



Downtown Guelph Heritage Conservation District Plan

Prepared for:

City of Guelph

1 Carden Street

Guelph, ON N1H 3A1

September 2025

95% Draft

Acknowledgements

The consultant team would like to thank the City's Project Manager, Imogen Goldie. The team also thanks City of Guelph heritage and communications staff members who provided support throughout the project.

The project team also thanks Councillor Erma Ferrell, Lead for Pillar 5: Cultural Awareness Communications and Outreach and Darin P. Wybenga, Assistant Manager of Culture, both of the Mississaugas of the Credit First Nation; Peter Graham, Consultation Supervisor of the Six Nations of the Grand River First Nation; Laura Coady, Collections and Research Coordinator, Guelph Museums; members of the Heritage Advisory Committee; the Downtown Guelph Heritage Focus Group; the Downtown Guelph Business Association; property owners; and the public for their participation, contributions, and feedback throughout the Heritage Conservation District Study and Plan Phases.

Cover Image: Wilson Street, looking south (Mark Steele, 2023).

Project Personnel



Rebecca Sciarra, M.A., C.A.H.P., Principal-in-Charge, Consultant Project Manager

Kristina Martens, B.A., Dip. Heritage Conservation, Senior Project Manager and Senior Cultural Heritage Specialist

Laura Wickett, B.A. (Hon.), Dip. Heritage Conservation, Cultural Heritage Specialist

Rebecca Clark, B.A. (Hon.), Technical Writer and Administrative Assistant

Annie Veilleux, M.A., C.A.H.P., Engagement and Indigenous Relations Specialist

Jessica Bisson B.F.A., Administrative Assistant

Carolyn Nettleton, B.A., Geomatics and Database Specialist

Elizabeth Antczak, M.A., Building Conservation Analyst



Matt Reid, M.C.I.P., R.P.P., LEED Green Assoc., Planning Policy Review

Nathan Petryshyn, M.C.I.P., R.P.P., Planner



Mark Steele, M.L.A., O.A.L.A., C.S.L.A., Landscape Architect

Table of Contents

Executive Summary	6
1.0 Introduction	7
2.0 Reader’s Guide to the Plan	10
3.0 Public Engagement and Community Consultation	14
4.0 Policy and Legislative Framework	18
Part A: Understanding the District	23
5.0 District Boundary	24
6.0 Statement of District Significance	25
7.0 Statement of Objectives	39
8.0 Contributing and Non-Contributing Properties	41
9.0 Parks and Public Realm	45
Part B: Planning for Change	46
10.0 Procedures	47
11.0 Policies and Guidelines for Contributing Properties	53
12.0 Policies and Guidelines for Non-Contributing Properties	77
13.0 Policies and Guidelines for Parks and Public Realm	94
14.0 Recommendations	109
Appendices	110
Appendix A: Definitions	111
Appendix B: Schedule of Contributing Properties	116
Appendix C: Schedule of Non-Contributing Properties	120



List of Figures

Figure 1: Downtown Heritage Conservation District Plan boundaries (A.S.I., 2025)	7
Figure 2: The stages of the H.C.D. with the Study and Plan Phases.	9
Figure 3: Public engagement activities during the Study Phase.	15
Figure 4: Public engagement activities during the Study Phase.	15
Figure 5: Public engagement activity during the Plan Phase, January 29, 2025.	16
Figure 6: Public engagement activity during the Plan Phase, May 7, 2025.	16
Figure 7: Downtown Secondary Plan Minimum and Maximum Heights, Official Plan Amendment, Schedule D (City of Guelph, 2025).	20
Figure 8: Zoning bylaw map (City of Guelph, n.d.).....	21
Figure 9: Downtown Guelph H.C.D. Boundary (A.S.I., 2025).	24
Figure 10: Bird’s eye view of Guelph and the Speed River in 1900 (Guelph Public Library).	25
Figure 11: 1827 Plan of Guelph (City of Guelph).	27
Figure 12: Market Grounds, circa 1874 (Guelph Public Library, F38-0-14-0-0-525).....	28
Figure 13: Wellington Hotel, 1879. Following a fire in 1975, it was restored to reflect the original design, with some changes to the ground floor (Courtesy of Guelph Museums, 1981.304.3).	30
Figure 14: Wyndham Street, a commercial <i>streetscape</i> , circa 1920 (Guelph Public Library, C6-0-0- 0-0-1190).	30
Figure 15: Properties between Carden and Macdonell Streets make up a narrow block, two buildings deep. This view is of Carden Street (A.S.I., 2023).....	32
Figure 16: The Macdonell Street side of the narrow block in Figure 15 (A.S.I., 2023).	32
Figure 17: <i>Streetwall</i> along Wilson Street looking northwest from City Hall (A.S.I., 2023).....	33
Figure 18: The Heffernan Street Footbridge crossing the Speed River (City of Guelph).	33
Figure 19: Stone buildings form the Wyndham Street <i>streetwall</i> , south of St. George's Square (A.S.I., 2023).	35
Figure 20: The former Union Hotel on Macdonell Street, constructed of local limestone (A.S.I., 2023).....	35
Figure 21: Decorative limestone work on the Sovereign Apartments on Macdonnell Street (A.S.I., 2023).....	36
Figure 22: Cenotaph (A.S.I., 2023).	37
Figure 23: Historical visual relationship with the Armoury taken from within St George’s Square (Guelph Public Library, 1930).	38

Figure 24: Visual relationship with the Armoury taken from within St George’s Square Cenotaph (A.S.I., 2023).	38
Figure 25: Classification of properties within the District (A.S.I., 2025).	42
Figure 26: Example of a <i>Contributing Property</i> (Fotenn, 2025).	43
Figure 27: Dettmer Tire building with current cladding (A.S.I. 2023).	44
Figure 28: Historical building fabric located at the present-day Dettmer Tire site (Courtesy of the City of Guelph).	44
Figure 29: Parks and Public Realm.	45
Figure 30: Heritage permit process.	48
Figure 31: Illustration showing an <i>addition on a contributing property</i> (for demonstration purposes only).	65
Figure 32: Examples of encouraged design choices for <i>contributing properties</i> (Fotenn, 2025).	67
Figure 33: Examples of design choices to avoid for <i>contributing properties</i> (Fotenn, 2025).	68
Figure 34: Example of addition to heritage building using visually and physically consistent material (brick) on the primary structure of the exterior wall, and contemporary material (concrete) on the secondary structure of the exterior wall. Address: 519 Church Street, Toronto (Vik Pahwa, 2014).	72
Figure 35: Example of addition to heritage building using visually and physically consistent material (stone) on the primary structure of the exterior wall, and contemporary cladding (glass) on the secondary structure of the exterior wall. Address: 144 Wellington Street, Ottawa (Doublespace Photography, 2015).	72
Figure 36: Example of a tall building addition to a heritage building employing, a step back, distinct massing and materials between the existing and new structures. Address: 700 Spadina Avenue, Toronto (Urban Toronto Database).	73
Figure 37: Detail of 700 Spadina Avenue, Toronto illustrating compatible materials (existing and new brick) separated by a physically articulated gap in a distinct material (glass) (Urban Toronto Database).	73
Figure 38: The Bookshelf at 41 Quebec Street (A.S.I., 2023).	77
Figure 39: The Gummer Building with additions at 5 Douglas Street (A.S.I., 2023).	79
Figure 40: The modern addition at the right of the image, replacing part of the historic Corbett Block, responds to historical rhythm of facades along the streetscape (Google Streetview, 2017).	79
Figure 41: Illustration showing the potential redevelopment (for demonstration purposes only) of a <i>non-contributing property</i> that is currently vacant.	82
Figure 42: Potential redevelopment (for demonstration purposes only) of a non-contributing <i>property</i> that is currently vacant and within the <i>surrounding area</i> of existing <i>contributing properties</i>	86



Figure 43: *Properties adjacent to the District Boundary*.93

Figure 44: A public artwork on a public promenade by the water in Perth, Australia (Artwork: First Contact by Laurel Nannup, Photo: Mark Steele, 2025).96

Figure 45: Memorial artwork on a historic railway bridge in Melbourne, Australia (Artwork: The Travellers by Nadim Karam, Source: Wikimedia Commons).96

Figure 46: Forrest Place Square in Perth, Australia connects contemporary and heritage architecture and creates an active public gathering space that includes public art and heritage interpretation (Mark Steele).....99

Figure 47: Market Square in Guelph is an active social, cultural, and recreational space (Mark Steele).....99

Figure 49: This pergola roof acts as a pedestrian gateway into MacEwan Terrace Garden in Mississauga, Ontario (Mark Steele).101

Figure 48: This sculpture acts as a gateway at the University of Toronto Mississauga campus while demonstrating local materials (Mark Steele).....102

Figure 50: Although this paving treatment helps to identify the public Fed Square in Melbourne, Australia, the rough surface would not be compliant with accessibility standards in the City of Guelph (Mark Steele).105

Figure 51: More accessible pavers at Capital Park in Victoria, British Columbia. The surface is lightly textured, low-glare, and the pattern is not visually overwhelming. The blocks are tightly jointed and define separate spaces for circulation and furnishings (Mark Steele).105

Figure 52: The street trees at the South Bank Promenade in Melbourne, Australia enliven the space of the main street (Mark Steele, 2025).....107

Executive Summary

This Downtown Guelph Heritage Conservation District Plan begins with a brief Introduction, Reader’s Guide, and summary of Public Engagement and Community Consultation. These are must-read sections for all property owners, stakeholders, staff, and interested citizens. Readers will understand the planning process that has occurred, the required scope of a Heritage Conservation District Plan, how to use the document, and key terms used throughout the document. The Plan is then organized into two parts: Part A – Understanding the District and Part B – Planning for Change.

Part A describes what is to be conserved in the Downtown Guelph Heritage Conservation District and why. It presents the boundaries of the District (Section 5.0) and describes its cultural heritage values (Section 6.0). Part A presents the Objectives for the District (Section 7.0) that were developed based on input and feedback from the public, property owners, Indigenous communities, stakeholders, and staff. Property owners and staff should familiarize themselves with these as interventions and changes should be planned to support and align with these various goals. Part A presents maps of properties that contribute to the cultural heritage values or interest of the District (Section 8.0), including parks and public realm features (Section 9.0).

Part B addresses how the Downtown Guelph Heritage Conservation District is to be conserved. The Heritage Conservation District Plan identifies the types of major changes that will require a heritage permit, and clarifies which types of activities do not require any formal heritage permits. Part B also addresses important Frequently Asked Questions such as expected timelines and confirms that there are no fees for heritage permit applications (Section 10.0). Policies and guidelines for properties that contribute to the cultural heritage values or interest of the District address a range of topics (Section 11.0). Part B also presents policies and guidelines for properties that do not contribute to the District’s cultural heritage value or interest but which should be carefully redeveloped to support the District’s Objectives (Section 12.0). Policies and guidelines are also presented in relation to parks and public realm features that are an important part of the District’s cultural heritage values or interest (Section 13.0).

Appendix A presents definitions used throughout the document. Appendix B presents a schedule of all contributing properties within the District. Appendix C presents a schedule of non-contributing properties.



1.1 Heritage Conservation District Process

The City retained Archaeological Services Inc. (A.S.I.), in collaboration with Fotenn Planning + Design and The Landplan Studio Inc., to complete a Heritage Conservation District (H.C.D.) Study and Plan in the commercial core of downtown Guelph (Figure 2). The Study Phase was undertaken to determine the suitability of a heritage conservation district and made recommendations for a heritage conservation district plan.

Working from the results of the H.C.D. Study, and with the District boundary as approved by Council, this H.C.D. Plan was prepared in accordance with the Ontario Heritage Act and the Ontario Heritage Tool Kit - Heritage Conservation Districts (Ministry of Citizenship and Multiculturalism, 2025a). The development of the Plan included the identification of contributing and non-contributing properties and development of objectives, policies, and design guidelines that support the conservation and enhancement of the District. These were developed and refined in collaboration with City staff and through public and stakeholder engagement.

1.2 Purpose of the Plan

The purpose of the Downtown Guelph H.C.D. Plan is to conserve the District's cultural heritage value through the protection, conservation, and management of its heritage attributes in accordance with the Plan's objectives. The objectives, policies, and guidelines contained in this Plan will direct the review of development applications and permits within the District and inform the decisions of property owners, the Heritage Advisory Committee, City staff, and Council. This Plan applies to all lands located within the boundaries of the H.C.D., although recognizing that other tiers of government may not be subject to all provisions of the Plan.

Important background information about the Downtown Guelph H.C.D. can be found in the Downtown Guelph H.C.D. Study document, available through the City's website.

Figure 2: The stages of the H.C.D. with the Study and Plan Phases.

	Timeline	Process	Consultation
Study Phase	Fall 2023	<ul style="list-style-type: none"> • Research, Property Survey, Analysis and Evaluation 	<ul style="list-style-type: none"> • Public Open House #1 (Study Phase) • Online Survey • Heritage Guelph Meeting • Downtown Guelph Focus Group Meeting • Indigenous Engagement
	Winter 2024	<ul style="list-style-type: none"> • Preliminary Statement of Significance and Preliminary Boundary Recommendations 	<ul style="list-style-type: none"> • Public Open House #2 (Study Phase) • Online Survey • Heritage Guelph Meeting • Downtown Guelph Focus Group Meeting • Downtown Guelph Business Association Meeting
	Spring to Summer 2024	<ul style="list-style-type: none"> • Finalize Study Report and Present to City Council 	<ul style="list-style-type: none"> • Indigenous Engagement • Presentation to Council
Plan Phase	Fall 2024 to Winter 2025	<ul style="list-style-type: none"> • District Objectives • Contributing and Non-Contributing Definitions • Heritage Permit Process 	<ul style="list-style-type: none"> • Public Open House #1 (Plan Phase) • Online Survey • Heritage Guelph Meeting • Indigenous Engagement
	Winter to Spring 2025	<ul style="list-style-type: none"> • Policies and Guidelines • Implementation Procedures 	<ul style="list-style-type: none"> • Public Open House #2 (Plan Phase) • Online Survey • Downtown Guelph Focus Group Meeting • Downtown Guelph Business Association Meeting
	Summer 2025	<ul style="list-style-type: none"> • Draft and Finalize Heritage Conservation District Plan 	<ul style="list-style-type: none"> • Heritage Guelph Meeting • Downtown Guelph Focus Group Meeting • Downtown Guelph Business Association Meeting • Indigenous Engagement
	Fall 2025	<ul style="list-style-type: none"> • Present Heritage Conservation District Plan to City Council 	<ul style="list-style-type: none"> • Statutory Public Meeting (Plan Phase) • Presentation to Council



2.0 Reader's Guide to the Plan

The Downtown Guelph Heritage Conservation District (H.C.D.) Plan provides information to understand the District's cultural heritage value, cultural heritage resources, and policies and guidelines to achieve the Plan's Statement of Objectives. Property owners within the District are encouraged to familiarize themselves with the entire Plan to understand its scope and intent. The following steps can assist in navigating this document. Definitions of terms are provided in Appendix A. Defined terms are in *italicized* type in Part A and Part B.

Step 1: Determine if work requires a Heritage Permit

Heritage permits are required for alterations to properties. Minor repairs and routine maintenance items do not require a permit.

Review Application Types:

- a) Exemptions (no permit)
- b) Minor heritage permit
- c) Major heritage permit
- d) Demolition/New Construction

Step 2: Determine Property Category

Determine whether your property is categorized as a Contributing Property or a Non-Contributing Property.

Review:

- a) Contributing and Non-Contributing Map
- b) Statements of Contribution for Contributing Properties by Address
- c) List of Non-Contributing Properties by Address

Step 3: Review Applicable Policies and Guidelines

Understand how policies and guidelines respond to varying types of projects (from repair to new construction) and to physical components of the District (buildings to streetscapes).

Review Policies and Guidelines:

- a) For Contributing Properties
- b) For Non-Contributing Properties
- c) Parks and Public Realm

Step 4: Review Supporting Information

Understand what makes Downtown Guelph historically significant and how the District Objectives aim to conserve its cultural heritage values and heritage attributes.

Review:

- a) Statement of District Significance
- b) Statement of Objectives

Step 5: Heritage Permit Application

Consult with City staff to verify what type of heritage permit is required, get advice on the application process and timing, and inquire about local heritage and construction resources.

Review:

- a) Heritage Permit Process



2.1 Heritage Permits

Section 10.0 presents a guide to what type of work requires a heritage permit, with a flow chart in Section 10.1 providing an overview of the permit approval process for minor and major activities. Section 10.4 provides the requirements for a Cultural Heritage Resource Impact Assessment, which may be required to obtain a heritage permit.

2.2 What Policies and Guidelines Apply to My Property?

To understand what policies and guidelines apply to a property, owners should refer to Appendices B and C to locate their property address and to confirm whether it is categorized as a Contributing Property or a Non-Contributing Property. A Contributing Property is a property containing structure(s), landscape element(s), or other feature(s) of the Downtown Guelph H.C.D. that supports its significant cultural heritage value, heritage attributes, and integrity. Figure 25 classifies each property within the Heritage Conservation District boundary as contributing or non-contributing, and Figure 29 identifies parks and features of the public realm.

Individual property owners should contact City of Guelph Heritage Planning to receive additional information about how their contributing property supports the cultural heritage values, heritage attributes, and integrity of the District.

A Non-Contributing Property is a property containing structure(s), landscape element(s), or other feature(s) of the District that does not reflect its cultural heritage value, heritage attributes and integrity.

Policies and guidelines apply to both Contributing and Non-Contributing Properties; however, they are treated under different sections of the Plan. Owners of contributing properties should refer to Section 11.0. Owners of non-contributing properties should refer to Section 12.0.

Illustrations and photographs are included in Sections 11.0. and 12.0. to assist property owners in understanding the intent and objectives of the policies. These are for demonstration purposes only.

Distinction Between Policies and Guidelines

Within Part B, policies set the direction for management of the District in a clear way. The direction provided by policies use “shall”. These policies are considered directive and not discretionary. However, it is recognized that the means for achieving directive policies will differ between sites and can be accomplished in various ways. For clarity, all policies are presented in **bold** type in Part B. Part B also presents guidelines to provide examples of how directive policies could be achieved. Guidelines are not mandatory or required but serve as examples of how a policy could be achieved. Guidelines also serve to identify recommended best practices for



property owners. Guidelines use enabling or supporting language such as “should”, “promote”, and “encourage”, for example, and there is discretion in the implementation of these.



Additional Interpretation Matters

Nothing in this Plan shall be interpreted to require the replication, replacement, or restoration of heritage attributes in the event of total loss due to unintentional fire, flood, natural disaster, or other insured peril. In such instances, property owners of contributing properties retain the right to rebuild or repair using contemporary materials and methods, provided that any proposed alterations to surviving heritage attributes are reviewed and approved through the heritage permit process set out in this Plan and in accordance with the Ontario Heritage Act. This Plan does not impose additional obligations on insurers, nor does it mandate the use of historic materials or construction techniques unless voluntarily undertaken by the owner. The municipality commits to timely review of heritage permit applications related to insurance claims to avoid undue delay in claim resolution.

Designation under Part V of the Ontario Heritage Act does not restrict or preclude changes in use of a property.



3.0 Public Engagement and Community Consultation

The requirements for engagement and community consultation during the Heritage Conservation District (H.C.D.) Plan Phase are outlined in the Ontario Heritage Act (O.H.A.). Part V, Section 41.1 of the O.H.A. specifies:

(6) Before a bylaw adopting a heritage conservation district plan is made by the council of a municipality under subsection 41 (1) or under subsection (2) the council shall ensure that,

(a) information relating to the proposed heritage conservation district plan, including a copy of the plan, is made available to the public;

(b) at least one public meeting is held with respect to the proposed heritage conservation district plan; and

(c) if the council of the municipality has established a municipal heritage committee under section 28, the committee is consulted with respect to the proposed heritage conservation district plan. 2005, c.6, s.31.

Through the Plan Phase, a series of community consultation meetings, meetings with key stakeholders and focus group meetings were held. The City of Guelph maintained a dialogue with representatives of the Mississaugas of the Credit First Nation and Six Rivers of the Grand First Nation to provide project updates, share information, and to understand how these communities would like to be involved in the H.C.D. Plan Phase.

Community engagement is integral to the success of an H.C.D. plan. People who live and work in the area can identify important characteristics of the area and elements that should be retained and celebrated. Consultation also allows for members of the community to express what new development within the District may look like and how best to implement recommended policies and guidelines. The Plan's engagement program built on the engagement program that was undertaken as part of the Study Phase (2023 to 2024), encouraged active discussions with property owners, residents, and community members and provided opportunities to participate in the process and provide comments and feedback.



3.1 H.C.D. Study Phase (2023-2024)

Detailed information on community engagement events (Figure 3 and Figure 4) conducted during the H.C.D. Study Phase can be found in the [Downtown Guelph H.C.D. Study report](#). Community consultation meetings were held on October 18, 2023, and February 13, 2024. In addition to the two public meetings, a Focus Group, consisting of local residents, property owners, business owners, and community representatives met on November 11, 2023, and February 5, 2024. A meeting with the Downtown Guelph Business Association was also held on February 28, 2024. Finally, meetings with the Heritage Advisory Committee were held on September 18, 2023, and January 29, 2024. Following those meetings, the H.C.D. Study was presented for endorsement to City of Guelph Council to proceed to the Plan Phase, with support from community members. During the Study Phase, the Indigenous engagement program followed the approach of separate and direct engagement with the Mississaugas of the Credit First Nation and the Six Nations of the Grand River First Nation. The results of these engagement activities undertaken during this phase of the project are presented in the H.C.D. Study report.

Figure 3: Public engagement activities during the Study Phase.



Figure 4: Public engagement activities during the Study Phase.



3.2 H.C.D Plan Phase (2024-2025)

A meeting with the Heritage Advisory Committee (H.A.C.) was held on February 20, 2025, to provide updates on the development of the Plan and to present and discuss the objectives of the Plan, contributing and non-contributing properties, and the City of Guelph’s heritage permit system. A second meeting was held on September 4th, 2025, to discuss results of Spring 2025 engagement, how policies have been refined to respond, and to identify key implications for property owners.

The Downtown Guelph H.C.D. Focus Group and the Downtown Guelph Business Association were consulted periodically between February and April 2025 to provide updates on the development of the Plan, to present and discuss the objectives of the Plan, contributing and non-contributing properties, and the City of Guelph’s heritage permit system, and to receive feedback on proposed policy approaches. Follow-up meetings with these groups are planned for Fall 2025 to provide project updates.

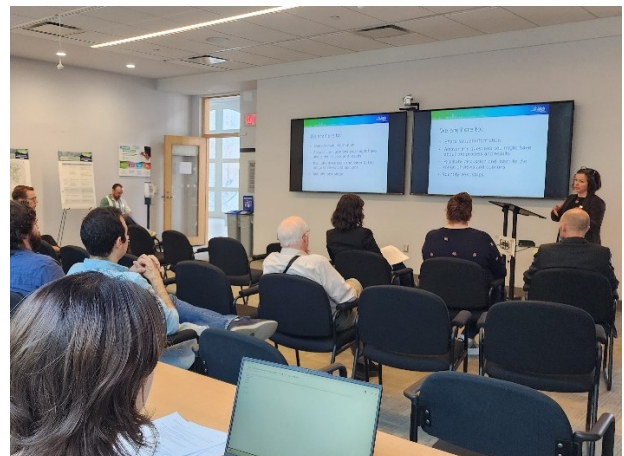
A community consultation meeting was conducted on January 29, 2025 (Figure 5). The meeting was held as an Open House. Members of the public could drop-in during the two-hour event to learn about the preliminary findings of the project, ask clarifying questions, and share feedback. The Open House provided the opportunity for members of the public to

- Peruse information boards and talk to the consultant team and city staff;
- Learn about the findings of the Downtown Guelph H.C.D. Study and the steps and process involved in the H.C.D. Plan Phase, preliminary findings of the H.C.D. Plan, and about the City of Guelph’s heritage permit system; and
- Share their feedback and ask questions.

Figure 5: Public engagement activity during the Plan Phase, January 29, 2025.



Figure 6: Public engagement activity during the Plan Phase, May 7, 2025.



A second community consultation meeting was conducted on May 7, 2025 (Figure 6), to present the results of the H.C.D. Plan Phase work to date. A list of contributing and non-contributing properties was available at this meeting. Members of the public had the opportunity to participate in facilitated discussions related to

- Contributing and non-contributing property categorization and how that works in the Plan;
- Policies and guidelines for contributing properties, including the public realm; and,
- Policies and guidelines for non-contributing properties.

As part of these engagement sessions, participants had the opportunity to ask clarifying questions about the H.C.D. process, seeking to understand what this planning framework would mean for property owners, what kinds of changes may or may not be allowed, how the heritage permit system worked, and whether financial incentives for heritage properties were available for property owners.

Summaries of all consultation meetings are on file with the City of Guelph.

3.3 Indigenous Engagement

The Indigenous engagement program for the Downtown Guelph H.C.D. Study and Plan followed the approach of separate and direct engagement with the Mississaugas of the Credit First Nation and the Six Nations of the Grand River First Nation. Detailed information on the Indigenous engagement conducted during the H.C.D. Study Phase can be found in the [Downtown Guelph H.C.D. Study report](#).

The City's Project Manager provided a copy of the draft H.C.D. Plan for review and feedback to the First Nations on August 8, 2025. Darin P. Wybenga, Assistant Manager of Culture at Mississaugas of the Credit First Nation, provided positive feedback on the document via email on August 18, 2025, and indicated that the Mississaugas of the Credit First Nation had no issues with the content of the H.C.D. Plan. Peter Graham, Consultation Supervisor at Six Nations Lands and Resources, provided written comments on the draft H.C.D. Plan to the City's Project Manager via email on August 11, 2025. Minor changes were made to the H.C.D. Plan following receipt of these comments.



4.0 Policy and Legislative Framework

Relevant policies, legislation, bylaws, plans, and guidelines were reviewed as part of the Downtown Guelph Heritage Conservation District (H.C.D.) Plan. These documents provide the policy and legislative basis for the H.C.D.

4.1 Ontario Planning Act

The Ontario Planning Act establishes the provincial policy framework that directs provincial and municipal planning interests. In Part 1, Provincial Administration and item (d) of the Planning Act, responsibility is placed on the Minister, municipal council, a local board, a planning board, and the Municipal Board to have regard for the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest (Government of Ontario, 2023).

4.2 Provincial Planning Statement

The Provincial Planning Statement provides policy direction on matters of provincial interest. The Provincial Planning Statement states that cultural heritage and archaeology in Ontario will provide people with a sense of place. All municipal decisions must be consistent with the policy direction contained within the Provincial Planning Statement.

The conservation of heritage resources, including the preparation and implementation of H.C.D.s, is supported in the Provincial Planning Statement. The Provincial Planning Statement states that:

- “Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.”
- “Planning authorities are encouraged to develop and implement... proactive strategies for conserving significant built heritage resources and cultural heritage landscapes” (Ministry of Municipal Affairs and Housing, 2024)

4.3 Ontario Heritage Act

The Ontario Heritage Act provides the legislative framework for heritage conservation, protection, and preservation in the province (Ontario Heritage Act, R.S.O. c. O.18 [as Amended in 2024], 1990). Individual properties that are recognized as possessing heritage value can be designated by Municipal Council under Part IV. Similarly, entire streetscapes or neighbourhoods can be designated for their heritage value under Part V.

The requirements for an H.C.D. Plan are established under Section 41.1. of the Ontario Heritage Act. H.C.D. Plans shall include: a statement of objectives; an explanation of the District’s cultural heritage values; a description of heritage attributes within the District; policy statements, guidelines and procedures for achieving stated objectives; and a description of alterations that can be carried out without a permit. An H.C.D. Plan must also explain how the District meets



prescribed criteria under Ontario Regulation 9/06 Municipal Heritage Committees are required to be consulted as part of the Plan phase of establishing an H.C.D. At least one public meeting is also required to be held as part of establishing an H.C.D. Plan. A copy of the Plan must be made available to the public prior to a by-law being enacted. Any person may object to the H.C.D. Plan by-law and can make an appeal to the Ontario Land Tribunal. An H.C.D. enables a permitting process to guide changes within the District and the Municipal Heritage Committee is consulted as part of permit applications. Once the District is in force and where Council refuses to grant a permit, the property owner can appeal to the Ontario Land Tribunal.

4.4 Ontario Heritage Tool Kit

The Ontario Heritage Tool Kit was developed to assist municipalities, professionals, organizations, and property owners with understanding the heritage conservation process in Ontario (Ministry of Citizenship and Multiculturalism, 2025b). A specific document was developed as part of this Tool Kit to address H.C.D.s. Key aspects of this guide relevant to this Plan include Section 3.0.

4.5 City of Guelph Official Plan

The City of Guelph's Official Plan (O.P.) establishes a vision for the future of the municipality (City of Guelph, 2024). This document provides policy direction to manage and guide future land use patterns including growth and development in the years leading up to 2051. The City has updated its O.P. through Official Plan Amendment 80 which was approved by the Minister of Municipal Affairs and Housing on April 11, 2023.

The City of Guelph's O.P. outlines objectives and policies surrounding the preservation of cultural heritage resources within the city of Guelph (Section 4.8). Cultural heritage resources are defined as both tangible and intangible features such as structures, sites or landscapes that provide historical, architectural, scenic, or archaeological value to the community. They include built heritage resources, cultural heritage landscapes, and archaeological resources. The O.P. identifies the delineation and implementation of H.C.D.s as important tools in the preservation of Guelph's cultural heritage.

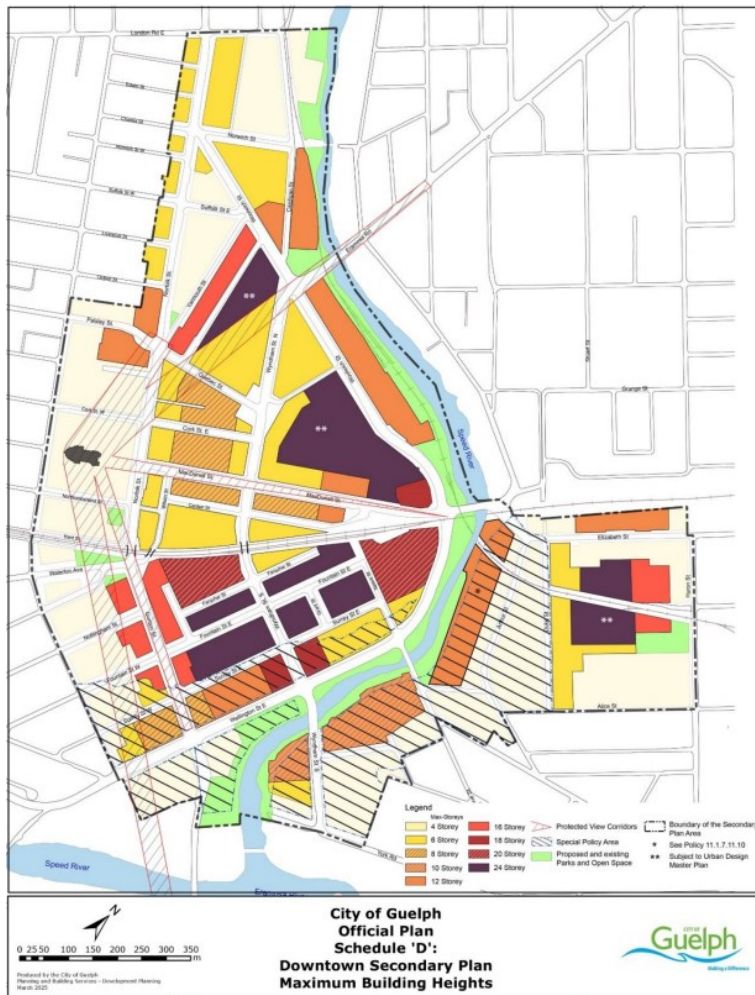


4.6 Downtown Secondary Plan

The Downtown Secondary Plan provides policies and growth direction that apply to the city's downtown core (City of Guelph, 2024). The Downtown Secondary Plan is founded on several principles which, among others, seek to conserve significant heritage structures and maintain the character of distinct heritage areas within the Downtown while also accommodating a significant share of Guelph's population growth.

The Downtown Secondary Plan, as approved by Council in April 2025 although currently under appeal to the Ontario Land Tribunal, permits heights between 2 and 20 storeys as shown on Schedule D of the Downtown Secondary Plan (Figure 7) (City of Guelph, 2025). Schedule D also identifies Protected Public View Corridors to the Basilica of Our Lady through the downtown, enabling the Zoning Bylaw to precisely define the protected views and be amended to reflect the location and scope of the views.

Figure 7: Downtown Secondary Plan Minimum and Maximum Heights, Official Plan Amendment, Schedule D (City of Guelph, 2025).



The bylaw requires that every property be kept free of, among other items, any dilapidated or collapsed structure. The General Standards contain further provisions and requirements for parking areas, walks and driveways, accessory buildings and other structures, and other specific matters. Structural standards require the walls, roofs, and other exterior parts and surfaces be maintained as well as standards for interior features, operations, and functions of a building.

On July 23, 2024, City Council adopted By-law (2024)-20944 to amend the Property Standards By-law (2000)-16454 to include minimum standards for the maintenance of heritage attributes of heritage properties designated under Part IV and Part V of the O.H.A.

4.10 Cultural Heritage Action Plan

The City of Guelph's Cultural Heritage Action Plan (C.H.A.P.) identifies cultural heritage landscapes (C.H.L.s) within the City and prioritizes actions to conserve, promote, and provide incentives for cultural heritage resources (City of Guelph & MHBC, 2021). Thirty-two C.H.L.s were identified by the C.H.A.P., including downtown and are described as containing "a mixture of built heritage resources, landscape features, and environmental features, and all contribute to an understanding of Guelph's history." The C.H.A.P.'s implementation plan identified several high priority C.H.L.s for protection, one of which is the downtown. The City of Guelph Strategic Plan commits to the implementation of the C.H.A.P. (Policy 6.1.4) (City of Guelph, 2023). The City of Guelph Strategic Plan is a document used to guide the decision-making process toward achieving desired goals that align with their mission and vision statements for 2024-27.

4.11 Standards and Guidelines on Conservation of Historic Places in Canada

Canada's Historic Place's *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines) address heritage districts as a type of cultural landscape. The Standards and Guidelines defines cultural landscapes as "any geographical area that has been modified, influenced, or given special cultural meaning by people" and identifies the following categories of cultural landscapes: 1) designed cultural landscapes; 2) organically evolved landscapes, including both relict and continuing landscapes; and 3) associative landscapes (Parks Canada, 2010). The Standards and Guidelines provide a conservation decision-making process, definitions of conservation and related treatments, and Standards for conservation. Section 4.1 of Standards and Guidelines outlines guidelines for conserving cultural landscapes, including heritage districts, and includes guidelines relating to evidence of land use, evidence of traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features, and built features.



Part A: Understanding the District

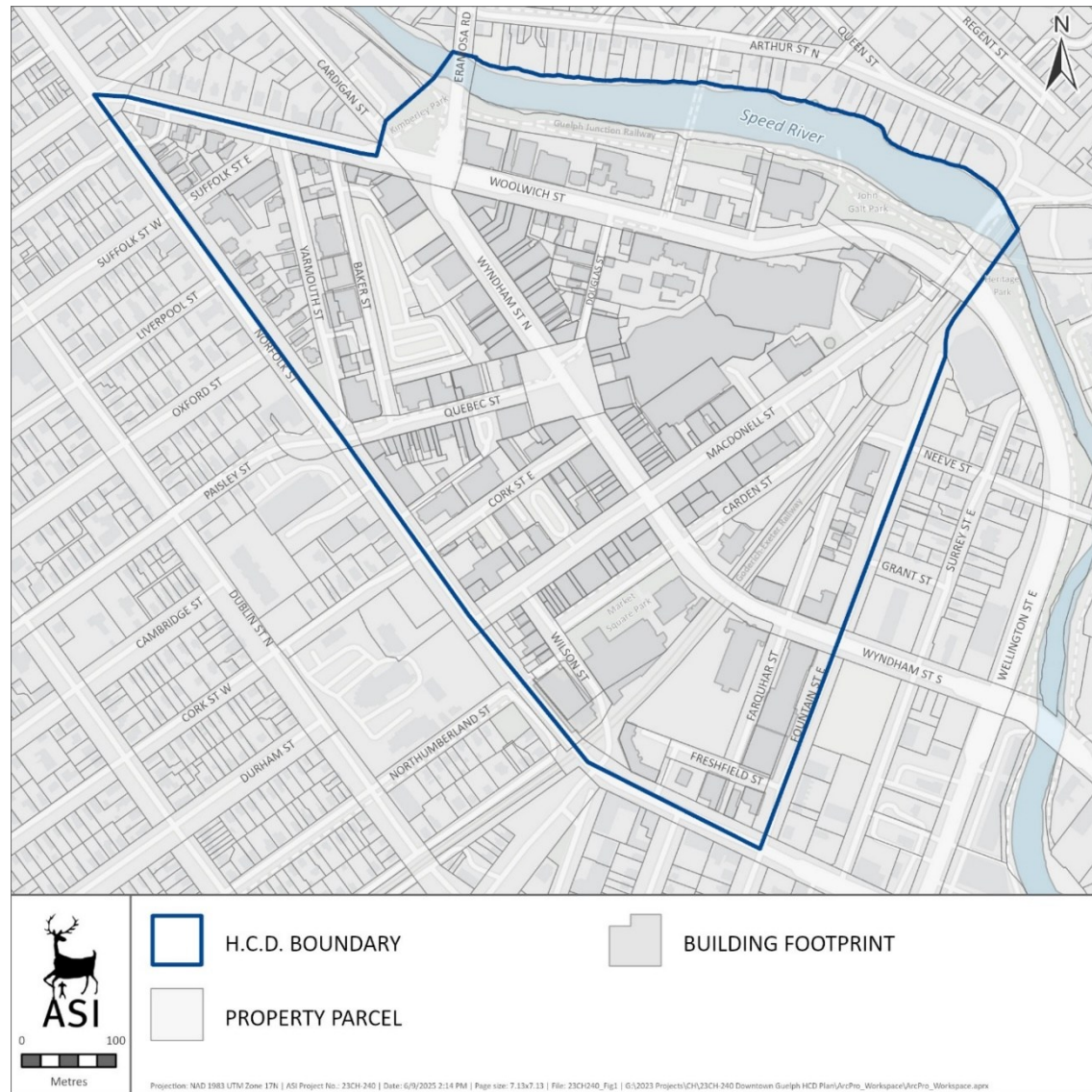
This chapter provides several sections to assist in understanding the significance of the *District* and the objectives of the Heritage Conservation District Plan. This chapter introduces the *District* with a description and map (Section 5.0). The Statement of *District* Significance (Section 6.0) presents the *cultural heritage values* and heritage attributes of the District. The Statement of *District* Significance has been illustrated to assist *property* owners and staff to interpret and implement the Plan. This chapter also sets out the District’s Statement of Objectives (Section 7.0). Finally, this chapter provides information on the District’s heritage resources (Sections 8.0 and 9.0).



5.0 District Boundary

The Downtown Guelph Heritage Conservation District (H.C.D.) boundary (Figure 9) is based on the analysis of the study area and input received through public consultation and indigenous engagement conducted during the H.C.D. Study.

Figure 9: Downtown Guelph H.C.D. Boundary (A.S.I., 2025).



6.0 Statement of District Significance

Description of Historic Place

The Downtown Guelph Heritage Conservation District (H.C.D.)¹ is generally bounded by Woolwich Street/the north bank of the Speed River, Fountain Street East, and Norfolk Street/Gordon Street. The Guelph area was home to the Hatiwendaronk, the Anishinaabe, and the Haudenosaunee and Indigenous peoples continue to live and work within the city of Guelph today. The Downtown Guelph H.C.D. retains a well-preserved collection of street layouts, lotting patterns, buildings, *streetscapes*, visual relationships, and landscape features. These features effectively express Guelph’s significant period of commercial, civic, institutional, and industrial establishment, growth, and solidification within John Galt’s radial plan from 1827. The scale and quality of historical fabric in the downtown reflects how the area grew and evolved, which primarily occurred between the coming of the railway in 1856 to approximately 1935 when the last cut limestone building, the Dominion Public Building, was constructed. Many of the extant buildings constructed in this period continue to retain their historical uses, with industrial buildings converted to new complementary uses and the former open space within the Market Grounds having a continuity of civic uses. The *District’s* impressive collection and concentration of nineteenth and early twentieth-century features nestled in the elbow-shaped bend of the Speed River express design, historical, and contextual values.

Figure 10: Bird’s eye view of Guelph and the Speed River in 1900 (Guelph Public Library).



¹ Note: It is proposed that the name “Downtown Guelph” be revised to avoid confusion with the downtown as defined by the Downtown Secondary Plan.

Statement of Cultural Heritage Value

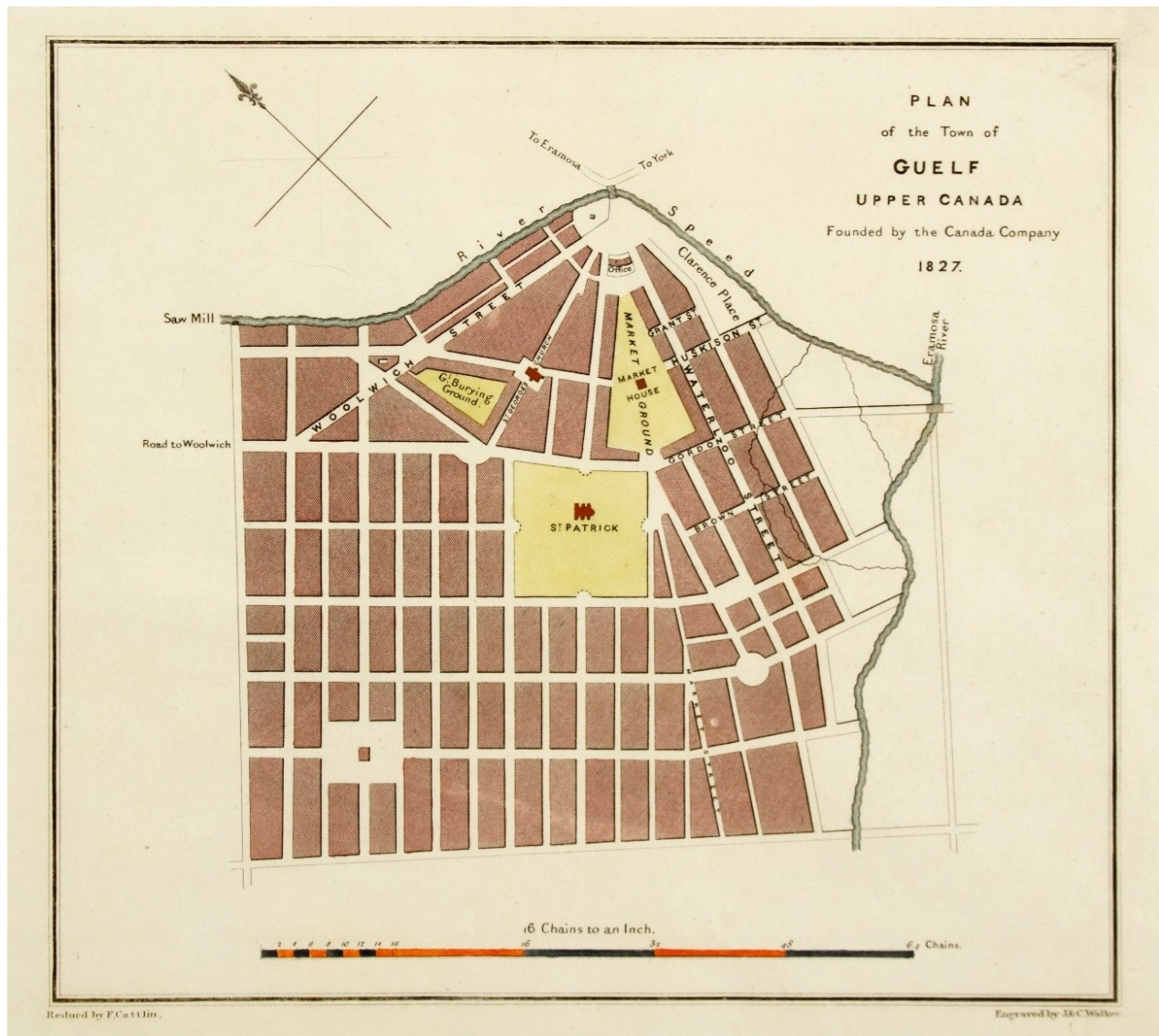
The Downtown Guelph H.C.D. retains design, associative, and contextual *cultural heritage values* because it contains the Speed River, an essential feature within Guelph that shaped human habitation and occupation alongside it for centuries. The Speed River forms part of the Grand River Canadian River Designation.

The Downtown Guelph H.C.D retains design, historical, and contextual *cultural heritage values* because it is a unique and rare example of a nineteenth-century radial plan:

- The downtown has a rare and unique layout because of the radial plan that was developed for the area and which shaped its streets, lot patterns, growth, and development. The radial plan in Guelph is unique in Ontario, particularly as it extends from the natural bend in the Speed River, is sited on a plateau above the river, and is contained by the drumlins which characterize the city
 - The clarity and *integrity* of this original layout and survey concept for Guelph continues to be effectively expressed
 - The focal point of the radial plan is situated at the intersection of Macdonell Street and Woolwich Street. Extending from this point are five radial streets: Woolwich Street, Quebec Street, Macdonell Street, former Market Street (through Market Square and from 1856 the Grand Trunk Railway line), and Fountain Street East
 - The radial streets generally end on the west side of the downtown at their intersection with Norfolk Street and Gordon Street and where the land rises steeply at the drumlin known as Catholic Hill
- The radial plan results in the creation of triangular block patterns. This condition resulted in irregular parcel shapes which continue to be defining lotting patterns today. Near to the apex of some blocks, parcels extend through the block. In other cases, irregular spaces are created between neighbouring *properties* and resulting in courtyards
- Within Galt's 1827 Plan of the Town of Guelph, land contained between the Speed River and Norfolk Street was set aside for public functions: Market Ground as the location for St. Andrew's Church, St. George's Square for the location of St. George's Church, and the Burial Grounds
- For the community of Guelph, the radial plan provides a sense of identity based on a strong oral history. Oral history traditions have focused on the site of the ceremonial tree felling by John Galt as the focal point of the radial plan and the five radial streets extending from this location being likened to fingers extending from the palm of a hand
- The plan is associated with John Galt who laid out the plan for Guelph in 1827 (Figure 11). Galt was a Scottish writer who was Superintendent of the Canada Company which sought to develop the Huron Tract

- The approach to town planning used by Galt and the Canada Company is an early and rare example of streets and blocks designed and initiated prior to any development of industry, agriculture, or commerce
- The town developed in a particular manner due to the ways in which the Canada Company promoted the area and attracted settlers. Attractive church sites were intended to entice monied British Protestants as well as skilled people (St. Andrew's Church originally located at Market Square and St. George's Church original located within St. George's Square). The site was located amidst prime agricultural lands, allowing the company to charge considerably high prices

Figure 11: 1827 Plan of Guelph (City of Guelph).



The Downtown Guelph H.C.D. retains design, associative and contextual *cultural heritage values* because of its enduring and ongoing role as a place of connectivity centered around the original Market Grounds (Figure 12):

- The City's significant civic functions that are situated within the lands which comprised the Market Grounds. This began with the siting of the Town Hall for Guelph in 1856, continued with the Provincial Winter Fairgrounds in 1899, and has been reinforced through the twentieth and twenty-first centuries
- The narrow blocks along the north and south edges of the Market Grounds that result in primary building frontages on Carden Street responding to the Market Grounds and buildings backing onto the neighbouring street of Macdonell Street
- The bisection of the Market Grounds by the 1856 railway which, while having some adverse impacts on the design of the square, ultimately benefitted the economy of the town

Figure 12: Market Grounds, circa 1874 (Guelph Public Library, F38-0-14-0-0-525).



The Downtown Guelph H.C.D. retains design, associative, and contextual *cultural heritage values* in relation to its development as a regional centre within the *District* of Wellington:

- Guelph's selection as the *district* town for the *District* of Wellington in 1837 and with that selection the construction of the *District* courthouse and jail which in turn led to the opening of Douglas Street and a concentration of legal offices in this area
- The railway's broader significance related to being a major stop on an early railway network in the province as well as attracting large industries and exporting goods and resources such as limestone. Guelph Central Station continues to function as a major transportation node in the downtown
- The large quantity of hotel buildings (Figure 13), demonstrating Guelph's regional role as a stopping place for people traveling to and through the area

The Downtown Guelph H.C.D. retains design, associative, and contextual *cultural heritage values* because it contains an excellent grouping of residential, commercial, civic, and industrial buildings and/or *streetscapes* (Figure 14) that communicate the city's early beginnings and important economies that led to its development and growth:

- The existing street and block layouts which results in the experience of visual relationships along streets and from high points of land that offer glimpses of significant trees and sites and in some cases signal an entry point to the downtown
- Limestone as a key natural resource and the resulting collection of residential, commercial, civic and industrial buildings with a visual unity based on materiality and the consistency of cornice heights
- The collection of buildings that together function as a representative suite of vernacular and high expressions of architectural styles and building typologies prevalent in the nineteenth and early-twentieth century
- The nineteenth-century aspirations for the City which led to architect-designed buildings and architectural features such as rounded or chamfered features at street corners
- Wyndham Street as a commercial *streetscape* acting as the spine of downtown along with Quebec, Douglas, Carden and Wilson commercial *streetscapes*
- The evolved quality of the south side of Macdonell Street as the street became more prominent over time and building rears took on frontages
- The bank uses that have framed St. George's Square since their establishment in the nineteenth-century and have maintained the dimensions of the Square as laid out in 1827
- The remnant industrial sites such as the buildings associated with Raymond Sewing Machine Company and Bell Organ and Piano Company

Figure 13: Wellington Hotel, 1879. Following a fire in 1975, it was restored to reflect the original design, with some changes to the ground floor (Courtesy of Guelph Museums, 1981.304.3).



Figure 14: Wyndham Street, a commercial streetscape, circa 1920 (Guelph Public Library, C6-0-0-0-0-1190).



Heritage Attributes

Heritage attributes that express the values of the *District* include:

Landscape Features and Relationships:

- The Speed River and its shoreline
- The downtown's location cradled within the bend of the Speed River
- Siting amongst Guelph's prominent drumlins on a rise above the Speed River
- Topography of the drumlins and which provide a sense of enclosure to the downtown

Public Realm Features and Relationships:

- General layout of streets defined by Galt's 1827 Plan of the Town of Guelph and resulting in
 - Triangular blocks
 - Narrow blocks that formed the edges of the Market Ground and related *properties* which extend through the block and which front onto Carden and Farquhar streets and back onto Macdonell and Fountain streets respectively (Figure 15 and Figure 16)
- Woolwich, Quebec, Macdonell, and Fountain streets as radial streets
- Vehicular, pedestrian, and railway crossings along the Speed River providing compelling, linear connections to the downtown at Eramosa Road, Heffernan Street, and Macdonell Street
- Bridges at Eramosa Road, Heffernan Street, and Allan's Bridge and Viaduct
- Wyndham, Quebec, Carden, and Wilson streets as *streetscapes* and commercial arteries with consistent *streetwalls* and scenic qualities (Figure 17)
- Douglas Street as a *streetscape* representing the City's legal and judicial history and related to the Guelph Courthouse (formerly *District* of Wellington Courthouse at 74 Woolwich Street)
- Open spaces at the edges of the *District* and which act as gateways to the downtown and contain commemorative features including Eramosa Road Bridge, Heffernan Street Bridge (Figure 18), Allan's Bridge and Viaduct, John Galt Park with Locomotive 6167, and the Guelph Speed Skating Rink (1882 façade), Trafalgar Square with the Guelph War Memorial (1927), and the I.O.D.E. Fountain Park with memorial fountain (1914)
- Landscape features providing mature trees, softscaping, vegetated conditions, and hardscaping within the downtown, such as at St. George's Anglican Church, the

Wellington County Courthouse Courtyard, and Priory Square Parkette, which also includes the Blacksmith Fountain

- Public squares that function as organizing and orienting features and provide a place for social, cultural, and recreational opportunities in the downtown with:
 - Prominent civic *properties* including the Armoury and Drill Hall, Guelph Central Station, the Provincial Offences Court (Old City Hall), and the Guelph Farmers' Market in the location of the Market Grounds, and which contains the present Market Square forecourt to City Hall
 - A concentration of financial institutions *surrounding* St. George's Square which has been a focal point of the downtown since the radial plan was laid out
- The Guelph Farmers' Market as a persistent market feature within the historical extent of the Market Grounds and as a community connection to the City's agricultural *surroundings*
- Downtown Trail, known as the Alfred Hales Trail between Macdonell Street and Eramosa Road, and the Gus Stalman trail from Eramosa Road westward, reflecting the City's railway history and the downtown's relationship to the Speed River
- Alignment of the Metrolinx rail corridor as part of the radial plan and which historically bisected Market Square
- Commemorative installations, statuary, and plaques throughout the *District*

Figure 15: Properties between Carden and Macdonell Streets make up a narrow block, two buildings deep. This view is of Carden Street (A.S.I., 2023).



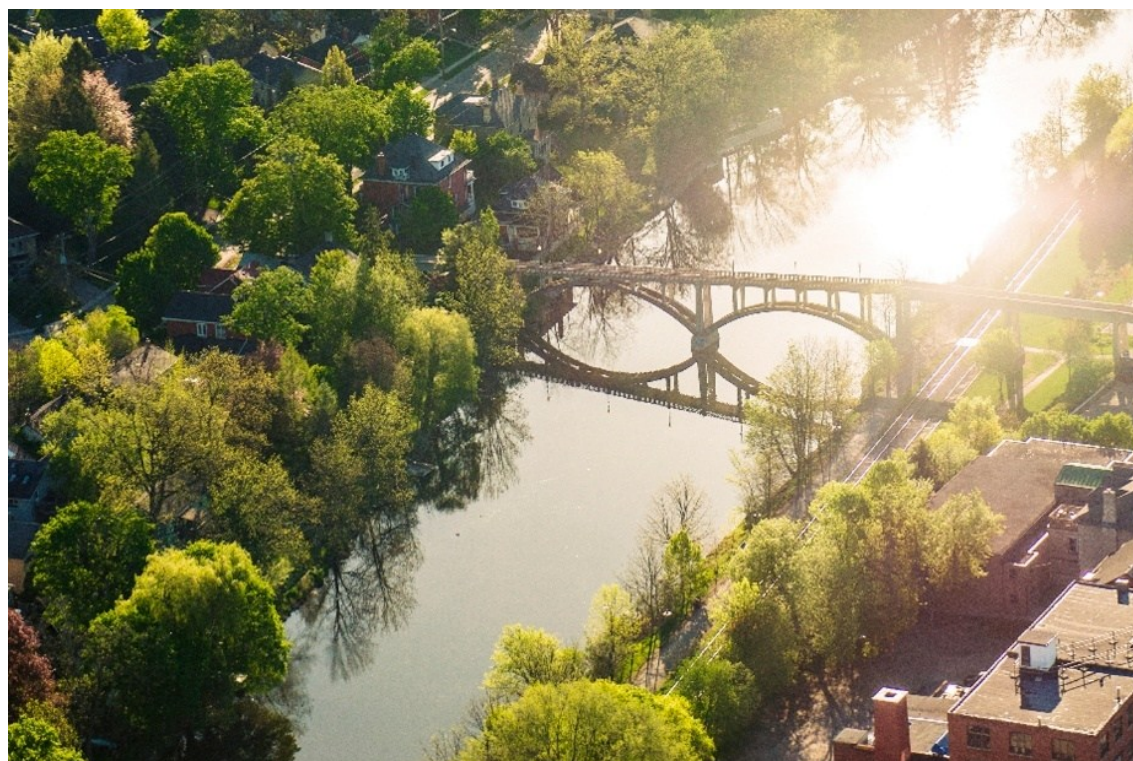
Figure 16: The Macdonell Street side of the narrow block in Figure 15 (A.S.I., 2023).



Figure 17: *Streetwall* along Wilson Street looking northwest from City Hall (A.S.I., 2023).



Figure 18: The Heffernan Street Footbridge crossing the Speed River (City of Guelph).



Built Form and *Streetscape* Features and Relationships:

- Mid-nineteenth-century *properties* related to the early establishment of Guelph
- Collection of nineteenth-century industrial *properties*
- Collection of nineteenth and early-twentieth century stone buildings, reflecting high quality craftsmanship with most constructed using locally quarried limestone (Figure 19, Figure 20 and Figure 21)
- Collection of nineteenth century and early twentieth-century buildings, reflecting representative vernacular and high expressions of architectural styles and building typologies that would have been prevalent in town and villages in southwestern Ontario at this time
- Buildings and *properties* that were designed by influential architects that are significant within the city of Guelph
- Collection of high-quality nineteenth and early-twentieth-century civic and institutional *properties*
- Network of streets with nineteenth and early-twentieth-century commercial and residential *properties*
- Concentration of buildings which form consistent *streetwalls*, framing abutting streets and the *public realm* and resulting in a well-defined *streetscape*
- *Properties* with buildings which interact with two streets such as 14 Carden Street and 128 Woolwich Street
- Civic, institutional, religious, commercial, and residential *properties* which together express the solidification of the community in Guelph as early as the 1840s. Some of which strongly express the community's historical social and cultural values such as governance, community gathering and education, and safety and security

Figure 19: Stone buildings form the Wyndham Street *streetwall*, south of St. George's Square (A.S.I., 2023).



Figure 20: The former Union Hotel on Macdonell Street, constructed of local limestone (A.S.I., 2023).



Figure 21: Decorative limestone work on the Sovereign Apartments on Macdonnell Street (A.S.I., 2023).



Visual Features and Relationships:

- Visual experience of the sloping topography, churches and their steeples, and the transition from residential neighbourhood to commercial downtown on Woolwich Street between Norwich Street and St. George’s Anglican Church and along Norfolk Street between Norwich Street and Quebec Street
- Visual experience of commercial *streetwalls* converging at St. George’s Square experienced along Wyndham Street, Quebec Street and Douglas Street between Norfolk Street, Woolwich Street, and Carden Street and St. George’s Square
- Visual experience of the Cenotaph (Figure 22) along Wyndham Street between St. George’s Square and Trafalgar Square
- Visual experience of the Armoury along Wyndham Street between Woolwich Street and the Armoury (Figure 23 and Figure 24)

Figure 22: Cenotaph (A.S.I., 2023).



Figure 23: Historical visual relationship with the Armoury taken from within St George's Square (Guelph Public Library, 1930).



Figure 24: Visual relationship with the Armoury taken from within St George's Square Cenotaph (A.S.I., 2023).



7.0 Statement of Objectives

The overall objective for the Downtown Guelph Heritage Conservation District (H.C.D.) is the protection, *conservation*, and management of its heritage attributes and *contributing properties* in the context of prescribed and anticipated future growth of the area so that the *District's cultural heritage value* is sustained in the long term.

Specific objectives of this H.C.D. Plan are set out below. The policies and guidelines (Sections 11.0, 12.0 and 13.0) provide the means for achieving these stated objectives. The ordering of the objectives does not imply a priority among the objectives:

- Maintain, celebrate and conserve the *District's cultural heritage values*, while recognizing that its heritage attributes can support ongoing growth, evolution, and dynamism in the downtown
- Reinforce the physical, visual, and historical relationships formed by the radial plan in the downtown
- Ensure *compatible*, sympathetic, and respectful additions, *alterations*, and *new development* in the *District* that enhances its *cultural heritage values* while supporting planned density targets and recommended building heights in the Downtown Secondary Plan
- Review existing and encourage the development of new incentives, tools, and programs for *property owners* to support implementation of the *District's* objectives. Encourage active participation from the City in the promotion of and implementation of the H.C.D., including development of a streamlined and proactive heritage permitting process to ensure that requirements of *property owners* are understood early in the process and revisions to project plans are mitigated and reduced
- Support the ongoing use, adaptive reuse, and accessibility of existing buildings in a manner that balances intensification and *conservation* objectives so that the *District* retains its *cultural heritage value* while encouraging growth, strengthening the *public realm* as a pedestrian experience with ease of access for the public, and animating streets and spaces
- Promote opportunities for revitalizing the *District's* parks and *public realm* network and features, such as historical squares and open spaces, as well as the protection and naturalization of the Speed River, to serve as focal points in the downtown and as part of *new developments*, reflecting design excellence and integration and celebration of heritage fabric, features, and the history of the area from thousands of years ago to today.

- Encourage creation of gateways (as identified in Section 13.4) and open spaces at the edges of the *District*, reinforcing the pattern of parks and open spaces as transition points between the *surrounding* residential neighbourhoods and the commercial downtown

8.0 Contributing and Non-Contributing Properties

All *properties* within the *District* will be designated under Part V of the Ontario Heritage Act. For the purposes of this Heritage Conservation District (H.C.D.) Plan, each *property* has been classified as either *contributing* or *non-contributing* to the *District's cultural heritage value* (Figure 25). This classification provides the basis for applying policies and guidelines within the Plan, which recognize that a higher standard of *conservation* must be applied to *contributing properties*, however managing change on both *contributing* and *non-contributing properties* is critical to conserving the *cultural heritage value* of Downtown Guelph H.C.D.

The methodology described below was used to determine *contributing* and *non-contributing properties*.

8.1 Contributing Properties

Properties were determined to be *contributing* (Figure 25) if they were developed within the *District's* period of significance (1827 to 1935) and contain sufficient evidence to effectively express the *District's cultural heritage values*.

Individual *contributing properties* were assessed to identify which criteria each meets under Ontario Regulation 9/06. Of the 198 *properties* within the *District*, 132 meet at least two criteria. Appendix B contains a schedule of these *contributing properties*.

Contributing properties may contain additions or elements that were added at later stages. These do not necessarily negatively detract from the *property's integrity* of design, style and/or associations. In some instances, such changes may be considered heritage attributes in their own right or which may enhance the *District's cultural heritage value*.

Properties were determined to be *non-contributing* if they met one of the following criteria:

1. The *property* was developed outside the period of significance
2. The *property* has diminished *integrity* of building features, materials, visual qualities or relationships, architectural style, and/or composition of these various elements when viewed from public rights-of-way
3. The *property* does not have sufficient architectural detail and/or building elements to effectively express the *District's cultural heritage values*.
4. The *property* is currently vacant, i.e. parking lots

Statements of contribution for individual *properties* are available upon request from City staff. Statements of contribution provide a rationale for how each *contributing property* demonstrates or supports the *cultural heritage values* and integrity of the H.C.D. They also help to determine how the *policies* and *guidelines* of the H.C.D. Plan apply to each *contributing property*. Appendix C contains a schedule of *non-contributing properties*.

Figure 25: Classification of properties within the District (A.S.I., 2025).

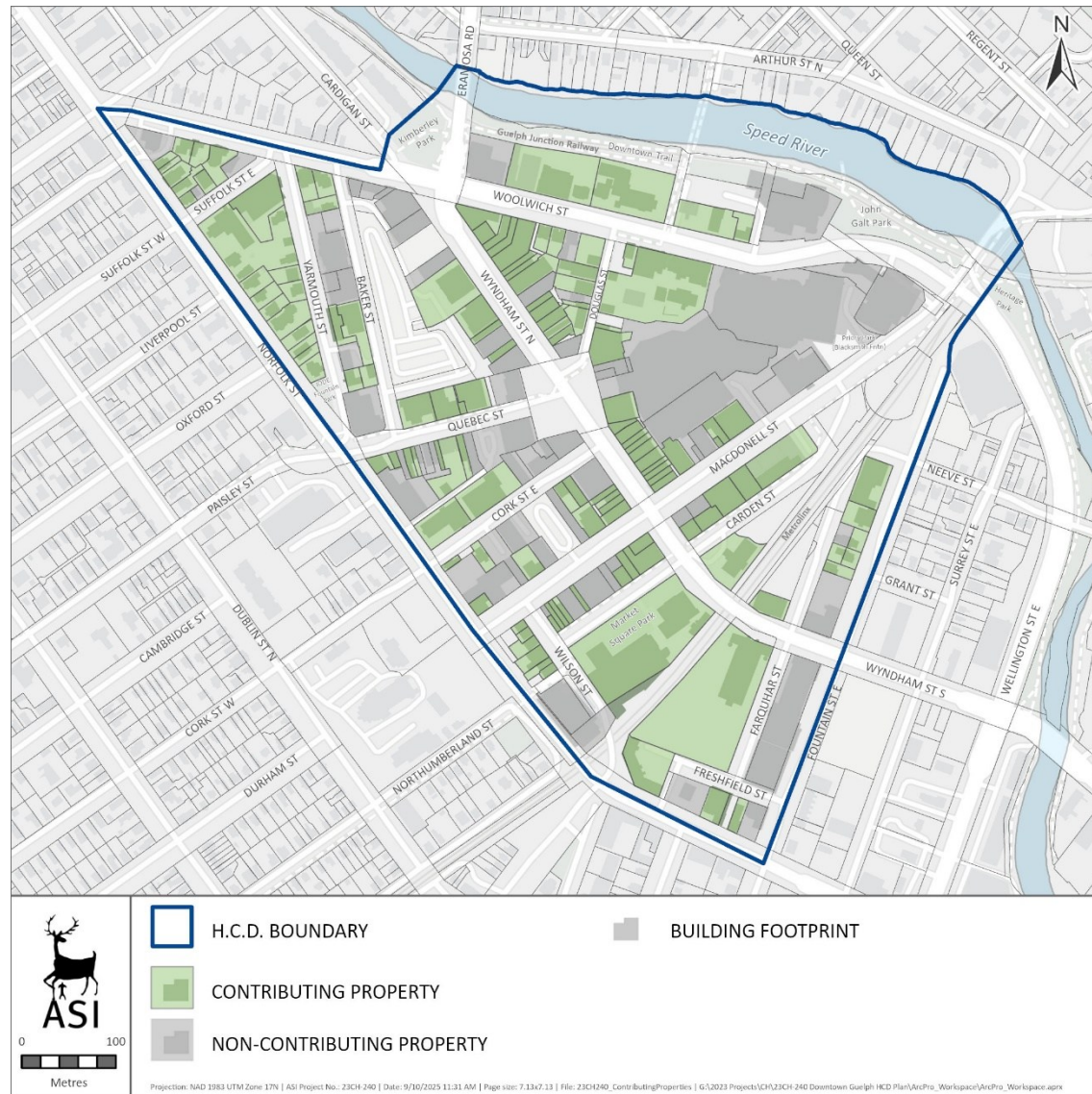


Figure 26: Example of a *Contributing Property* (Fotenn, 2025).



Example of a Contributing Property

- ① Nineteenth and early-twentieth century buildings with high-quality stone materials.
- ② Well-articulated corner building elements that address multiple streets and celebrate the Radial Plan.
- ③ Consistent datum lines and architectural details (i.e. doors, window openings).
- ④ Ground-level articulation defines a human-scaled and historic commercial character.
- ⑤ Ground-level commercial with smaller units though clearly defined entrances, bays, and signage.
- ⑥ St. George's Square as an organizing and orienting feature framed by financial institutions.

8.2 A Precautionary Approach

The exterior walls of some *properties* within the *District* have been over-clad with signage or an additional cladding material. Some of these *properties* otherwise satisfy the *contributing property* criteria described above and have contextual value, but due to the nature of their cladding, it is difficult to determine the *integrity* of underlying architectural features and building materials. It is anticipated that physical investigation of building fabric could occur when work requiring a building or heritage permit is proposed for these *properties*. Accordingly, the City of Guelph may require a cultural heritage resource impact assessment on these kinds of properties on a case by case basis, and as is described in Section 10.4.

An example of this within the *District* is the Dettmer Tire building at 23 Cork St E, constructed c. 1915 as a Ford sales and service facility. The photographs below illustrate the current overclad condition of the building (Figure 27) , as well as the historical building fabric that may be revealed should the cladding be removed (Figure 28).

Figure 27: Dettmer Tire building with current cladding (A.S.I. 2023).



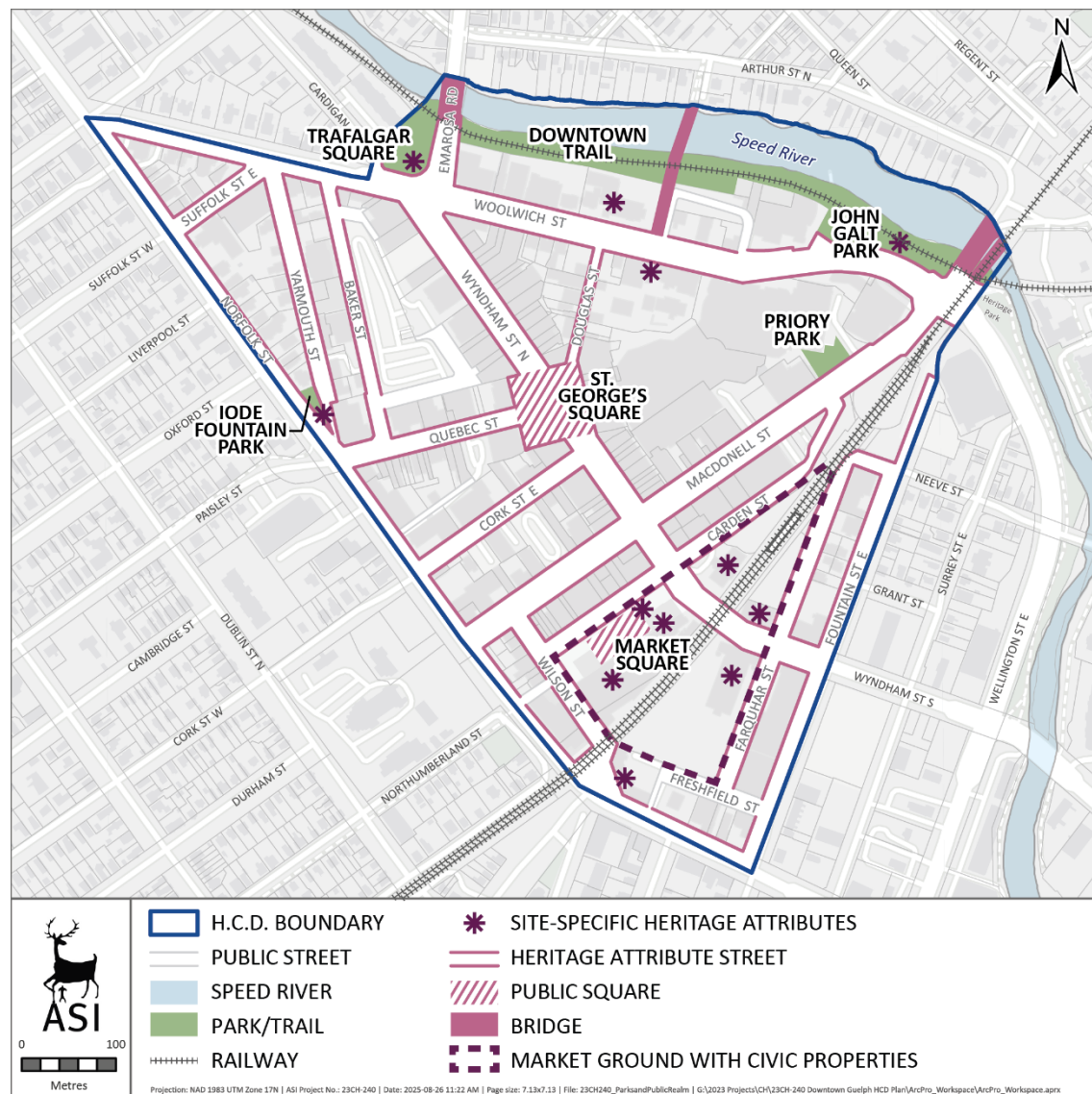
Figure 28: Historical building fabric located at the present-day Dettmer Tire site (Courtesy of the City of Guelph).



9.0 Parks and Public Realm

The Statement of *District Significance* identifies parks and *public realm* features that contribute to the Downtown H.C.D.'s *cultural heritage value*. These features of the *District* are subject to the Policies and Guidelines for Parks and *Public Realm* (Section 13.0) and are shown on the following map (Figure 29). These include the Speed River, parks, public squares, and streets as well as features within the parks, select private *properties* with landscapes that function as part of the *public realm*, and civic buildings within the former Market Grounds.

Figure 29: Parks and Public Realm.



Part B: Planning for Change

This chapter presents the procedures, policies and guidelines for the City and *property* owners to follow when making changes to *properties* within the Downtown Guelph Heritage Conservation District. Procedures include the Heritage Permit Application Process and when a *Cultural Heritage Resource Impact Assessment* may be required (Section 10.0). Policies and guidelines are set out in three sections: *Contributing Properties* (Section 11.0), *Non-Contributing Properties* (Section 12.0), and Parks and *Public Realm* (Section 13.0). Finally, this chapter provides recommendations for the City regarding implementation, financial incentives, and periodic review (Section 14.0).



10.0 Procedures

The following subsections describe the heritage permit application process for the Heritage Conservation District (H.C.D.), expand upon frequently asked questions, describe the classes of *alteration*, and identify when a *Cultural Heritage Resource Impact Assessment* may be required.

10.1 Heritage Permit Application Process

Owners of *property* within the *District* are required to submit a heritage permit application in specific circumstances described in this section. The City of Guelph has a harmonized Heritage Permit process for all *properties* designated under the Ontario Heritage Act whether they are individually designated or designated as part of an H.C.D. (Figure 30). The Downtown Guelph H.C.D. Plan provides the types of changes that are exempt from the Heritage Permit process and do not require a permit (Section 10.3). Heritage Permits may be waived in specific emergency circumstances. *Property* owners within the *District* are encouraged to consult with City staff for all proposed changes to determine the appropriate process to be followed.

The Heritage Permit Application Guide assists applicants in submitting sufficient information so that their application may be deemed complete and processed as quickly and efficiently as possible.

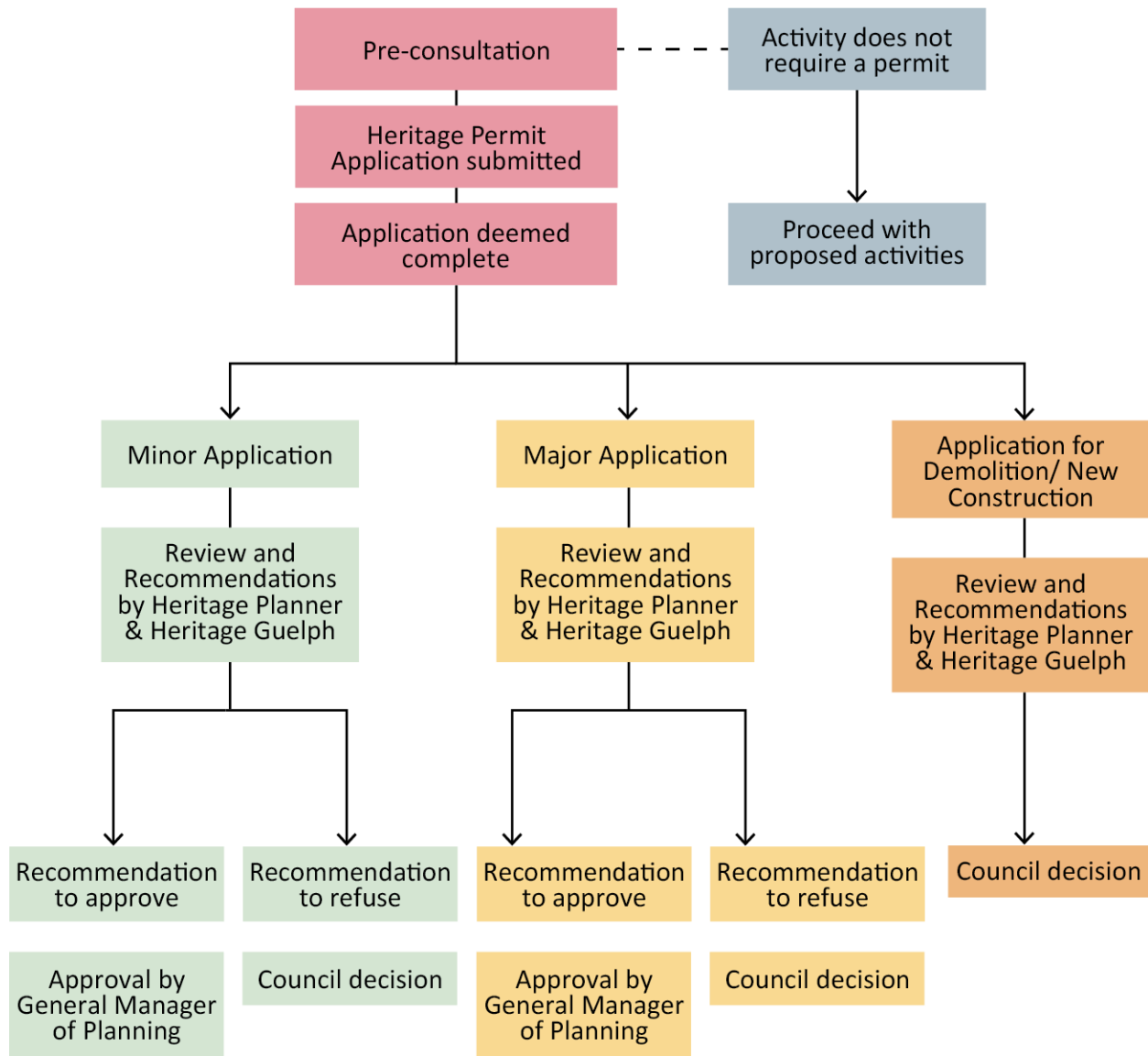
The Ontario Heritage Act requires heritage permits for specific major changes such as:

- Construction of new buildings or structures
- *Demolition* or removal of heritage attributes that relate to the *District's cultural heritage value*
- *Demolition* or removal of buildings or structures

AND

Municipalities can define what types of minor *alterations* on a *property* would not require a permit or which may have a simplified permitting process. These are defined within the Classes of *Alteration*, Section 10.3.

Figure 30: Heritage permit process.



10.2 Frequently Asked Questions

What is pre-consultation? A call or email to Heritage Planning staff. Through pre-consultation, staff will identify what needs to be submitted as part of the Heritage Permit application. Heritage Planning staff will also clarify at this time whether activities exempt from heritage permit applications would require further discussion with staff. Heritage Planning staff will also clarify if activities that fall under “minor” can be exempt from heritage permit requirements, dependent on the specific proposal, and/or whether a scoped permitting process would be appropriate.

When is a heritage permit not required? A heritage permit is not required for changes to the interior or the property’s use, minor *repairs*, or routine *maintenance*. Also, changes that maintain the appearance of the designated *property* through similar materials and colours may not require a permit.

What is required for a heritage permit? The information required for a heritage permit is like the information required for a building permit. Both a heritage permit application and building permit application should be submitted at the same time and should include:

- Pre-consultation with staff – to identify the permit stream and submission requirements
- Complete Heritage Permit Application form
- Written description of proposed work
- Construction and elevation drawings
- Photographs of the structure and property

Does a heritage permit cost money? There is no cost to submit a heritage permit application.

Who makes the decisions? Permits fall into 1 of 3 streams, minor, major, and new construction/*demolition*:

- Minor: recommendations are made by the City’s Heritage Planning staff, permits are approved by the General Manager of Planning and Building Services
- Major: reviewed by the City’s Heritage Planning staff and the Heritage Advisory Committee. Permits are approved by the General Manager of Planning and Building Services
- New Construction and/or *Demolition*: reviewed by the City’s Heritage Planning staff and the Heritage Advisory Committee. Permit decisions are made by Council

What are the timelines? According to the City of Guelph’s Heritage Permit Application Guide, the timelines for each type of application are:

- Minor: 10 to 15 business days



- Major: 15-45 business days
- New Construction and/or *Demolition*: must be done within 90 days

The average turnaround time for major permits in 2023/2024 was 18 days.

There has been an average of 6 heritage permit applications per year since 2021 with 3 being minor and 20 being major or new construction/*demolition*.

10.3 Classes of Alterations

Table 1: Class of alteration for interior building elements

Type of Change	Heritage Permit Application Type
Interior renovation works	Exempt

Table 2: Classes of alterations for exterior building elements, buildings, and structures.

Type of Change	Heritage Permit Application Type
Stabilizing vacant and damaged heritage <i>properties</i>	Exempt
<i>Repairs</i> to exterior building elements in the same style, materials, size, shape, and detailing.	Exempt
Replacement and addition of exterior building elements in the same style, materials size, shape, and detailing. *	Exempt
Replacement and addition of exterior building elements with new or different materials. *	Minor
Altering exterior building elements. *	Major
Relocating a building or structure. *	Major
Demolishing a building or structure on the property.	Application for Demolition/New Construction
Constructing a new building or structure.	Application for Demolition/New Construction

*Contributing *properties* only

Repairs to exterior building elements may include:

- Re-painting exterior building features or facades to match existing. For clarity this would include re-applying paint to an exterior feature or façade to match and already existing treatment
- Replication of decorative trim in same material and colour
- Replacement *in-kind* of original hardware
- *Repairing* eavestroughs or downpipes through installing or replacing

Replacement and addition of exterior building elements may include:

- Accessibility improvements, such as introducing lighting, landscaping changes, ramps and railings to facilitate accessibility
- Minor installations, including lighting, seasonal decorations, and flagpoles
- Semi-permanent installations, such as satellite dishes, utilities, including gas, water, rooftop HVAC systems, and electrical meters (exempt)
- Adding flood control measures (minor)

Table 3: Classes of alterations for landscape and public realm elements

Type of Change	Heritage Permit Application Type
Soft landscaping, including features such as plants, trees, flowers, and other vegetation	Exempt
Repaving existing parking pads/areas	Exempt
Hard landscaping, such as the alteration, addition, removal or replacement of patios, fences, gates, trellises, arbours, gazebos, retaining walls, and walkways	Minor
Adding new or extending parking pads/areas where visible from the street or public laneways	Minor
City-initiated changes within the public right-of-way	Major

10.4 Cultural Heritage Resource Impact Assessment

The City of Guelph Official Plan establishes that *Cultural Heritage Resource Impact Assessments* can be required in various development contexts, including when evaluating development and redevelopment in association with designated and non-designated *properties* in the Municipal Register of Cultural Heritage *Properties*.

Cultural Heritage Resource Impact Assessments shall be required as follows:

- Where *demolition* of a building on a *contributing property* is proposed, a *Cultural Heritage Resource Impact Assessment* shall be required to evaluate the impact of the *demolition* on the *contributing property* and the *cultural heritage values* of the *District*
- Where *demolition* of a building on a *non-contributing property* is proposed, a *Cultural Heritage Resource Impact Assessment* shall be required to evaluate the impact of replacement building(s), new building(s) and structure(s), and/or additions to buildings on *non-contributing properties* on the *cultural heritage values* and heritage attributes of the *District*
- Where relocation or removal of a portion of a building or structure on a *contributing property* is proposed, a *Cultural Heritage Resource Impact Assessment* shall be required

Cultural Heritage Resource Impact Assessments may be required as follows

- A *Cultural Heritage Resource Impact Assessment* may be required, at the discretion of staff, to accompany any applications for a new lot, a change in land use, or the construction or removal of a building(s) or structure(s), requiring approval under the Planning Act on *properties* located within the Downtown Guelph H.C.D. There may also be future, currently unknown scenarios that may require a *Cultural Heritage Resource Impact Assessment*
- For additions to *contributing* and *non-contributing properties*, the City of Guelph may require a *Cultural Heritage Resource Impact Assessment*
- Where *demolition* of a building on a *non-contributing property* is proposed and replacement building(s), new building(s) and structure(s), and/or additions to buildings are not contemplated, a *Cultural Heritage Resource Impact Assessment* may be required
- Development proposed *adjacent* to the Downtown H.C.D. shall be assessed by Heritage Planning staff and may require the submission of a *Cultural Heritage Resource Impact Assessment* (full or scoped)

11.0 Policies and Guidelines for Contributing Properties

Contributing properties are located within the boundaries of the *District* and have been determined to express the *cultural heritage values* of the Downtown Guelph Heritage Conservation District (H.C.D.). These *properties* may be subject to *alterations* and *additions*. Changes on these *properties* have the potential to impact the *cultural heritage values* of the *District* in negative, positive, or neutral ways.

Policies are required components of the designating bylaw and are not discretionary, unless otherwise indicated. The guidelines provide suggested methods for satisfying associated policies, but do not carry the mandatory weight of policy. Guidelines recognize that there may be a variety of strategies that could satisfy any given policy.

11.1 Alterations and Additions

The objective of the *alterations* and *additions* policies for a *contributing property* is to ensure the long-term *conservation* of its *integrity* and the *District's cultural heritage value*. *Alterations* may also include *rehabilitation* undertakings in the form of a sensitive *adaptive reuse* for a *compatible* new or continuing use, to ensure accessibility, and to increase sustainability while *conserving* the *District's cultural heritage values*.

Policies

- ***Alterations and additions to a contributing property shall only be permitted where it is determined that they do not result in negative impacts to the cultural heritage values of the contributing property and the District.***
- ***The scale and massing of additions to contributing properties shall be designed to enhance and reinforce the cultural heritage values of the Downtown Guelph H.C.D.***
- ***Alterations and additions shall be designed and implemented to minimize the loss or removal of original material from a contributing property.***
- ***The design of any addition to a contributing property shall conserve substantial portions of the contributing property such that integrity of the property is legible.***
- ***Where a contributing property has been identified as forming part of visual features or experiences identified as heritage attributes of the District, proposals for alterations and additions shall demonstrate that proposed changes can be implemented so that the visual feature or visual experience is not obstructed or otherwise significantly adversely impacted.***
- ***Proposals for alterations and additions on contributing properties that form part of visual features of relationships identified as heritage attributes of the District shall not***

result in significantly adverse visual obstructions of primary elevations, roofline features, or architectural elements as experienced from the *public realm*.

Guidelines

- Removal of original building material is strongly discouraged. Where original material must be removed from the exterior, ensure the building's features and *heritage attributes* are not negatively impacted.
- When designing and implementing *alterations* and *additions*, *heritage attributes* shall be *repaired* rather than replaced whenever possible.
- As the opportunity arises during *alterations*, *restore* historical openings, windows and doors of *contributing properties* where they have been lost based on historical research and documentation. Where a previous removal of historical openings, windows or doors has become a heritage attribute in its own right, this previous *alteration* should be conserved.
- *Alterations* and *additions* should not attempt to replicate earlier architectural styles. Although *heritage attributes* may serve as design inspiration, a contemporary design may be most appropriate to clearly distinguish between *contributing properties* and *additions*. The exterior finishes, architectural elements, and materiality of the *contributing property* should provide inspiration for detailing on the *alteration* or *addition*.
- *Additions* should be designed so that they may be removed or *altered* without negatively affecting the *cultural heritage values* of the *contributing property* or the *District*.
- The incorporation of façades only or isolated building features into an *addition* is discouraged. Where partial building retention is pursued, proponents are encouraged to retain a sufficiently substantial portion of features, such as primary walls, roof forms, and chimney features for example, to maintain and enhance the legibility of the property's *cultural heritage values*.
- Interpretative programming such as signage or plaques should be integrated into substantial *alteration* or *addition* projects, to communicate an individual site's *cultural heritage value* or history in relation to the *District's* Statement of Significance and to emphasize its physical, functional, visual or historical relationships with other sites or features within the *District*.

11.2 Understanding

Policies and guidelines in this section relate to *understanding* the *cultural heritage value* of the *District* and *contributing properties*. Understanding refers to the first step in the sequence of *conservation* actions laid out in *Parks Canada's Standards and Guidelines for the Conservation of Historic Places* (2010) — "from *understanding* the historic place, to *planning* for its *conservation* and *intervening* through projects or *maintenance*".

Policies

- **An understanding of the *contributing property* shall be determined through investigation and research to ascertain its evolution over time and contribution to the *District*.**
- **The creation of a false historical evolution of the *contributing property* through the addition or incorporation of components from other places, *properties* and periods shall not be permitted.**
- ***Alterations* and *additions* to a *contributing property* shall be based on a firm understanding of the *contributing property* and how it contributes to the *District's cultural heritage value* and *heritage attributes*.**
- ***Alterations* and *additions* to a *contributing property* may be permitted only once the *cultural heritage values* and *heritage attributes* of the *District*, as expressed through the *contributing property*, have been documented and described, and the impact of any proposed *alteration* or *addition* on those *cultural heritage values* and *heritage attributes* has been determined.**
- **Designs for *alterations* and *additions* shall be based on an understanding of how the *contributing property* and its *heritage attributes* express the *cultural heritage values* of the *District* and which would include assessment of documentary evidence, such as historical photos, drawings and plans, where available relating to the *contributing property's* original design and chronology of historical *alterations* and/or *additions*.**

Guidelines

- Prior to issuance of a heritage permit, the municipality may require that a *Cultural Heritage Resource Impact Assessment* be completed, according to the City of Guelph *Cultural Heritage Resource Impact Assessment* Guidelines, to determine any potential impacts.
- *Maintenance* work on a *contributing property* should be informed by an assessment and understanding of its current and historical condition.
- In order to determine appropriate changes, the following should be taken into account:



- Building typology
- Architectural style
- The intentions and design principles of the original architect or builder
- The changes to the building that have been made over time
- The building's existing condition
- The cause of any damage to or deterioration of a building or structure on a *contributing property* should be determined prior to planning any changes to determine the appropriate scope of work and to preserve as much of the *contributing property* as possible.
- If window openings, window sashes, or doors to be replaced are not original, research should be undertaken to determine an appropriate design for the replacement.
- *Additions* should be clearly distinguishable, yet physically and visually *compatible*, and are encouraged to be recognized as products of their own time and not strive for a faux historical appearance.
- Do not create a false sense of historical development by adding features from other places, *properties*, historical periods, or events and do not combine features that never coexisted on the *property*. When designing and implementing *alterations* and *additions*, be consistent with historical architectural periods, the intentions and design principles of the original architect or builder, the history of a building, and the changes that have been made to it over time, as well as the building's current conditions and contextual setting.

11.3 Existing Heritage Protections and Recognitions

Policies

- **Where there is a conflict between Part V designation and *properties* within the *District* which have other heritage protections or recognitions, the following heritage protections and recognitions shall take precedence over the Part V designation:**
 - **Designation under Part IV of the Ontario Heritage Act;**
 - **Designations by Minister under subsection 34.5(1) of the Ontario Heritage Act; and;**
 - **Heritage easement agreements.**
- **For any and all other potential provincial or federal cultural heritage recognitions, consultation with relevant authorities shall be undertaken to ensure that proposed physical *conservation* interventions and/or *alterations* and *additions* are consistent with this Plan. This includes:**
 - **Provincial Heritage *Properties*;**

- **Properties dealt with under Part III.1 of the Ontario Heritage Act;**
- **National Historic Site commemoration; and federally-owned *property* dealt with through the Federal Heritage Buildings Review Office.**

11.4 Demolition

Contributing properties and buildings, including existing heritage fabric and features are fundamental to the character of the Downtown Guelph Heritage Conservation District. *Property* owners are encouraged to work with existing buildings that are identified as contributing in this H.C.D. Plan. Regardless of whether or not the *property* is contributing, the *demolition* of existing buildings has the ability to impact the character of the *District*. Therefore, the following policies apply to both contributing and other *properties*, where appropriate. The City of Guelph's *Property Standards Bylaw* protects heritage *properties* in H.C.D.s from *demolition* by neglect.

Policies

- **Conservation and retention of buildings or structures on *contributing properties* that express the *District's cultural heritage values* shall be prioritized.**
- **The *demolition* of buildings or structures on *contributing properties* and that express the *District's cultural heritage values* shall only be considered in the case of extenuating circumstances such as natural disasters (e.g. fire, flood, tornado, or earthquake) and/or where a Cultural Heritage Resource Impact Assessment has been prepared by a qualified professional and sufficiently demonstrates to staff's satisfaction that the subject *property* does not contribute to the *District's cultural heritage values* and/or its *demolition* will not result in significant adverse impacts to the *District*. Extenuating circumstances shall generally constitute those situations where public health and safety is considered to be compromised and the City of Guelph's Chief Building Official has received a structural assessment advising that a building or structure is beyond *repair* and has been determined to be unsafe. The assessment must be prepared by a professional engineer with expertise and experience in heritage buildings and structures. Decisions involving *demolition* of *contributing properties* is based on recommendations from staff and the Heritage Advisory Committee and is a decision of Council.**
- **A *Cultural Heritage Resource Impact Assessment* and *demolition* permit shall be required where removal of a building or structure is proposed. Where time is of the essence, the requirements for a *Cultural Heritage Resource Impact Assessment* and heritage permit may be scoped and/or waived. Where appropriate, the *property* owner shall retain an appropriately *qualified heritage professional* to record the building or the remains of the building through photography and/or measured drawings. Such recording shall be guided by existing structural conditions and the level of access that is**



considered by the Chief Building Official (or appropriate Emergency Responders) to be safe. Where the *property* owner is unable to retain a heritage professional, heritage staff of the City of Guelph shall be accorded reasonable access to the *property* by the *property* owner to undertake appropriate recording.

- It shall be required that once a building has been demolished and the *property* is considered to be in a stable and safe state the *property* owner shall submit a heritage permit application for a new building and/or site landscaping, within six months of site clearance. Within two years of that submission, or as mutually agreed upon by the *property* owner and City of Guelph, new construction shall have been completed to the satisfaction of the City. If new construction has not been completed, the provisions of the Ontario Heritage Act shall apply with respect to contraventions of the Act.

11.5 Relocation

Policies

- The relocation of buildings or structures on *contributing properties* that express the *District's cultural heritage values* shall be considered as an extraordinary and temporary measure. The *relocation* of a building or structure on a contributing *property*, intact and excepting its sub-surface foundations, may be permitted if the *relocation* is within the original property, is a modest adjustment from the existing location, *conserves* the relationship of the building or structure's built form to the *public realm*, and does not negatively impact the *cultural heritage value* of the *District*.

11.6 Conservation

Policies

- *Contributing properties* shall be *conserved* in a manner that ensures their *integrity* and the long-term *conservation* of the *District's cultural heritage values* or *heritage attributes*.
- Buildings or structures of *cultural heritage value* that are located on *contributing properties* shall be *conserved* in their original location, *preserving* relationships to *adjacent* buildings or structures and the street.
- The *streetwall* established by the principal street frontages of buildings shall be *conserved* through retention of existing front yard *setbacks*.
- Features or *heritage attributes* of exterior walls that contribute to the *District's cultural heritage value* shall not be removed or concealed.

- Fenestration patterns and window and door openings and components of *contributing properties* shall be *conserved*, not changed in size or shape, nor divided by incorrect placement of the muntin (glazing) bars that hold the panes of glass.
- When the replacement of non-historical windows on a *contributing property* is necessary, replacements shall be designed to be physically and visually *compatible* with the building.
- New window or door openings shall not be introduced on *contributing properties* on street-facing elevations or elevations visible from the *public realm*.
- The form, placement, and style of historical entrances of *contributing properties*, including features and detail of entrances, shall be *conserved*.
- Exterior walls and associated cladding and features that are original to buildings or that express the *cultural heritage values* of the District, including *masonry*, stucco, metal, and wood, shall be *conserved*.
- The public-facing features of *contributing properties*, including, but not limited to: pilasters, decorated panels, columns, entablatures, corbelling, and decorative *masonry*, shall be *conserved*.
- Roof forms, types, and profiles of *contributing properties* shall be conserved.
- Landscape features on *contributing properties*, as identified in the Statement of *District Significance*, shall be *conserved*.

Guidelines

- Retain and *conserve contributing buildings* by applying accepted principles and standards for heritage *conservation* such as Parks Canada's *Standards and Guidelines for the Conservation of Historic Places*.
- *Conserve heritage value* by adopting an approach requiring minimal physical intervention with the property.
- *Conservation* through *preservation, rehabilitation, and/or restoration of contributing buildings* should be based on documentary and physical evidence.
- The appropriate *adaptive reuse* and *alteration of contributing buildings*, as well as the design of *compatible additions*, are encouraged in order to ensure the long-term viability and *conservation of contributing buildings*.
- The *conservation* of existing buildings contributes to sustainable development. *Additions* and *alterations* to contributing buildings should strive to incorporate sustainable design features wherever possible.

- Employ contractors experienced in heritage building *conservation*.
- *Maintain contributing properties* on an ongoing and regular basis. Adopt a practicable *maintenance* plan and regular scheduled inspections to identify and undertake necessary *maintenance* work.
- Test proposed *conservation* treatments to establish whether the *conservation* treatment will damage the materials or features of the building. Whenever possible, tests should be done on areas of the building not visible from the *public realm*.
- Follow best practices for *maintenance* to protect *contributing buildings* from damage or destruction from weather, flood, fire, and other hazards.
- *Preserve* and do not remove the unique patina of materials, where it exists and is not causing the deterioration of the *contributing property*.
- If possible, when undertaking *repairs* or *alterations*, historical building materials should be revealed and assessed.
- Painted stone and brick are more prone to deterioration, therefore painting *masonry* surfaces that were not historically painted is discouraged.
- When the opportunity arises, remove paint from surfaces not historically painted and in a manner that does not damage the surfaces.

11.7 Maintenance

Policies

- ***Contributing properties shall be maintained to ensure the long-term protection and conservation of the cultural heritage values and heritage attributes of the District and in accordance with the City of Guelph’s Property Standards Bylaw.***

Guidelines

- Property owners are encouraged to adhere to the following range of best practices as part of *maintaining contributing properties*:
 - Address defects and deteriorations as soon as they are discovered.
 - *Monitor* exterior walls and building features for moisture penetration and insect infestation in order to take corrective action as soon as possible.
 - *Maintain* water shedding and diversion elements. Ensure that all gutters, crickets, eavestroughs, downspouts, and other water shedding elements are *maintained* and clear of debris.

- When undertaking *maintenance* work, use materials and methods that will not negatively impact the existing building fabric and features.
- Protect surrounding materials from accidental damage during *maintenance* work.
- Stabilize deteriorated *heritage attributes* as required until *repair* work is undertaken. Retain physically sound elements and stabilize fragile elements.
- Where stabilization or *preservation* requires major structural intervention, undertake action only with the advice of a professional *conservation* architect or engineer.
- Document all *preservation* methods for work beyond regular *maintenance* for reference.
- Assess condition of exterior *masonry* on an annual basis.
- Assess condition of wood elements on an annual basis, especially at grade and at roof level.
- Protect wood by ensuring that roofs, eaves, flashings, overhangs, eavestroughs and downspouts are in good condition. Prevent water from damaging wood (in crevices on flat areas, etc.).
- Buildings that are not occupied should be appropriately closed and *maintained* through a mothballing and *monitoring* program until a use is found.

11.8 Restoration

The *restoration* of a *contributing property* is not required by the Plan but may be appropriate in certain cases. *Restoration* activities should be based on thorough supporting historical documentation of the built form, materials and features being recreated or reinstated.

Policies

- ***Restoration* activities shall be permitted when it has been demonstrated that the reinstatement of lost or removed components would not negatively impact the District's cultural heritage values and as based on supporting historical documentary evidence.**
- **The *restoration* of a *contributing property* shall be based on thorough supporting historical documentation of the *contributing property's* built form, materials, and details from the period to which it is being *restored* to.**

Guidelines

- *Repair* rather than replace features from the period to which a building has been *restored*, where possible.
- Replace only the features and materials that have been previously removed or are irreparably damaged.
- Where the *heritage attributes* of a *contributing property* are deteriorated beyond *repair*, *property owners* are encouraged to replace *in-kind*, matching the composition, materials, dimensions, finishes, patterns, detailing, tooling, colours and features.
- When undertaking a *restoration* project for a *contributing property*, *property owners* are encouraged to replace *In-kind* building features that have been removed or damaged from the period to which a building is being *restored*.

11.9 Siting

Policies

- **Proposals for *additions* shall demonstrate that the proposed siting is visually and physically *compatible* with and appropriately designed to transition to the *contributing property*.**
- **The siting of *additions* on *contributing properties* shall be designed in a manner that minimizes significant adverse impacts (e.g., shadowing) on the *cultural heritage values* of the *contributing property* and the *District*.**

Guidelines

- *Additions* should be oriented in a manner that addresses *adjoining* public streets forming the historical street network by occupying the majority of the street frontage to provide a continuous *streetwall*. Where a *property* is a corner site, *alterations* should address all street frontages forming the historical street network of the *District*.
- *Additions* should be positioned parallel to the *property* line in order to ensure uniformity of built form, framing of the street, and creation of continuous *streetwalls*, where contextually appropriate
- *Additions* should maintain a consistent *streetwall* with *contributing properties on site and/or on adjacent properties*. Where a consistent *streetwall* is not established *adjacent* to the site of an *addition*, *additions* shall provide a *streetwall* which is *compatible* with, and complements *contributing properties* and *heritage attributes* located within the *District* boundaries.

- Small breaks in the *streetwall* established by *contributing properties* and continued by *additions on contributing properties* may be appropriate to accommodate mid-block pathways, enhance pedestrian connectivity, protect visual features and visual relationships, and/or provide a new public space or privately-owned public space, where feasible.
- Surface vehicle parking and loading areas, as well as utility equipment including but not limited to utility boxes, waste storage, air conditioner compressors, utility meters, and transformers, should be screened from view and located away from the *public realm* to minimize visibility from the street.
- Vehicle parking areas, including above and below ground parkades or surface parking lots, should be accessed via side streets and laneways, where possible, to avoid interruption of *primary facades* and the *public realm*.

11.10 Scale and Massing

Policies

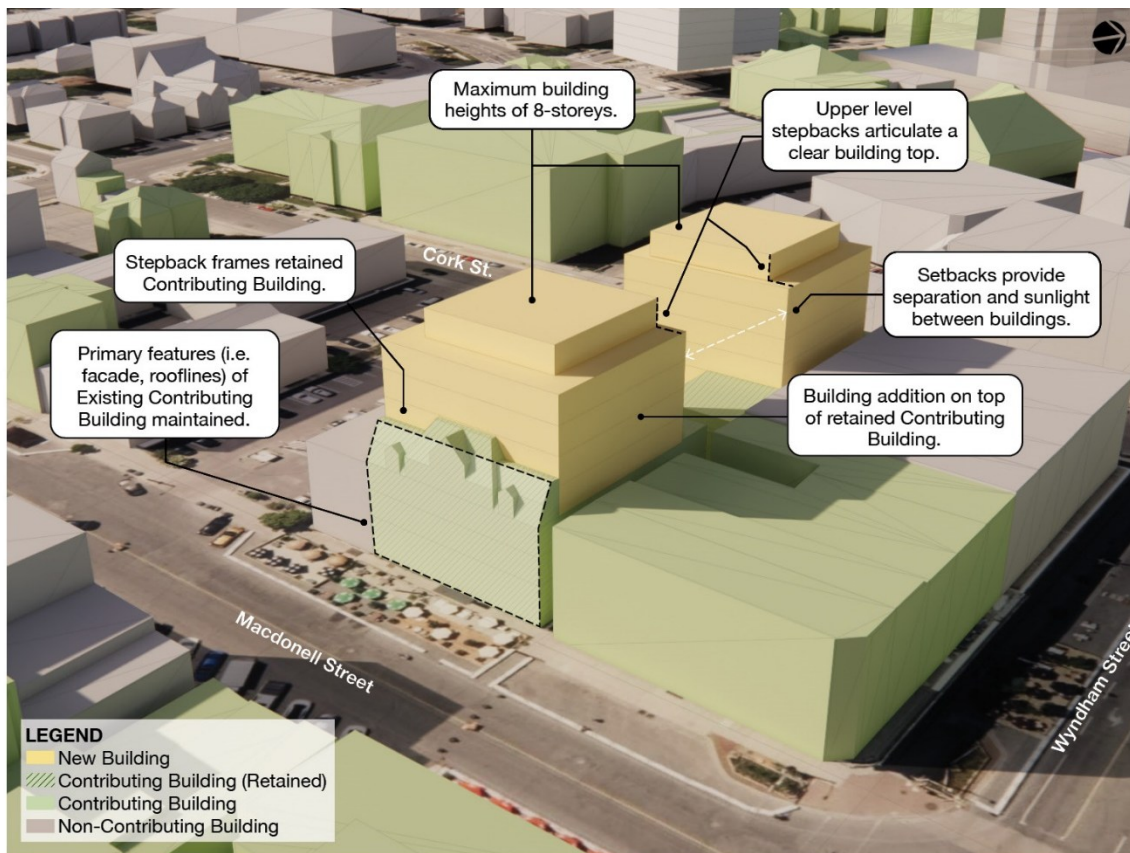
- **Proposals for *additions* shall demonstrate that the proposed scale and massing is visually and physically *compatible* with and appropriately designed to transition to the *contributing property*.**
- **The massing, height, proportions, architectural detailing and materiality of *additions* shall be visually and physically *compatible* with and distinguishable from the *contributing property*.**
- **The scale and massing of *additions* to *contributing properties* shall be designed in a manner that minimizes significant adverse impacts (e.g., shadowing) on the *cultural heritage values* and *heritage attributes* identified in the Statement of *District Significance* in Section 5.0.**
- ***Additions* to *contributing properties* shall respect and reinforce the *District's* quality as a pedestrian-scaled and historical area within the city of Guelph with visual, physical, and notional connections to the landscape attributes identified in the Statement of *District Significance* in Section 5.0.**
- **Where a *contributing property* has been identified as forming part of visual features or visual relationships identified as *heritage attributes* of the *District*, the scale and massing of *additions* shall be designed in a manner that does not adversely impact the visual features or visual relationships.**
- **Additional height on a *contributing property* may be accommodated in accordance with the City's Official Plan and the Downtown Secondary Plan. Where additional height is determined to be appropriate, upper-storey *stepbacks* shall be applied to conserve the**

existing *contributing property* and to maintain a podium height *compatible* with the *adjacent historical streetwall* or *surrounding context*.

Guidelines

- Elements of a building on a *contributing property* that convey its height, form, and other relevant characteristics of its massing including but not limited to roofs and other building features, should be conserved as part of a broader *addition* or *alteration*.
- The scale and massing of *additions* should be visually and physically *compatible* with and complementary to the established height of buildings on the *contributing property*.
- When an *addition* is located to either side of a *non-contributing* building fronting the street, the *addition's* siting, scale and massing should be designed to be visually and physically *compatible* with *surrounding contributing properties*.
- On corner sites, *additions* should equally address all street frontages forming the historical street network with a specific focus on massing the building to enhance its corner function through chamfered, rounded or otherwise enhanced corner design that reflects Guelph's radial street network.
- *The scale and massing of additions* should enhance identified visual relationships within the *District* boundaries.

Figure 31: Illustration showing an *addition* on a *contributing property* (for demonstration purposes only).



11.11 Articulation and Proportions

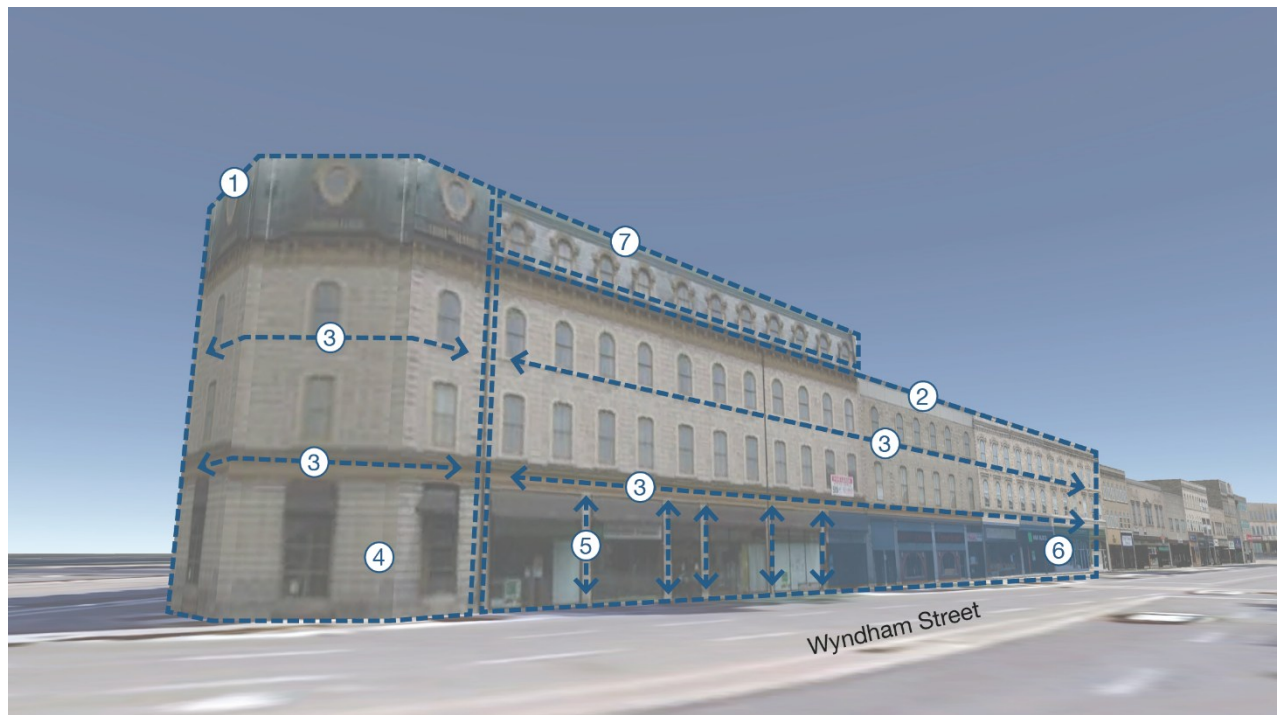
Policies

- The articulation and proportions of *alterations* and *additions* shall be visually and physically *compatible* with and respond to the *contributing property* through the design of *compatible* floor to ceiling heights and other architectural elements or details.
- *Alterations* and *additions* shall respect the established pattern of façade division by ensuring that new horizontal and vertical architectural elements are *compatible* with the *contributing property* while still ensuring that the original built form remains distinct.
- Façade articulation and proportions of *alterations* and *additions* shall be complementary to the *contributing property* by ensuring that a high-quality pedestrian environment and *public realm* which is safe, accessible, comfortable, and well-connected to the *surrounding* context, is achieved.

Guidelines

- *Alterations and additions* should typically be vertically organized into symmetrical façade units, or ‘bays’, where contextually appropriate, to reinforce the rhythm and façade pattern of the *contributing property*.
- *Alterations and additions* should provide vertical divisions between the bays, where contextually appropriate, using construction elements including but not limited to changes in materials, variations in colour, pilasters, or columns.
- *Alterations and additions* should be divided horizontally by storeys, delineating the accommodation of different uses. For instance, retail uses on the ground floor should be delineated from upper storeys containing office and/or residential uses. This delineation may be accomplished via the use of projecting mouldings, intermediate cornices, variations in material and colour, changes in rhythm of glass paneling, and/or other architectural details which are *compatible* with the *contributing property*. The architectural expression and elements of ground floors and lower storeys should be carefully considered to be *compatible* with the rhythm, scale, and proportions of the *contributing property*.
- Ground floor heights of *additions* should be *compatible* with the *contributing property* and should adequately accommodate a range of uses, including new residential and commercial uses.
- Each of a building’s public-facing facades, including, as applicable, the side and rear elevations of any *alteration or addition* should be finished in a similar quality as the principal street façade.
- On corner sites, *alterations* and *additions* should utilize articulation and proportions that equally address all visible street frontages with a specific focus on elements that enhance its corner function.
- Where an *addition* provides an at-grade or above-grade parking structure, the structure should be not be visible from the *public realm*. *Additions* should screen parking structures with active uses, complementary fenestration patterns, and/or a materiality which enhances the *streetscape* and does not detract from the *public realm*. Blank facades on above ground parking structures, especially where facing the *public realm*, should be avoided.
- *Additions* should be articulated and proportioned in a manner which enhances identified visual relationships within the *District* boundaries.

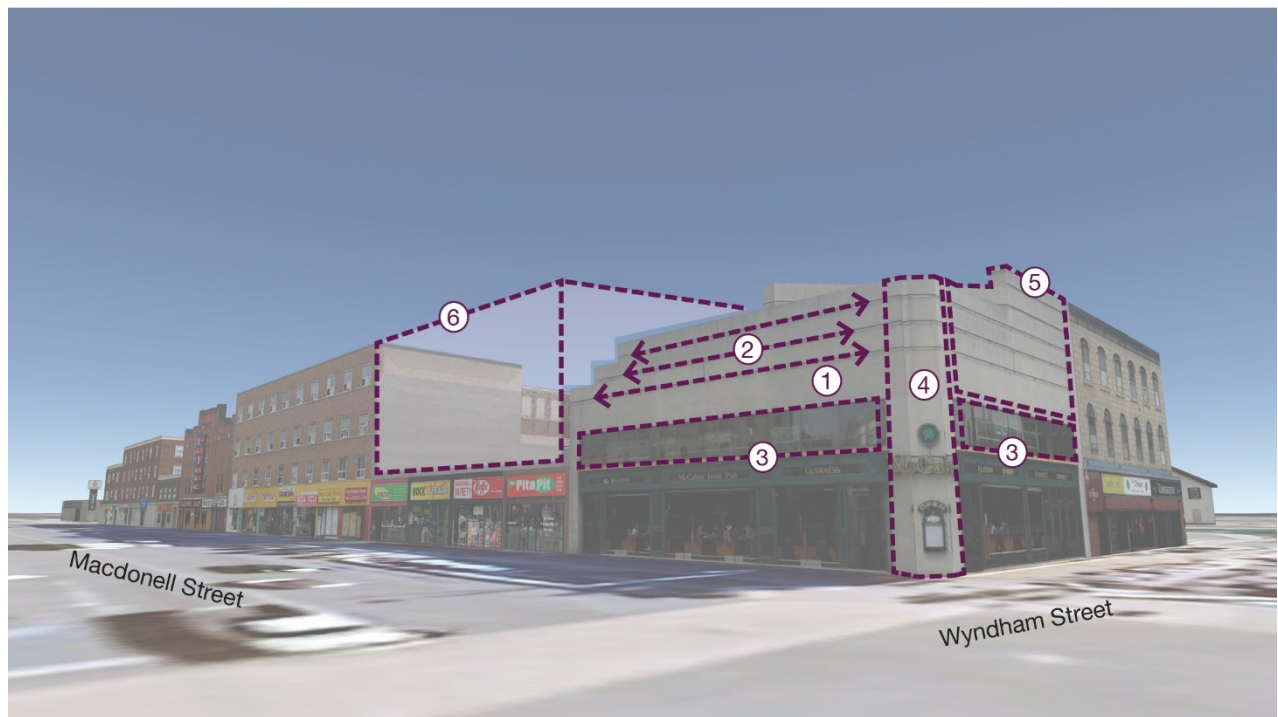
Figure 32: Examples of encouraged design choices for *contributing properties* (Fotenn, 2025).



Promote:

- ① Chamfers on corner buildings to celebrate triangular properties created by the radial plan.
- ② A consistent and pedestrian-scaled 2 to 3-storey streetwall.
- ③ Consistent datum lines and architectural details (i.e. doors, window openings).
- ④ High-quality, natural building materials that are local to Guelph (i.e. stone).
- ⑤ Delineation of ground-floor uses into human-scaled elements through vertical articulation.
- ⑥ Commercial unit design that reflects internal use through individual entrances, bays, and signage.
- ⑦ Articulation of upper storeys to define a strong and attractive skyline.

Figure 33: Examples of design choices to avoid for *contributing properties* (Fotenn, 2025).



Avoid:

- ① Applications of materials that create a monolithic appearance.
- ② Windows that do not reflect the size, scale and pattern of windows on adjacent properties.
- ③ Inconsistent datum lines that undermine the rhythm of the street.
- ④ Simple corner treatments that do not reflect a buildings prominent location.
- ⑤ Large, blank facades with minimal articulation.
- ⑥ New buildings that interrupt the historic streetwall character, design and height.

11.12 Entrances and Windows

Policies

- **The rhythm of entrances and windows on *primary facades* or elevations of *contributing properties* addressing the *public realm* shall be *conserved*.**
- **When designing *alterations* and *additions* to *contributing properties*, *conserve features* of entrances and windows that express the *cultural heritage values* of the *District*.**
- ***Alterations* and *additions* shall provide window and door patterns which are visually and physically *compatible* with and complementary to the *contributing property*.**
- **The size and materiality of windows and doors for *alterations* and *additions* shall be visually and physically *compatible* with those of the *contributing property*. Horizontal slider windows shall be avoided.**
- **The majority of the ground floor of commercial properties shall be comprised of transparent glazing to promote a high level of visibility and active frontages at the street level. Mirrored and tinted glazing should be avoided.**
- **The window and door pattern of upper storey *additions* shall be informed by the *contributing property*.**
- **Windows and doors shall be horizontally and vertically aligned with those of the *contributing property*.**

Guidelines

- *Conserve* the form, placement, and style of historical entrances as viewed from the *public realm*.
- *Conserve* the materials, stairs, ramps, porches, railings, cables, columns, piers, metal work and woodwork, assemblies, and craftsmanship of historical entrances.
- Damaged or deteriorated historical entrance elements should be *repaired* rather than replaced.
- Replace only those historical entrance elements that have deteriorated beyond *repair*.
- *Conserve* historically operable windows and doors where they exist.
- Do not remove or block historical window openings.
- *Conserve* the muntin and sash profiles and dimensions, form, appearance, materials, and glazing patterns of historical windows. If a window or door cannot be *repaired*, *property* owners are encouraged to replace it with one that matches the original in material (usually wood), shape, type, size, and glazing pattern.

- *Repair* rather than replace damaged or deteriorated features of historical windows, doors, and their openings.
- Remove any paint build up from double-hung windows to *restore* the tight fit between the sashes and the stops to enhance their energy efficiency. The installation of concealed weather-stripping and interior (removable) storm windows provides further energy savings. Well-fitted and *maintained* older storm window systems can provide an acceptable performance level even when compared to modern products.
- Replace historical window and door elements only when they have deteriorated beyond *repair*. Only replace window and door elements that are irreparably damaged rather than replacing an entire window or door unit.
- When undertaking window replacement, non-historical windows should be replaced with historically appropriate windows where there is sufficient documentary evidence to support this work. Any remaining historical windows should strongly inform the design and configuration of replacement windows.
- Hung sash, casement, and awning window types and real window muntins are preferred.
- When designing *alterations* and *additions*, primary entrances may be recessed to reflect traditional ground floor composition of heritage buildings located on *contributing properties*, where contextually appropriate.

11.13 Exterior Walls

Policies

- ***Alterations and additions on contributing properties shall be designed and implemented to use materials that are physically and visually compatible with the contributing property.***

Guidelines

- *Conserve masonry elements of contributing buildings identified as heritage attributes of the District.*
- *Repair rather than replace historical materials of exterior walls.*
- *Use traditional techniques of repair and qualified heritage professionals experienced in historical masonry.*
- *A mason who is a qualified heritage professional should determine an appropriate and compatible mortar mix and match the type of tooling and colour used for the original mortar.*
- *Prevent water infiltration by ensuring that the ground around the building foundation is properly graded, that eavestroughs are clear and in good repair, and that damaged or deteriorated wall cladding is promptly and properly repaired.*
- *Clean masonry only under the direction of a qualified heritage professional experienced in cleaning historical masonry.*
- *Clean masonry only when necessary to remove heavy soiling or graffiti, and choose a gentle cleaning method over abrasive techniques so as to not damage building material.*
- *Do not use water repellent coatings.*
- *The use of salt products at grade of masonry buildings is discouraged.*
- *If minor repair is not sufficient, undertake restoration of masonry elements by preserving what is salvageable and patching/piecing in new work.*
- *The exterior wall of alterations and additions on contributing properties should utilize materials that are visually and physically consistent with the contributing property.*
- *Contemporary materials, such as masonry cladding, stone, wood, metal, concrete and/or glass, which are visually and physically compatible with the existing material of the primary façade may be used within the secondary structure of an exterior wall.*
- *Colours, tones and finishes of exterior cladding should be selected to be physically and visually compatible with the contributing property.*

Figure 34: Example of addition to heritage building using visually and physically consistent material (brick) on the primary structure of the exterior wall, and contemporary material (concrete) on the secondary structure of the exterior wall. Address: 519 Church Street, Toronto (Vik Pahwa, 2014).



Figure 35: Example of addition to heritage building using visually and physically consistent material (stone) on the primary structure of the exterior wall, and contemporary cladding (glass) on the secondary structure of the exterior wall. Address: 144 Wellington Street, Ottawa (Doublespace Photography, 2015).



Figure 36: Example of a tall building addition to a heritage building employing, a step back, distinct massing and materials between the existing and new structures. Address: 700 Spadina Avenue, Toronto (Urban Toronto Database).



Figure 37: Detail of 700 Spadina Avenue, Toronto illustrating compatible materials (existing and new brick) separated by a physically articulated gap in a distinct material (glass) (Urban Toronto Database).



11.14 Roofs

Policies

- When designing *alterations* and *additions*, existing roof types, forms and profiles that express the *cultural heritage values* of the *District* shall be *conserved*.
- The design, form, and materiality of new roof types and profiles (e.g., slope, dormers, chimneys, etc.) and architectural elements (e.g. cornices) of *alterations* and *additions* shall be visually and physically *compatible* with and complementary to the *contributing property*.
- Rooftop *additions* and projections atop the roof, including but not limited to, mechanical penthouses, drainage components, solar panels, satellite dishes, skylights, decks, and new chimneys, shall be set back from the front or exterior façades of the *contributing property* and appropriately screened in order to not be seen from the sidewalk on the opposite side of the street to the fullest extent practical.

Guidelines

- Prevent water infiltration by ensuring that damaged or deteriorated roofing is promptly and properly *repaired*.
- Do not remove historical roof features.
- *Repair* rather than replace historical roof features.
- Replace only historical roof features that have deteriorated beyond *repair*, rather than replacing an entire roof. When the replacement of a historical roof or roof feature on a *contributing property* is necessary, replacements should be *in-kind*, *conserving* the historical appearance and materials of the roof or roof feature, and should be physically and visually *compatible* with the *contributing property* in terms of its appearance, materials, and features. In assessing the compatibility of a replacement roof or roof feature, the appearance, materials, and features of the replacement will be considered.
- Design eavestroughs and downspouts so that their form, material, and colour do not detract from the *District's heritage attributes* or *cultural heritage value*.
- *Restore* historical roof types, forms and features of *contributing properties* where they have been lost, as the opportunity arises and as based on documentary evidence of the roof's historical condition and documentary evidence, when available.
- *Rooftop alterations* may be permitted where determined to be appropriate, including the installation of features to increase building performance and life cycle.

- The roof types and rooflines of *new development* should be designed in a manner which mitigates impacts on and does not detract from visual features and visual relationships identified as *heritage attributes* within the *District*, and should enhance these visual features and visual relationships, where possible.

11.15 Accessibility

The *Accessibility for Ontarians with Disabilities Act* became law on June 13, 2005. The Act's overall intent is to make the province accessible by 2025 through establishing a variety of accessibility standards, (i.e. mandatory rules) for customer service, transportation, information and communication, employment, and the built environment. It is intended that accessibility standards will be phased in over time and are to be developed by people from the business and disability communities. The goal of the *Accessibility Standards for the Built Environment* is to remove barriers in public spaces and buildings. The standards for public spaces apply to new construction and planned redevelopment. It is anticipated that enhancements to accessibility in buildings will happen at a later date through *The Ontario Building Code*, which governs new construction and renovations in buildings.

Compliance with the *Accessibility for Ontarians with Disabilities Act* for heritage *properties*, specifically those designated under the Ontario Heritage Act have yet to be fully addressed in legislation. Past practice suggests that greater accessibility must be met, but with a modified standard for designated heritage *properties*. This is intended to take into account the value of heritage buildings and authentic heritage fabric, architectural features, and historical spaces.

Policies

- **This Plan supports the accessibility of heritage *properties*, but attempts to ensure that, as with other *alterations*, adverse impacts to *cultural heritage resources* are minimized or avoided. This includes the consideration for *alterations* to support accessibility which can be made reversible.**

Guidelines

- Modifications to buildings and features on *contributing properties* are generally permitted in order to improve accessibility.
- The *alteration* of buildings and features to provide accessibility should minimize the removal of heritage fabric and construct accessible features which are removable or can be made reversible.
- When providing accessible entrances, they should be as close to the primary entrance as possible however maybe located at side or rear facades, wherever appropriate, while ensuring buildings are accessible.



11.16 Code Compliance

Policies

A process shall be developed whereby each and every proposed fire, life safety, signage, security, servicing, and code intervention is reviewed by a code and life safety consultant (as required for the particular intervention) skilled in heritage work (as required for the particular intervention); skilled in the usage of the Ontario Building Code Part 11 Alternate Measures; and skilled in Building Code Commission (B.C.C.)[1] applications.

12.0 Policies and Guidelines for Non-Contributing Properties

The following policies and guidelines have been developed to appropriately guide change on *non-contributing properties* to be consistent with the objectives of the *District*. The policies and guidelines apply only to *property owners* proposing *additions or new development* on their *property* and are not meant to require other *property owners* to make changes to their *property* to align with these policies and guidelines. For general *maintenance* standards, please refer to the *Property Standards Bylaw* (By-law Number (2000)-16454).

Policies are required components of the designating bylaw and are not discretionary, unless otherwise indicated. The guidelines provide suggested methods for satisfying associated policies, but do not carry the mandatory weight of policy. Guidelines recognize that there may be a variety of strategies that could satisfy any given policy.

Figure 38: The Bookshelf at 41 Quebec Street (A.S.I., 2023).



12.1 Understanding

Non-contributing properties are located within the boundaries of the *District* and have been determined not to express the *cultural heritage values* of the Downtown Guelph H.C.D. These *properties* may be subject to additions, *alterations*, and *new development*, including *demolition* activities, provided that these activities are sympathetic to and support the *cultural heritage values* of the *District*. While these *properties* do not directly express the *cultural heritage values* of the *District*, changes on these *properties* have the potential to impact the *District* in negative, positive, or neutral ways.

New development should be designed to conserve and enhance the *District's heritage attributes*. *New development* should contribute to the overall *cultural heritage values*, *heritage attributes*, and sense of place of the *District*, and will be expected to respect and build upon the *District's cultural heritage value*. Each project must therefore start with an understanding of the *District's cultural heritage value* and *heritage attributes*.

Policies

- ***New development on non-contributing properties shall be complementary to the District's cultural heritage value and heritage attributes while reflecting its own time.***

Guidelines

- Avoid creating a false historic appearance. Design *new development* to be complementary to but not replicate the architectural style of *surrounding contributing properties*.
- Prior to issuance of a heritage permit, the municipality may require that a *Cultural Heritage Resource Impact Assessment* be completed, according to the City of Guelph *Cultural Heritage Resource Impact Assessment* Guidelines, to determine any potential impacts.
- When a *Cultural Heritage Resource Impact Assessment* is required by the municipality, a condition assessment should be undertaken to determine if *heritage attributes* exist beneath the building's cladding. If *heritage attributes* are identified via the condition assessment or *demolition* process, an appropriate mitigation strategy should be developed.

Figure 39: The Gummer Building with additions at 5 Douglas Street (A.S.I., 2023).



Figure 40: The modern addition at the right of the image, replacing part of the historic Corbett Block, responds to historical rhythm of facades along the streetscape (Google Streetview, 2017).



12.2 Demolition

Policies

- **Demolition of buildings on a *non-contributing property* may be permitted through the heritage permit process, where suitable, to accommodate new growth and development within the *District*. Demolition activities shall not begin until plans for the replacement building(s) have been submitted and approved by Council and a heritage permit has been issued by the Planning Department.**

12.3 Additions and New Development

Although *non-contributing properties* do not express the *cultural heritage values* of the Downtown Guelph H.C.D. or contain *heritage attributes, additions and new development* on these *properties* do have the potential to significantly and adversely impact the *District's cultural heritage values*. Therefore, it is the intent of this Plan that proposals for *additions and new development* demonstrate that these activities will have a neutral or positive impact on *cultural heritage values* of the *District* as a whole and where *negative impacts* are expected, those effects are avoided and/or mitigated to the fullest extent possible.

Policies

- **Additions and new development on *non-contributing properties* shall respect the *cultural heritage values* of the *District* and be visually and physically *compatible*, appropriately transitioning to *surrounding contributing properties*.**
- **Additions and new development on *non-contributing properties* shall be designed in a manner which minimizes significant adverse impacts (e.g., shadowing, incompatible scale, obstruction of visual features and visual relationships,) on the *cultural heritage values* of the *District, contributing properties, and the surrounding streetscape context*.**
- **Any new development adjacent to public squares, open spaces, and/or other *public realm heritage attributes* shall be visually and physically *compatible* with the *cultural heritage values* of the *District* and these *public realm assets*.**

Guidelines

- *Additions and new development* should be complementary to the *District's cultural heritage value* and heritage attributes and recognized as products of their own time.
- The *heritage attributes* of the *District* may serve as design inspiration for *additions and new development*. A contemporary design should clearly delineate between *contributing properties* and contemporary buildings.



- Interpretative programming such as signage or plaques should be integrated into private *new development* projects and/or within the *public realm*, to communicate an individual site's *cultural heritage value* or history in relation to the Statement of *District* Significance and to emphasize its physical, functional, visual or historical relationships with other sites or features within the *District*.

12.4 Siting

Policies

- ***Additions and new development shall be sited to generally reflect and maintain the building setbacks on existing surrounding properties.***
- ***Additions and new development shall be positioned parallel to the property line to ensure uniformity of built form, framing of the street, and to create continuous streetwalls along commercial streetscapes. On corner lots, or through-lots with multiple frontages, additions and new development shall be positioned parallel to both property lines.***
- ***Additions and new development shall be sited to occupy the majority of the street frontage to provide a continuous streetwall that reflects the historical building fabric along commercial streetscapes.***

Figure 41: Illustration showing the potential redevelopment (for demonstration purposes only) of a *non-contributing property* that is currently vacant.



Guidelines

- Where *additions* or *new development* surround a *contributing property*, the *contributing property's setback* should take precedence. Alternatively, where *additions* or *new developments* surround a *contributing property*, additional *setbacks* from the *contributing property* may be appropriate to enhance the prominence of the *contributing property*.
- Where a consistent *setback* is not established, *additions* or *new development* should provide a *setback* that generally aligns with the predominate *setbacks* within the *District* boundaries.
- Small variations in *setbacks* (up to 1.0m) may be appropriate to create visual interest in the *streetscape* and/or to accommodate additional pedestrian space, provided the *cultural heritage values* of the *District* are not negatively impacted.
- On corner sites, *additions* and *new development* should address all frontages and should generally align with the *setback* pattern and alignment of *surrounding* buildings on both streets. Increased *setbacks* directly at the corner may be appropriate to recognize and enhance the corner function and to accommodate unique built forms.
- Small breaks in the established *streetwall* may be appropriate in some cases to accommodate mid-block pathways, enhance pedestrian connectivity, protect visual relationships, and/or provide a new public space or privately-owned public space, where feasible.
- On larger sites, small breaks in the established *streetwall* are encouraged to provide mid-block connections. This is particularly important where interfaces with existing mid-block connections can be facilitated to enhance pedestrian circulation.
- Vehicle access and parking (above and below grade), as well as service and loading facilities, should be located at the rear of the site and to avoid interrupting the primary *streetwall* and the *public realm*. Vehicle access from the predominant public-facing *streetwall* is discouraged.
- Utility equipment (including but not limited to utility boxes, waste storage, air conditioner compressors, utility meters and transformers) should generally be located away from the *public realm* to minimize visibility from the street. Where this cannot be achieved, efforts should be made to reduce the visual impacts of utility equipment through screening, integration into the building, landscaped buffers, and/or murals/wraps.

12.5 Scale and Massing

Policies

- The scale and massing of *additions* and *new development* on *non-contributing properties* shall be visually and physically *compatible* with surrounding *contributing properties* and/or complementary to the *cultural heritage values* of the *District*.
- The scale and massing of *additions* and *new development* on *non-contributing properties* shall be designed to reinforce and enhance the *cultural heritage values* and *heritage attributes* identified in the Statement of *District Significance*.
- Where a *non-contributing property* is part of a visual feature or visual relationship identified as a *heritage attribute* of the *District*, the scale and massing of any *additions* and *new development* on this *property* shall be designed in a manner that does not adversely impact the visual feature or visual relationship.

Guidelines

- The scale and massing of *additions* and *new development* on *non-contributing properties* should be visually and physically *compatible* with, and complementary to, the established height of *surrounding* buildings. Where *additions and new development* are near *contributing properties*, additional consideration of scale and massing may be appropriate to transition to and/or to provide separation from the *contributing property*.
- *Additions* and *new development* shall respect and reinforce the *District* as a pedestrian-scaled and historical area within the city of Guelph with visual, physical, and notional connections to the landscape *heritage attributes*.
- On corner sites, *additions* and *new development* should equally address all street frontages forming the historical street network with a specific focus on massing the building to enhance its corner function through chamfered, rounded or otherwise enhanced corner design that reflects Guelph's radial street network.
- Where height beyond the established *streetwall* is determined to be appropriate, upper-storey *stepbacks* and moderate floorplate sizes are encouraged to maintain a podium height that reflects the established *streetwall*.
- Ground floor heights of *additions* and *new development* should be *compatible* with *adjacent contributing properties* to accommodate a range of residential and commercial uses.
- The scale and massing of *additions* and *new development* should protect and enhance visual features and visual relationships identified as *heritage attributes of the District*.

12.6 Articulation and Proportions

Policies

- The articulation and proportions of *additions* and *new development* shall be visually and physically *compatible* with, and respond to, *surrounding contributing properties* by providing consistent horizontal datum lines, vertical rhythms and divisions, and floor to ceiling heights.
- Where *additions* and *new development* are not near to a *contributing property*, articulations and proportions shall be developed based on an analysis of the broader *heritage attributes* within the *District* and/or those forming the *surrounding* block frontage.
- Articulation and proportions of *additions* and *new development* shall ensure a high-quality pedestrian environment and a human-scaled *public realm* which is safe, accessible, and comfortable.
- Where a *non-contributing property* is located within or *surrounding* a visual feature or visual relationship identified as a *heritage attribute* of the *District*, the articulation and proportions of an *addition* or *new development* shall be designed in a manner which does not adversely impact the visual feature or visual relationship.

Figure 42: Potential redevelopment (for demonstration purposes only) of a non-contributing *property* that is currently vacant and within the *surrounding* area of existing *contributing properties*.



Guidelines

- The articulation and proportions of individual storeys of *additions* and *new developments* should be visually distinct to delineate the human-scaled proportions of the interior units.
- Within mixed-use buildings, the ground floor should be visually distinct from upper storeys and be designed to be *compatible* with the upper storeys of *surrounding contributing properties*. Ground floors should be designed with human-scaled proportions. Delineation of ground floors may be accomplished via the use of projecting mouldings, intermediate cornices, variations in material and colour, changes in rhythm of glass paneling, and/or other architectural details.
- *Additions* and *new development* should be divided into symmetrical facade units, or ‘bays,’ to reflect the articulation and proportions of *surrounding contributing properties* and to express individual commercial or residential units through distinctive architectural detailing. This may be accomplished through vertical divisions between the bays, and where contextually appropriate, using architectural detailing including but not limited to changes in materials, variations in colour, pilasters or columns.
- The scale of individual facade units should generally reflect the interior use. For example, larger at-grade retail units (or other uses) may have less divisions to avoid faux and/or unnecessary articulation.
- *Additions* and *new development* on, or *surrounding properties* that are a single or semi-detached residential typology, should reinforce established articulation and proportions.
- On corner sites, *additions* and *new development* should utilize articulation and proportions that equally address all visible street frontages with a specific focus on elements that enhance its corner function.
- Where a *non-contributing property* is located within or *surrounding* a visual feature or visual relationship identified as a *heritage attribute* of the *District*, the articulation and proportions of an *addition* or *new development* should be used to frame and enhance identified visual features or visual relationships.
- Where a *new development* provides parking at, or above-grade, in the podium, careful articulation and proportionality should be utilized to match the remainder of the building and ensure the parking is not evident from the *public realm*. Blank facades on above ground parking structures, especially where facing the *public realm*, are highly discouraged.

12.7 Entrances and Windows

Policies

- ***Additions and new development* shall provide a fenestration design (window opening and entrance door pattern) which is visually and physically *compatible* with and complementary to *surrounding contributing properties*.**
- **Where *additions and new development* are not near to a *contributing property*, fenestration shall be determined based on an analysis of the broader *heritage attributes* within the *District*.**

Guidelines

- The majority of the ground floor of commercial *properties* should be comprised of transparent glazing to promote a high level of visibility and active frontages at the street level. The amount and style of glazing should generally reflect the *surrounding contributing properties*. Mirrored and tinted glazing should be avoided.
- Where the *surrounding* block frontage is comprised of residential building typologies, fenestration design should generally be appropriate for the building scale, style and use.
- On corner lots, or through lots with multiple frontages, *additions and new developments* should reflect a consistent amount of fenestration on each street.
- Windows and doors should be horizontally and vertically aligned with those of buildings on *surrounding contributing properties*.
- Primary entrances may be recessed to reflect traditional ground floor composition of *contributing properties*, where contextually appropriate.
- The size, materiality and detailing of windows and doors for *additions and new development* should be visually and physically *compatible* with those of *surrounding contributing properties* where contextually appropriate.

12.8 Exterior Walls

Policies

- ***Additions and new development* shall ensure that exterior walls are visually and physically *compatible* with and complementary to the *cultural heritage values of surrounding contributing properties* within the *District*.**
- **Exterior walls of *additions and new development*, including finishes, materials, and other architectural elements, shall be informed by an analysis of *surrounding contributing properties and heritage attributes* within the *District*.**
- **Exterior wall finishes and materials of *additions and new development* shall be durable and reflect a high quality of design and craftsmanship.**

Guidelines

- The exterior walls of all building facades visible from the *public realm* including, as applicable, the side and rear elevations of any *addition or new development*, should be finished in a similar quality as the principal street façade.
- Exterior walls should provide architectural elements and materials that are visually and physically *compatible* with the limestone and brick exterior walls that are predominant on *contributing properties* within the *District*.
- *Masonry* should be the visually predominant material on the primary and principal street façades of *additions and new developments*.
- Contemporary materials, such as wood, metal, and/or glass may be permitted in the upper storeys or within the *secondary structures* of exterior walls or façades, depending on suitability. Such an application should demonstrate that the use of contemporary materials is *compatible* with *masonry* applications on the *primary structure* of exterior walls or façades and that proposed colours, tones and finishes are visually and physically *compatible* with *surrounding contributing properties*.
- The materiality and architectural elements of exterior walls on ground floors and lower storeys should be carefully considered to be visually and physically *compatible* with the rhythm, scale, and proportions of *surrounding contributing properties*. The architectural elements and materiality of exterior walls on upper storeys, including but not limited to cornices and parapets, should also be carefully considered and designed as they can provide a distinctive upper edge to the building's façade.
- The colour palette of materials proposed for the exterior walls of *additions and new development* should be visually and physically *compatible* and not detract from the *heritage attributes of surrounding contributing properties*.

- Where an *addition* or *new development* faces the *public realm*, including any visible side and rear elevations, all exterior walls and materiality should be finished to a similar standard as the principal façade, though fewer decorative elements may be appropriate.

12.9 Roofs

Policies

- **The design, form, and materiality of proposed roofs and rooflines (e.g., slope, dormers, chimneys, etc.) and architectural elements (e.g. cornices) of *additions* and *new development* shall be visually and physically *compatible* with and complementary to the *cultural heritage values of surrounding contributing properties* within the *District*.**
- ***Additions* and *new development* shall be visually and physically *compatible* with the form of established rooflines of *surrounding contributing properties*.**
- **The roofs for *additions* and *new development* shall be developed based on analysis of *surrounding contributing properties* and *heritage attributes* within the *District*.**
- **Rooftop *additions* and projections atop the roof shall be set back from the front or exterior façades in order to not be seen from the sidewalk on the opposite side of the street to the fullest extent practicable.**

Guidelines

- *Additions* and *new development* should provide flat or near flat roofs, with opportunities for turrets and other design features at corner locations, in keeping with the broader *heritage attributes* within the *District*.
- *Additions* and *new development* on, or *surrounding, properties* that are a single or semi-detached residential typology residential typology should utilize roof style that is period-correct and appropriate for the building scale, style, and use.
- Rooftop mechanical equipment should be screened using appropriate building materials, parapet designs, and facade treatments.
- The roof and rooflines of *additions* and *new development* should be designed in a manner which mitigates impacts on and does not detract from existing views within the *District*, and should enhance these views, where possible.

12.10 Signage, Awnings and Exterior Lighting

Policies

- **New signage shall be provided in accordance with the City of Guelph Sign Bylaw (2021-20621).**
- **New signage, awnings, and exterior lighting for *non-contributing properties* shall be physically and visually *compatible* with the *cultural heritage values* of the *District*, including the scale of these features on nearby *contributing properties*. New signage, awnings, and exterior lighting shall not mimic these features found on *contributing properties* and should be of its own time.**
- **The commercial signage and exterior lighting for *non-contributing properties* shall be developed based on analysis of *surrounding contributing properties* and *heritage attributes* within the *District*.**
- **New signage, awnings, and exterior lighting for *non-contributing properties* shall be well integrated within the overall design of the building façade and shall not detract from the *surrounding contributing properties*. It should be demonstrated that such treatments will not negatively impact the *cultural heritage values* of the *District*.**

Guidelines

- *New development* should incorporate signage to be an integrated feature of the façade rather than an overlaying feature which dominates or detracts from architectural elements.
- Exterior lighting may be incorporated to highlight architectural elements of *new development*, where appropriate. Where exterior lighting is proposed, fixtures should be carefully considered to ensure that their design, location, and intensity are *compatible* with *surrounding contributing properties* and do not negatively impact the *cultural heritage values* of the *District*.
- Locate and design signage and exterior lighting on *non-contributing properties* so that it does not detract from or obscure the *cultural heritage values* or *heritage attributes* of the *District*, including features of exterior walls, roofs, windows, storefronts, and the scale and rhythm of building frontages.

12.11 Parking Lots and Aboveground Parking Structures

The Downtown Secondary Plan envisions a distinct urban centre with the area seeing an increase in people living in the downtown. With more people living locally in Downtown Guelph, the balance and character of parking facilities will evolve.

Policies

- **New parking shall be below-grade where technically feasible.**
- **Aboveground parking structures shall be well-integrated into developments and lined with street-level commercial and residential uses to diminish their appearance and minimize *negative impacts* on the *public realm* and the *cultural heritage values* of the *District*.**
- **While new surface parking lots are not encouraged, any new surface parking areas shall be scaled, designed, screened from view, and located away from the *public realm* to minimize visibility from the street. *Streetscape* and signage elements should be physically and visually *compatible* with the *cultural heritage values* of the *District* and its *heritage attributes*.**

Guidelines

- Loading areas should be screened from view and located away from the *public realm* to minimize visibility from the street.
- Vehicle parking areas, including above and below ground parkades or surface parking lots, should be accessed via side streets and laneways, where possible, to avoid interruption of primary facades and the *public realm*.
- Where a *new development* provides an at-grade or above-grade parking structure, the structure should be not be visible from the *public realm*. *New development* should screen parking structures with active uses, complementary fenestration pattern, and/or a materiality which enhances the *streetscape* and does not detract from the *public realm*. Blank facades screening aboveground parking structures, especially where facing the *public realm*, should be avoided.

12.12 Adjacency to the District

The policies and guidelines contained in this plan are not applicable to *properties* that are *adjacent* to or outside of the *District Boundary* (Figure 43). *Properties adjacent* to the *District Boundary* are subject to the direction of Policy 4.6 (3) of the Provincial Planning Statement and the City of Guelph Official Plan, which provides policies related to ‘Development and Site Alteration Adjacent to Protected Heritage Property’ (Section 4.8.4). Through designation as an H.C.D., all *properties* within the *District Boundary* would be considered ‘Protected Heritage Property,’ and *adjacent properties* would therefore be subject to the relevant policies of the Official Plan.

Figure 43: *Properties adjacent* to the *District Boundary*.



13.0 Policies and Guidelines for Parks and Public Realm

These policies describe what is required when undertaking work within the *District's* parks and *public realm* (See Figure 9).

Policies are required components of the designating bylaw (in bold) and are not discretionary, unless otherwise indicated. The guidelines (in regular font) provide suggested methods for satisfying associated policies, but do not carry the mandatory weight of policy. Guidelines recognize that there may be a variety of strategies that could satisfy any given policy.

13.1 Speed River

The Speed River and the Grand River watershed have shaped how people interacted with these lands for thousands of years. The river is an important feature that would have historically drew the Hatiwendaronk, Anishinaabe, and the Haudenosaunee to the city of Guelph, a pattern which persists today with Indigenous peoples continuing to live and work within the city.

The Speed River, as a tributary of the Grand River and its major tributaries, the Conestogo, Eramosa, Nith, and Speed Rivers, are designated Canadian Heritage Rivers due to both outstanding human heritage features and values, as well as the excellence of recreational opportunities. The bend in the river, just as it is joined by the Eramosa River, contributed to the layout of Guelph's unique radial street plan.

Policies

- **The Speed River and the south riverbank shall be *conserved* in the process of future change. This may involve renaturalization strategies along the river's edge, as well as other approaches that are implemented to promote the long-term sustainability and health of the river.**
- **Natural heritage features shall be identified, preserved and enhanced where feasible, and recognized through interpretative programming, such as signage, plaques, or wayfinding installations, to be developed as part of private development projects and City undertakings on municipally-owned *property* and/or within the *public realm*.**
- **The City shall identify opportunities for interpretative installations and/or public art programming that can be implemented within the *District* to enhance understanding of Indigenous relationships with land in the area. Additionally, the City shall identify opportunities to install a supplementary installation at the site of the plaque commemorating the founding of Guelph on the corner of MacDonnell Street and Wellington Street to acknowledge the long history of Indigenous land uses in the area prior to 1827.**



- The location of existing crossings over the Speed River shall be retained to effectively express the *District's* historical circulation networks and evolving relationships to the Speed River. This may involve retention of physical aspects of existing bridging points and/or implementation of commemorative or interpretative features (Figure 45), on site or in other locations, that document the evolution of bridging points along the Speed River *adjacent* to the District.
- Bridges identified as *heritage attributes* of the District shall be *conserved*. Where bridges are *heritage attributes* of the *District* and are subject to *repair* or replacement, *conservation* and/or mitigations options shall be considered by the City.

Guidelines

- The location of the Speed River alongside downtown should be identified and recognized through interpretative programming, such as signage; plaques or wayfinding installations, to be developed as part of private development projects and City undertakings on municipally-owned *property* and/or within the *public realm*.
- The *Ontario Heritage Bridge Guidelines for Provincially Owned Bridges* (Ministry of Transportation, 2008) should be used as best practice guidance in the *conservation* and management of the bridges.
- The following provides a list of *conservation* and/or mitigation options for bridges that are typically considered in the order of priority as listed below:
 - Retention of the bridge with no major modifications being undertaken;
 - Retention of the bridge but with sympathetic modifications;
 - Retention of existing bridge with sympathetically designed new structure in proximity;
 - Retention of existing bridge, no longer in use for vehicular purposes but adapted for new uses such as pedestrian walkways, cycle paths or scenic viewing platforms;
 - Relocation of existing bridge to appropriate new site for continued or adaptive re-use; and,
 - Retention of existing bridge as a heritage monument, not in use, for viewing purposes only.
 - Where bridge removal is required, it should be replaced with a sympathetically designed structure. Where possible, salvage elements and members of the bridge for incorporation into the new structure or for future *conservation* work or displays. Prior to bridge removal, full recording and documentation of the existing structure should be completed.

Figure 44: A public artwork on a public promenade by the water in Perth, Australia (Artwork: First Contact by Laurel Nannup, Photo: Mark Steele, 2025).

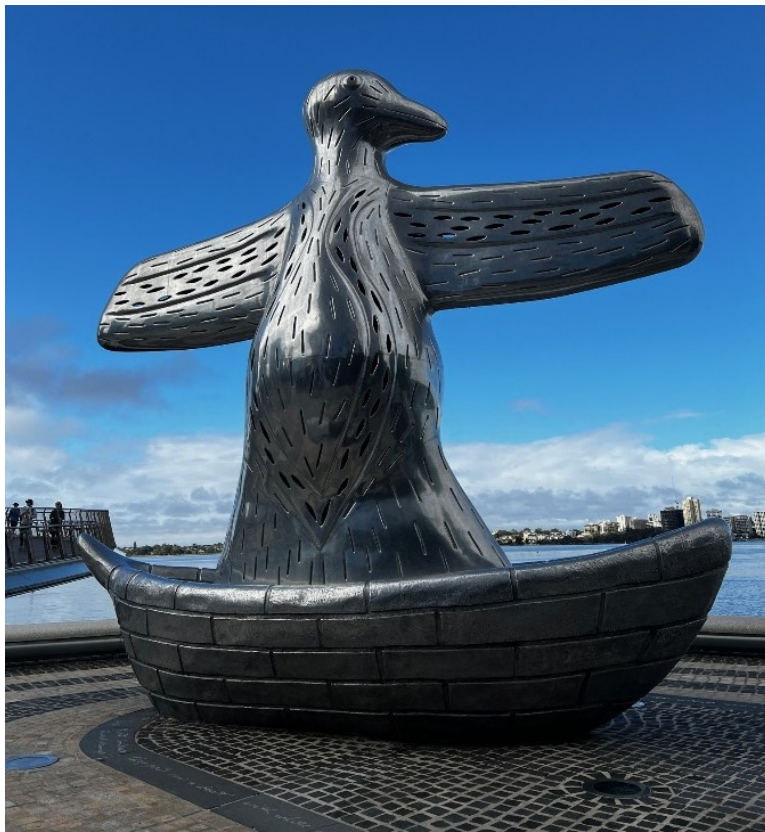


Figure 45: Memorial artwork on a historic railway bridge in Melbourne, Australia (Artwork: The Travellers by Nadim Karam, Source: Wikimedia Commons).



13.2 Parks

The parks within the *District* are *heritage attributes* of the Downtown Guelph Heritage Conservation District (H.C.D.). These parks mark the edges of the *District* and function as both civic spaces and gateways that define the historical *cultural heritage values* of the *District* and that create important green spaces. These parks are passive recreational spaces that include commemorative civic features.

Policies

- **Parks that express the *cultural heritage values* of the District shall be *conserved*. The introduction of *new development* in the District shall demonstrate that the proposed changes are *compatible* with these sites.**
- **The significance of the parks shall be communicated onsite via interpretive programming.**

Guidelines

- Passive recreational activities and gathering places (not requiring significant supportive infrastructure) should remain the primary use of the parks. The parks are not suited to active recreational facilities, such as new recreation or play equipment.
- *Alterations* to these parks should respect the historical significance and social and community value of these spaces as described in this Plan. Proposed design treatments should enhance the overall setting and history of the site and should *conserve* their *heritage attributes*, including but not limited to circulation patterns and systems, visual relationships within and without, vegetation, and built features such as building remnants, walkways, commemorative installations, plaques, benches, and seating areas. The practice of commemorative and civic qualities are encouraged to continue within the parks.
- Impacts of *alterations* proposed for these parks may be assessed and evaluated through preparation of a *Cultural Heritage Resource Impact Assessment*. Any *new development* within and *surrounding* parks should be undertaken to be visually and physically *compatible* with the *cultural heritage values* of the *District* and these *public realm* assets.
- Interpretative programming such as signage or plaques should be integrated into undertakings on municipally-owned *property* and/or within the *public realm*, to communicate an individual site's *cultural heritage value* or history in relation to the *District's* Statement of Significance and to emphasize its physical, functional, visual or historical relationships with other sites or features within the *District*.

13.3 Public Squares

The public squares within the *District* are *heritage attributes* of the Downtown Guelph H.C.D. Public squares function as civic spaces that define the historical *cultural heritage values* of the *District*. St. George's Square sits at the intersection of Wyndham Street North, Quebec Street, and Douglas Street and has been a focal point of the downtown since Galt's original plan was laid out in 1827. The Market Ground was laid out as a large triangular space which has since been divided by the railway and integrated a variety of civic functions including the Armoury and Drill Hall, Guelph Central Station, the Provincial Offences Court (Old City Hall), and the Guelph Farmers' Market. Market Square (Figure 47) carries on the open space function of the Market Ground as the forecourt of Guelph City Hall which includes skating and water play. Public squares provide a place for social, cultural, and recreational opportunities within the *District*. In addition to these dedicated public squares, parks in *District* also at times function as public squares.

Policies

- **Public squares that express the *cultural heritage values* of the Downtown Guelph H.C.D. shall be *conserved*.**
- **The introduction of *new development* in the Downtown Guelph H.C.D. shall demonstrate that the proposed changes are *compatible* with these sites.**
- **The significance of these public squares shall be communicated on site via interpretive programming.**

Guidelines

- *Alterations* to these public squares should respect the historical significance and social and community value of these spaces as described in this Plan. Proposed design treatments should enhance the overall setting and history of the site. The practice of commemorative and civic qualities are encouraged to continue within the parks.
- Impacts of *alterations* proposed for these public squares may be assessed and evaluated through preparation of a *Cultural Heritage Resource Impact Assessment*. Any *new development* within and *surrounding* public squares should be undertaken to be visually and physically *compatible* with the *cultural heritage values* of the *District* and these *public realm* assets.
- Interpretive programming such as signage or plaques should be integrated into undertakings on municipally-owned *property* and/or within the *public realm* (Figure 46), to communicate an individual site's *cultural heritage value* or history in relation to the *District's* Statement of Significance and to emphasize its physical, functional, visual, or historical relationships with other sites or features within the *District*.

Figure 46: Forrest Place Square in Perth, Australia connects contemporary and heritage architecture and creates an active public gathering space that includes public art and heritage interpretation (Mark Steele).



Figure 47: Market Square in Guelph is an active social, cultural, and recreational space (Mark Steele).



13.4 Gateways

Gateways are points that mark a sense of entry into the *District*. Sites that function as gateways into the *District* provide ideal opportunities to introduce consistently branded wayfinding and interpretation strategies across the *District* and to curate focused messages and content that articulate the *District's* significance, lost features, and important relationships.

Policies

- **The introduction of *new development* in the Downtown Guelph H.C.D. shall demonstrate that the proposed changes are *compatible* with the following gateway sites**
 - **Five points intersection at Norfolk Street, Woolwich Street and Norwich Street**
 - **Wyndham Street South at Farquhar Street**
 - **Waterloo Avenue at Gordon and Norfolk streets**
 - **Eramosa Road and Wyndham Street**
 - **Macdonell and Woolwich streets**
 - **Norfolk and Quebec streets**
 - **Parks within the *District***
- **Where opportunities arise, the history and significance of the *District* shall be communicated publicly via a consistent wayfinding and interpretation strategy linked to the *District's* Statement of *District* Significance and located at gateway sites throughout the *District* and which is consistent with the Downtown's *Streetscape* Guidelines and other City-led planning initiatives in the Downtown.**

Guidelines

- Gateway treatments can be realized through the use of: specialized paving treatments, painted crosswalks, special lighting, banners, public art installations, planting and street trees, street furniture, interpretative signage or plaques, and/or murals for example (Figure 49 and Figure 48).
- These treatments should be scaled appropriately to the site and where repeated through the *District*, should use consistent design treatments and/or visual language.
- Interpretative programming such as signage, plaques, or public art should be developed as part of private development projects and City undertakings on municipally-owned property and/or within the *public realm*, to communicate an individual site's *cultural* heritage value or history in relation to the *District's* Statement of Significance and to

emphasize its physical, functional, visual or historical relationships with other sites or features within the *District*.

- The City should establish a consistent wayfinding and branding strategy for the *District* that is linked to the *District's* Statement of Significance and emphasizes its physical, functional, visual or historical relationships with other sites or features within the *District* and the rest of the downtown.

Figure 48: This pergola roof acts as a pedestrian gateway into MacEwan Terrace Garden in Mississauga, Ontario (Mark Steele).



Figure 49: This sculpture acts as a gateway at the University of Toronto Mississauga campus while demonstrating local materials (Mark Steele).



13.5 Visual Features and Relationships

In the *public realm*, existing street and block layouts result in the experience of visual relationships along streets and from high points of land that offer glimpses of significant trees and sites, such as civic buildings, public squares, and religious buildings, and in some cases when combined with a gateway signal an entry point to the *District*. These visual qualities and relationships provide the area with an aesthetically pleasing quality and contribute to how the area is experienced. Avoiding adverse impacts to these visual qualities and relationships will be important to *conserve the cultural heritage values* of the *District*.

Policies

- **Identified visual features and relationships which are *heritage attributes* of the *District* shall be conserved and where changes are planned, significant impacts should be avoided.**

Guidelines

- Changes in the *public realm*, such as planting of street trees and installation of street furniture should be planned to maintain sight lines.
- Design *new development* and undertake *alterations* and/or *additions* to existing buildings to enhance visual features or visual relationships identified as *heritage attributes* of the *District*. This may include design of new buildings, *alterations*, and/or *additions* to match established proportions and avoiding introduction of features that will negatively *alter* or obscure historical visual relationships.

- Plan public art installations to avoid *negative impacts* to or obstruction of *heritage attributes*, including visual features and relationships.
- Plan and undertake utility and public works improvements to avoid *negative impacts* to or obstruction of *heritage attributes* including visual features and relationships.

13.6 Accessibility

The Accessibility for Ontarians with Disabilities Act became law on June 13, 2005. The Act's overall intent is to make the province accessible by 2025 through establishing a variety of accessibility standards, (i.e. mandatory rules) for customer service, transportation, information and communication, employment, and the built environment. It is intended that accessibility standards will be phased in over time and are to be developed by people from the business and disability communities. The goal of the Accessibility Standards for the Built Environment is to remove barriers in public spaces and buildings. The standards for public spaces apply to new construction and planned redevelopment.

Guidelines

- The planning of *public realm* improvements such as sidewalk widening should include consultation with the Accessibility Advisory Committee early in the process to ensure that cultural heritage and accessibility requirements are considered simultaneously in order to achieve a solution that meets the needs of both, as much as is feasible.
- As outlined in the regulations associated with the Accessibility for Ontarians with Disabilities Act, the City is permitted to vary some of the standards associated with public walkways. Additional exceptions may be added in the future. It is important that any exceptions to compliance with standard accessibility requirements are implemented in such a manner as to not put people at risk.
- Accessibility should be considered in the selection of materials, finishes, and installation (Figure 50 and Figure 51). Refer to the Accessibility for Ontarians with Disabilities Act guidelines.
- It is important that any *alterations* or additions to the *streetscape* ensure that there is accommodation and safety for pedestrians, as well as for a wide variety of other users and in particular cyclists, public transit, and people with mobility limitations and partial vision.
- The underlying principle for additions and *alterations* to sidewalks is that they should allow accessibility and barrier free travel for pedestrians with a variety of challenges. Intersections may be *altered* with the addition of high contrast surface textures.

- There is a balance to be made between the smooth surface required by mobility devices and the identification of landings at intersections for those with partial vision. It is important that the choice of materials for *alterations* or additions complements the traditional *streetscape* now found within the *District*. Concrete continues to be well suited for the continuation for sidewalks, curbs, landings, and other features in the *streetscape*.

Figure 50: Although this paving treatment helps to identify the public Fed Square in Melbourne, Australia, the rough surface would not be compliant with accessibility standards in the City of Guelph (Mark Steele).



Figure 51: More accessible pavers at Capital Park in Victoria, British Columbia. The surface is lightly textured, low-glare, and the pattern is not visually overwhelming. The blocks are tightly jointed and define separate spaces for circulation and furnishings (Mark Steele).



13.7 Street Network

Circulation patterns, such as the street network established by the radial plan through the downtown are indicative of its historic development patterns.

Policies

- **The street network established by the radial plan shall be conserved.**
- **Should the Quebec Street Mall be redeveloped, the alignment of Quebec Street should be maintained and this portion of the radial plan street enhanced to reflect its *cultural heritage value*.**

Guidelines

- The existing pedestrian routes should be retained and extended where possible, and the creation of new mid-block connections in the design of *new development* is encouraged.
- Small breaks in the *streetwall* established by *contributing properties* and continued by *new development* and/or *additions on non-contributing properties* may be appropriate to accommodate mid-block pathways, enhance pedestrian connectivity, or provide a new public space or Privately Owned Public Space, where feasible.
- A variety of uses and functions should be facilitated, including but not limited to pedestrian and bicycle use, active uses at grade, and creative and cultural activities within the *public realm*.

13.8 Street Trees, Furniture, Lighting and Paving

The Downtown *Streetscape* Manual & Built Form Standards (July 2014) provide recommendations for Downtown Guelph that are consistent with the downtown's *cultural heritage value* and *heritage attributes*. These Standards can be utilized when carrying out improvements to street trees (Figure 52), furniture, lighting and paving within the *public realm*.

Policies

- **Public realm improvements relating to introduction of new street trees, furniture, lighting and paving shall reinforce and enhance the *cultural heritage values* of the Downtown Guelph H.C.D.**
- **Falsely historical features, furnishings, landscaping treatments and fixtures shall not be utilized within the *public realm*. This includes lighting, benches, tree grates, tree guards, trash and recycling receptacles, parking equipment, and similar. Features and fixtures that are simple shall be selected.**

Figure 52: The street trees at the South Bank Promenade in Melbourne, Australia enliven the space of the main street (Mark Steele, 2025).



13.9 Utilities and Public Works

Policies

- **All major municipal service and utility works carried out by the City of Guelph and their providers shall meet the requirement of this Plan.**
- **Heritage Planning shall be consulted prior to work relating to public works and utility upgrade being undertaken within the *District* and shall be presented, at the discretion of staff, to the Heritage Advisory Committee for review and approval.**
- **Installation of under and above ground services, and other public works or utilities shall avoid non-reversible and visible *alterations to contributing properties or surrounding contributing properties*.**

Guidelines

- Utility boxes and meters should be located in an inconspicuous but accessible location, preferably along the side of the building.
- Transformers should be pole-mounted, or located out of view of the *public realm*.
- New or replaced underground infrastructure should be consolidated and located as close to the centre of the roadway as possible to allow ongoing and enhanced use of the *public realm*.

14.0 Recommendations

14.1 Public Awareness and Implementation

The enactment of the Plan is an opportunity to facilitate heritage awareness within the *District* as it relates to heritage *conservation*. City staff will work with the Downtown Guelph Business Association, the Councillor's office, and other community members to increase awareness of the benefits of heritage *conservation* within the *District*. City staff will use the Plan to inform other City initiatives, including but not limited to culture and economic development.

14.2 Financial Incentives

The City does not have any active programs offering financial assistance or incentives to *property* owners of designated *property* to assist in conserving the *cultural heritage values* or *heritage attributes* of the *District*. The authority to provide financial incentives to heritage resource *conservation* is established under both the Ontario Heritage Act and the Municipal Act. Sections 39 and 45 of the Ontario Heritage Act provide that municipalities may establish bylaws to make grants or loans to owners of designated heritage *properties*, and Section 365.2 of the Municipal Act makes provisions for enabling municipal tax rebates to such *properties*. It is recommended that the City undertake a review of potential heritage incentives for the Downtown Guelph Heritage Conservation District with a program schedule, levels of funding, and eligibility criteria and report back to Council.

14.3 Periodic Review

It is recommended that the City undertake a review of the Downtown Guelph Heritage *Conservation* Plan and its objectives no more than ten years after it has come into force. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its ability to be enforced.

A preliminary review may be initiated by the City. If the preliminary review determines that changes to the Plan are required, then an in-depth review will be completed to determine the specific nature and content of changes to the Plan. An outside consultant may be retained for the purpose of completing the intensive review.

Changes to the Plan must be carefully considered and only undertaken in the spirit of *conservation* which informed its preparation. Where Council accepts recommended changes to the Plan it will do so through an amendment to the Plan and its bylaw according to the provisions of the Ontario Heritage Act.



Appendices



Appendix A: Definitions

Adaptive Reuse: The *alteration of built heritage resources* to fit new uses or circumstances while retaining their heritage value and attributes. (Official Plan)

Addition: New construction that extends the pre-existing building envelope in any direction, and which increases the building's pre-existing volume.

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 heritage 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 opposite 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. (Official Plan)

Alteration: Any change to a *property* on the Municipal Register of Cultural Heritage *Properties* in any manner including its *restoration*, renovation, *repair* or disturbance, or a change, *demolition* or removal of an *adjacent property* that may result in any change to a *property* on the Municipal Register of Cultural Heritage *Properties*. *Alteration* and alter have corresponding meanings.

Compatible: In the context of this Plan refers to the physical and visual impacts of *new development* occurring within or *adjacent* to the *District* on *contributing properties* and the *District* as a whole. Physical compatibility refers to the use of materials and construction methods that do not negatively impact any *contributing property*, detract from, or damage its *heritage attributes*. Visual compatibility refers to designing new work in such a way that it is distinguishable from the historical building or structure, while also complementing its design, massing, and proportions.

Conservation: In regard to cultural heritage resources, the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their *cultural heritage value* or interest is retained. This may be achieved by the implementation of recommendations set out in a *conservation plan*, archaeological assessment, and/or Cultural Heritage Resource Impact Assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker.



Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (Official Plan) *Conservation*, *conserve*, and *conserved* have corresponding meanings.

Contributing Property: A *property*, structure, landscape element or other feature of the Downtown Guelph Heritage Conservation District that supports the identified significant *cultural heritage value*, *heritage attributes* and *integrity* of the *District*.

Cultural Heritage Resource Impact Assessment: A study conducted prior to development/redevelopment to investigate the potential impact of development on cultural heritage resources. This type of study will determine how a particular development should proceed and what actions or measures are required to minimize *negative impacts* on cultural heritage resources. (Official Plan)

Cultural Heritage Resource: Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have *cultural heritage value* or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Official Plan)

Cultural Heritage Value: The Province of Ontario has developed criteria under Ontario Regulation 9/06 for determining cultural heritage value or interest, and which includes in the case of designation under Part V of the Ontario Heritage Act, assessment of the area's design/physical values, historical/associative values, and contextual values. A district's cultural heritage value or interest is key to its protection and is critical for an understanding of the distinctiveness of an area within its larger context. Distinctiveness may be attributable not only to natural and built forms, but also to historic interest derived from associations to people, events, or themes of cultural significance (Ontario Heritage Act; Ontario Heritage Toolkit).

Demolition: The complete or partial destruction of a heritage structure or *property* from its site, including the disassembly of structures and *properties* on the Municipal Register of Cultural Heritage *Properties* for the purpose of reassembly at a later date. *Demolition* and *demolish* have corresponding meanings.

District: In the context of this Plan, refers to the lands and *properties* located within the boundary of the Downtown Guelph Heritage Conservation District, as illustrated in Figure 1.

Heritage Attributes: In relation to real *property*, and to the buildings and structures on the real *property*, the attributes of the *property*, buildings and structures that contribute to their *cultural heritage value* or interest (Ontario Heritage Act). These include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the *cultural*



heritage value of an historic place, which must be retained to preserve its *cultural heritage value*. They also include the elements, features and building components that hold up, support or protect the heritage values and attributes and without which the heritage values and attributes may be at risk.

In-kind: With the same form, material, and detailing as the existing. (Standards & Guidelines)

Integrity: As it relates to a heritage *property* or an *archaeological site/resource*, is a measure of its wholeness and intactness of the *cultural heritage value* and *heritage attributes*. Examining the conditions of *integrity* requires assessing the extent to which the *property* includes all elements necessary to express its *cultural heritage value*; and the extent to which it suffers from adverse effects of development and/or neglect. *Integrity* should be assessed within a *Cultural Heritage Resource Impact Assessment*.

Intervention: Any action, other than demolition or destruction, that results in a physical change to an element of a historic place (Standards and Guidelines).

Maintenance: Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor *repair* and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save. (Standards and Guidelines)

Masonry: In the context of this Plan, stone, brick or clay units laid in mortar, which may form structural walls or the exterior cladding of a building.

Monitoring: The systematic and regular inspection or measurement of the condition of the materials and elements of an historic place to determine their behaviour, performance, and rate of deterioration over time. *Monitoring* and *monitor* have corresponding meanings. (Standards and Guidelines)

Negative Impact: In the context of this Plan, anything that reduces or obscures the *integrity* of a *cultural heritage resource* or is deleterious to the *cultural heritage value* of a *cultural heritage resource*. (Official Plan)

New Development: New construction on vacant lots and lots containing existing buildings, including the creation of new lots.

Non-Contributing Property: A *property*, structure, landscape element or feature of the *District* that does not reflect the *District's cultural heritage value, heritage attributes* and *integrity*.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and *integrity* of an historic place, or of an individual component, while protecting its heritage value. (Standards & Guidelines)



Primary Façade: The elevation of a structure which contains a principal pedestrian entrance and is oriented toward a street.

Primary Structure: The exterior physical expression of the structural grid of a building as expressed, for example, in the rhythm of its bays.

Property: Real *property*, including all buildings and structures thereon, and/or other features that express the *District's cultural heritage values*.

Public Realm: Any public space, including but not limited to: streets, sidewalks, laneways, parks, public squares, and privately owned publicly accessible open spaces, walkways, or easements.

Qualified Heritage Professional: A person who is a professional member in good standing of the Canadian Association of Heritage Professionals (C.A.H.P.) and who has specialized knowledge, supported by formal training and/or work experience, in the *conservation* and stewardship of cultural heritage. The professional conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of the person's specialty heritage field and the jurisdictions of practice.

Rehabilitation: The action or process of making possible a continuing or *compatible* contemporary use of an historic place, or an individual component, while protecting its heritage value. (Standards & Guidelines)

Repair: Refers to *maintenance*-type work to a building element or feature that does not require a significant material change.

Restoration: The action or process of accurately revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (Standards & Guidelines)

Secondary Structure: The *secondary structure* represents the rhythm of either the *new development* within the *primary structure* or an overlay over the *primary structure*.

Setback: A horizontal distance measured at a right angle from any lot line to the nearest part of the main wall of a building or structure.

Stepback: The measure by which a portion of a building mass above grade level is recessed from the wall of the building directly below.

Streetwall: A characteristic of the Downtown Guelph Heritage Conservation District's built form created by contiguous buildings built to the lot line and at a relatively consistent building height.



Streetscape: The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc., that combine to form the street's character.

Surrounding: *Properties* which are *adjacent* to or within the immediate context on the street and together provide a context.

Appendix B: Schedule of Contributing Properties

ASI ID	Street Number	Street Name
336	30	Baker St
330	40	Baker St
316	74-76	Baker St
213	1	Carden St
165	14	Carden St
173	52	Carden St
153	54	Carden St
297	59	Carden St
216	59	Carden St
182	72	Carden St
206	79	Carden St
177	98	Carden St
221	106	Carden St
170	6-10	Carden St
168	46-50	Carden St
3	82-90	Carden St
78	8	Church Ln
19	9	Cork St E
75	15	Cork St E
25	20	Cork St E
92	45	Cork St E
210	49-51	Cork St E
114	6	Douglas St
37	9	Douglas St
223	15	Douglas St
69	16	Douglas St
49	20	Douglas St
84	24	Douglas St
67	1-7	Douglas St
128	8-12	Douglas St
224	25-27	Douglas St
106	30-32	Douglas St
212	72	Farquhar St
343	81	Farquhar St
	91	Farquhar St
368	111	Farquhar St
340	97-101	Farquhar St
342	90	Fountain St E
357	94	Fountain St E

ASI ID	Street Number	Street Name
349	26	Gordon St
351	32	Gordon St
346	2-4	Gordon St
138	19	MacDonell St
140	21	MacDonell St
159	25	MacDonell St
94	88	MacDonell St
54	90	MacDonell St
21	98	MacDonell St
76	20-26	Macdonell St
6	48-52	MacDonell St
52	66-70	MacDonell St
8	72-76	MacDonell St
22	49	Norfolk St
18	75	Norfolk St
335	109	Norfolk St
331	123	Norfolk St
329	131	Norfolk St
328	137	Norfolk St
338	143	Norfolk St
324	147	Norfolk St
321	153	Norfolk St
317	161	Norfolk St
314	177	Norfolk St
300	183	Norfolk St
309	187	Norfolk St
367	191	Norfolk St
308	193	Norfolk St
333	111-115	Norfolk St
332	119-121	Norfolk St
100	1	Quebec St
26	15	Quebec St
55	20	Quebec St
9	27	Quebec St
65	37	Quebec St
58	50	Quebec St
98	5-7	Quebec St
90	11-13	Quebec St
70	30-32	Quebec St
107	44-46	Quebec St
301	10	Suffolk St E
312	7-25	Suffolk St E



ASI ID	Street Number	Street Name
157	18	Wilson St
164	20	Wilson St
143	24	Wilson St
172	32	Wilson St
137	28-30	Wilson St
171	36-38	Wilson St
196	59	Woolwich St
238	69	Woolwich St
239	74	Woolwich St
110	84	Woolwich St
193	99	Woolwich St
244	123	Woolwich St
113	128	Woolwich St
310	176	Woolwich St
302	214	Woolwich St
304	101-200	Woolwich St
63	106-108	Woolwich St
124	110-112	Woolwich St
259	115-117	Woolwich St
39	116-122	Woolwich St
311	170-172	Woolwich St
303	208-210	Woolwich St
162	7	Wyndham St S
42	12	Wyndham St N
13	15	Wyndham St N
33	18	Wyndham St N
72	20	Wyndham St N
83	21	Wyndham St N
29	27	Wyndham St N
7	33	Wyndham St N
82	35	Wyndham St N
5	41	Wyndham St N
112	45	Wyndham St n
71	93	Wyndham St N
105	102	Wyndham St N
104	123	Wyndham St N
103	125	Wyndham St N
120	133	Wyndham St N
108	138	Wyndham St N
181	1-5	Wyndham St N
149	8-10	Wyndham St N
80	101-109	Wyndham St N



ASI ID	Street Number	Street Name
81	107-109	Wyndham St N
122	115-121	Wyndham St N
35	116-118	Wyndham St N
88	120-126	Wyndham St N
121	137-145	Wyndham St N
68	147-159	Wyndham St N
91	16-18	Wyndham St N
16	19-25	Wyndham St N
57	29-35	Wyndham St N
79	37-43	Wyndham St N
30	97-99	Wyndham St N
337	15	Yarmouth St
327	50	Yarmouth St
323	62	Yarmouth St
320	68	Yarmouth St
352	82	Yarmouth St
326	54-56	Yarmouth St
318	74-76	Yarmouth St

Appendix C: Schedule of Non-Contributing Properties

ASI ID	Street Number	Street Name
220	106	Carden (MacDonell Side)
166	26	Carden St
161	42	Carden St
53	23	Cork St E
99	38	Cork St E
62	43	Cork St E
46	48	Cork St E
64	18	Douglas St
295	21	Douglas St
344	70	Fountain St E
341	95	Fountain St E
348	12	Gordon St
350	34	Gordon St
4	8	MacDonell St
142	17	MacDonell St
10	18	MacDonell St
175	23	MacDonell St
178	65	MacDonell St
74	82	MacDonell St
205	110	Macdonell St
56	130	MacDonell St
339	160	Macdonell St
284	107-109	Macdonell St
285	111-113	Macdonell St
15	28-32	MacDonell St
169	43-45	MacDonell St
38	80-84	MacDonell St
20	99	Norfolk St Unit
50	2	Quebec St
17	9	Quebec St
31	17	Quebec St
96	23	Quebec St
11	25	Quebec St
89	41	Quebec St
28	74	Quebec St
235	31-35	Quebec St
12	56	St Georges Sq
363	6	Suffolk St

ASI ID	Street Number	Street Name
305	22	Suffolk St E
147	10	Wilson St
198	35	Woolwich St
287	50	Woolwich St
192	141	Woolwich St
313	150	Woolwich St
307	228	Woolwich St
125	100-104	Woolwich St
261	63	Woolwich Street
245	133	Woolwich Street
186	9	Wyndham St N
24	32	Wyndham St N
93	55	Wyndham St N
23	59	Wyndham St N
102	63	Wyndham St N
36	74	Wyndham St N
115	78	Wyndham St N
40	83	Wyndham St N
66	98	Wyndham St N
48	111	Wyndham St N
117	166	Wyndham St N
87	176	Wyndham St N
123	110-114	Wyndham St N
86	146-150	Wyndham St N
345	15	Wyndham St S
347	15	Wyndham St S
334	21	Yarmouth St
306	45	Yarmouth St
319	55	Yarmouth St
369	75-77	Yarmouth St