime at City Hall to manage a place that represents continuous change? Bureaucratizing 'weird' will not keep things weird. Council should have clear data about the problem statement, the tools being selected to address the problem, as well as cost-benefit before you create more City Hall process.*

We also want to reiterate several other issues that we raised through the public forums:

- *The HCD area as presented is arbitrary and does not capture the whole of the Ward as a distinct landscape. We understand this is a factor of budget and the metrics around heritage asset capture, but it again begs the question about the purpose of the study – is it ultimately a demolition control replacement mechanism or is it cultural landscape management?*
- *The HCD area continues to draw boundary lines down the centreline of streets, meaning one side is within the proposed administrative area while the other is not. This does not seem to support managing a coherent landscape, and we would encourage Council to expand the plan area to include both sides of a street wherever the district is defined within the neighbourhood.*
- *The proposed HCD area also excludes Lyon Park, instead drawing the boundary along its western edge. Given that the park is publicly owned, and a cultural asset, we'd encourage Council to include the park in the plan area.*

We look forward to being engaged through the development of the Plan and Guidelines should Council decide to proceed.

A handwritten signature in black ink, appearing to read 'Ian Panabaker', with a large, stylized flourish extending from the end.

Ian Panabaker, CAHP, MRAIC
Vice President, Development
Wood Development Group

FIGURE 1 – COMMENTS ON PROPOSED WARD WEST HCD PLAN AREA



1. This is also the Ward (out to Victoria).
2. The plan area should include both sides of streets that are to be managed as a cultural heritage landscape.
3. Lyon Park should be part of the HCD area.