

# Downtown Guelph Heritage Conservation District Project Update

Statutory Public Meeting of Council

October 15, 2025

# What We're Doing

The City is completing a **Heritage Conservation District Plan**

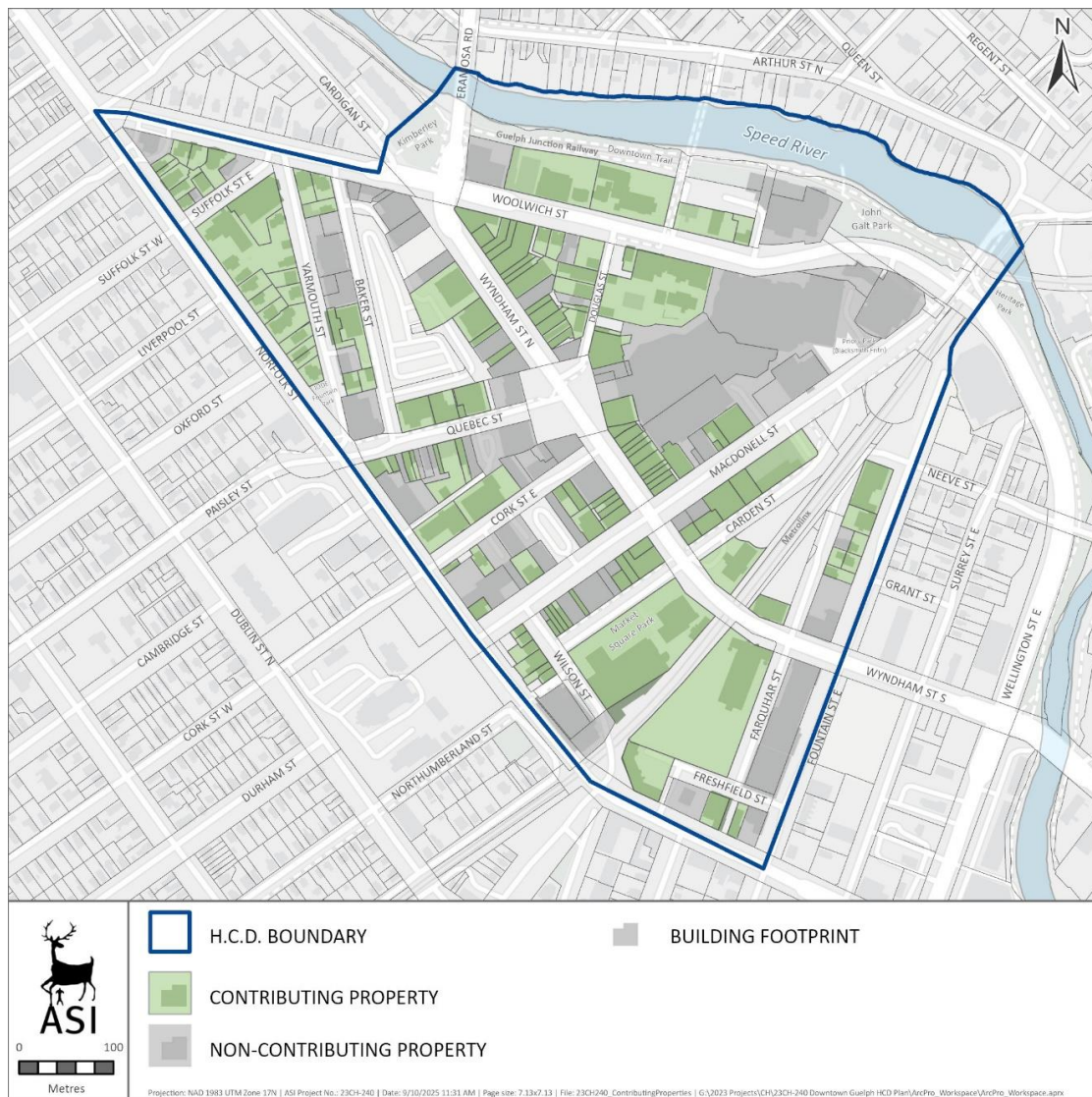
to develop policies and guidelines for a district in the commercial core of downtown Guelph.

A **Heritage Conservation District (H.C.D.)** would protect significant buildings and landscape features and create a heritage-sensitive plan to guide future development in the area.



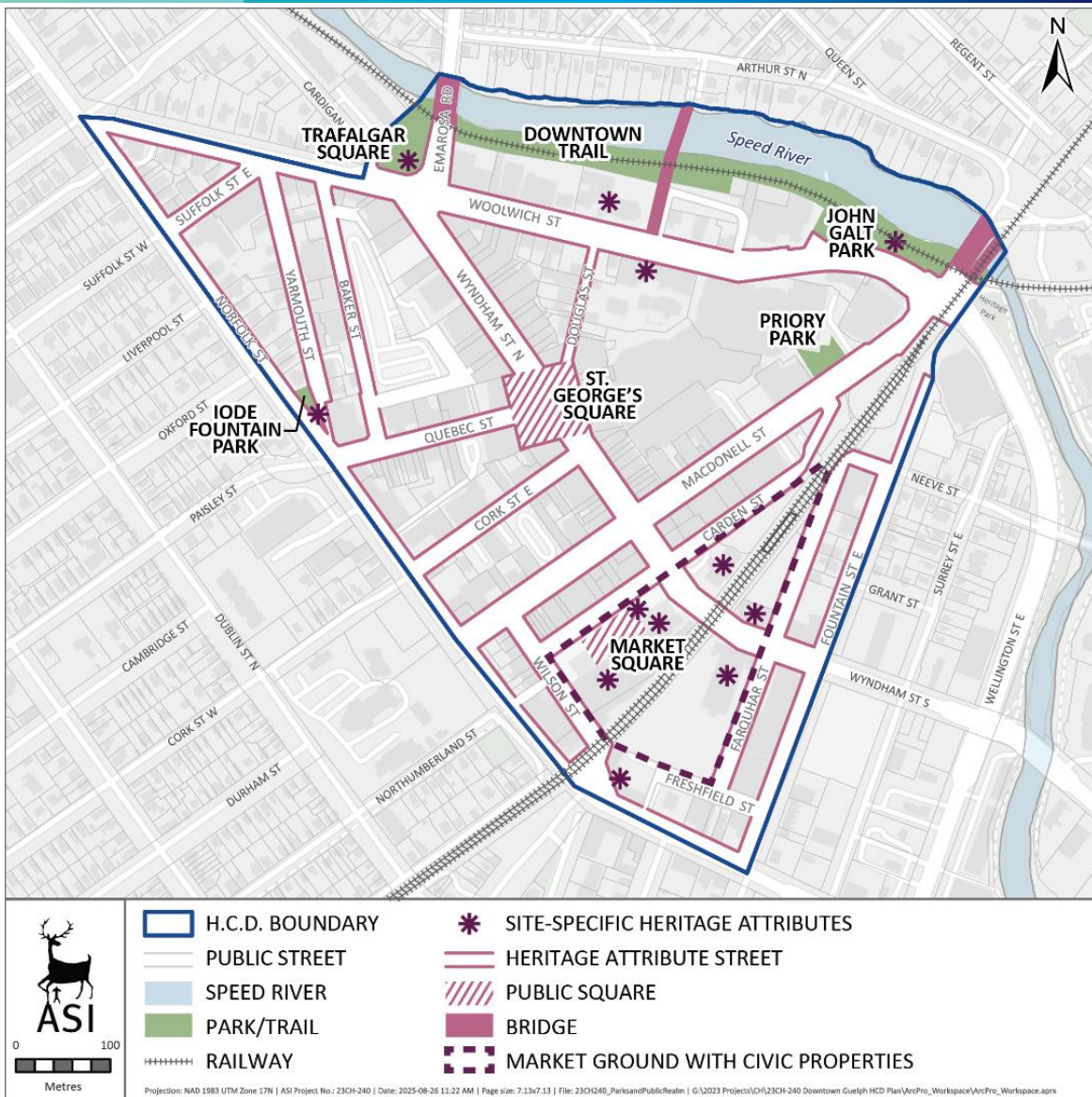
# H.C.D. Study Results

On September 4, 2024, Council endorsed Study recommendations and directed the City to proceed with an H.C.D. Plan.



# H.C.D. Study Results cont.

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# Study Phase Engagement

<b>Public Engagement Event</b>	<b>Date</b>
Heritage Guelph Meeting #1	September 18, 2023
Public Open House and Walking Tour	October 8, 2023
Focus Group Meeting #1	November 6, 2023
Mississauga of the Credit First Nation	November 27, 2023
Heritage Guelph Meeting #2	January 29, 2024
Focus Group Meeting #2	February 5, 2024
Public Meeting	February 20, 2024
Downtown Guelph Business Association	February 28, 2024

# Plan Phase Engagement

<b>Engagement Event</b>	<b>Date</b>
Public Open House	January 29, 2025
Heritage Advisory Committee Meeting #3	February 20, 2025
Focus Group Meeting #3	February 27, 2025
Focus Group Meeting #3 - Reschedule	April 28, 2025
Downtown Guelph Business Association #2	April 30, 2025
Public Open House	May 7, 2025
Heritage Advisory Committee Meeting #4	September 4, 2025
Focus Group Meeting #4	September 16, 2025
Downtown Guelph Business Association #3	September 24, 2025
Statutory Public Meeting	October 15, 2025

# Heritage Permits

## **Activities Exempt from Heritage Permits:**

- Changes to the interior or the property's use, minor repairs, or routine maintenance.
- Changes that maintain the appearance of the property through similar materials and colours may not require a permit.

## **Activities Requiring a Minor Heritage Permit:**

- Replacement and addition of exterior building elements with new or different materials (for contributing properties only)

## **Activities Requiring a Major Heritage Permit (Contributing Properties Only):**

- Altering exterior building elements.
- Relocating a building or structure.

## **Activities Requiring an Application for Demolition/ New Construction:**

- Demolition
- New building construction

# How the Plan Is Responding to Feedback Received

## **Heritage Permits:**

- No application fee

## Permit Turnaround Times:

- Minor Permit: 10-15 business days
- Major Permit: 15-45 business days
- New Construction and/or Demolition Permit: Must be reviewed within 90 days

## **For Insurance Providers:**

- The plan does not require the replacement of heritage attributes in the event of total loss due to unintentional fire, flood, natural disaster, or other insured peril. The Plan does not impose additional obligations on insurers.



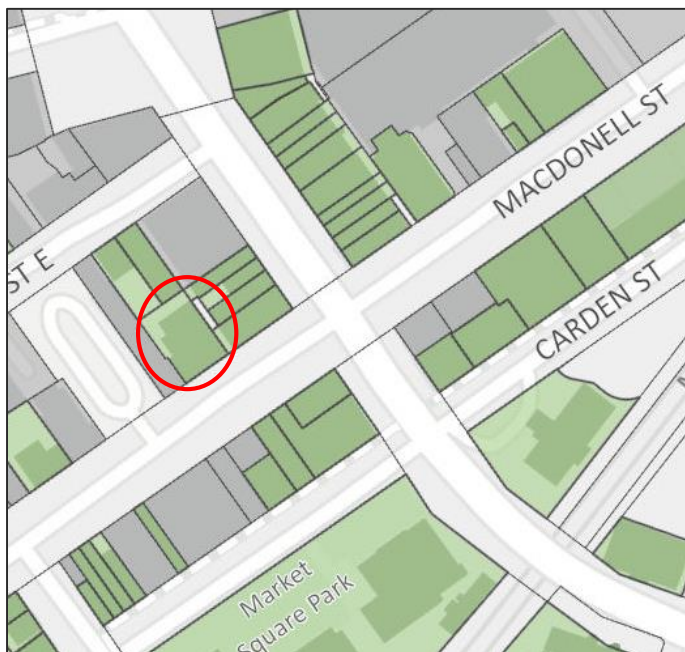
700 Spadina Ave, Toronto

# Policies and Guidelines

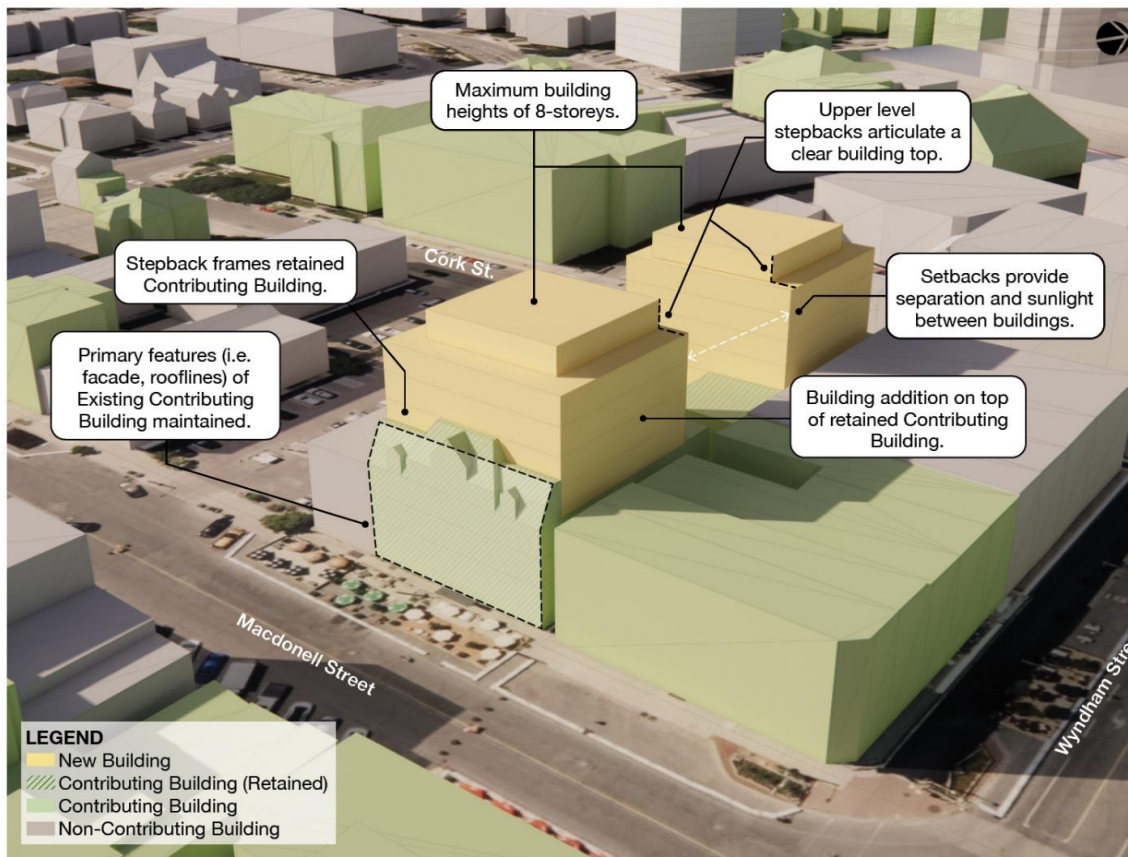
# Policies and Guidelines – Highlights for Property Owners

- Policy is mandatory; guidelines are discretionary.
- Alterations, additions, and new development are permitted but must be sympathetic to and support the cultural heritage values of the District
- Policies and guidelines have no impact on building use
- Policies and guidelines apply to exteriors of buildings only – not to interiors
- Owners of contributing properties are encouraged to replace heritage attributes “in kind”, but this is not mandatory
- Restoration of a contributing property to a previous state or period is not required, but may be appropriate in some cases

# Contributing Properties Policies and Guidelines: Demonstration



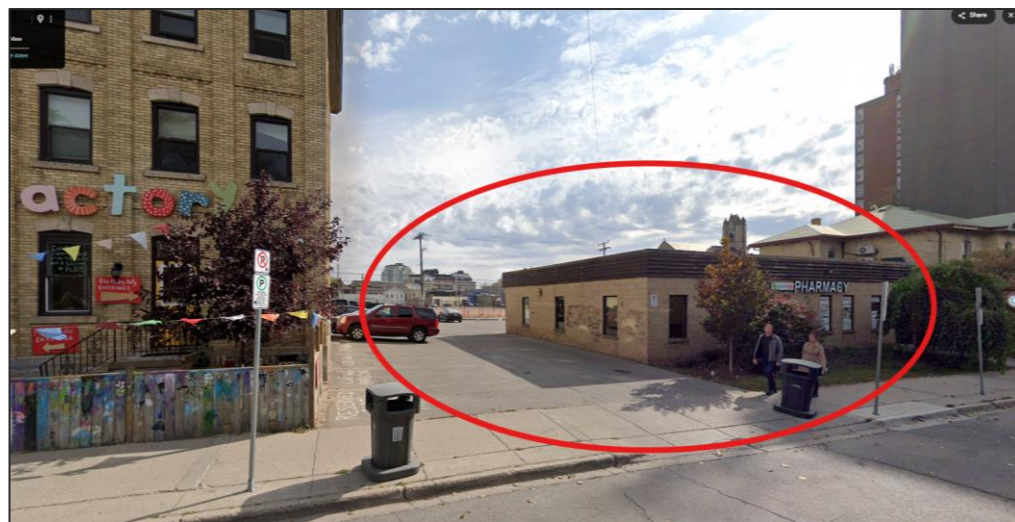
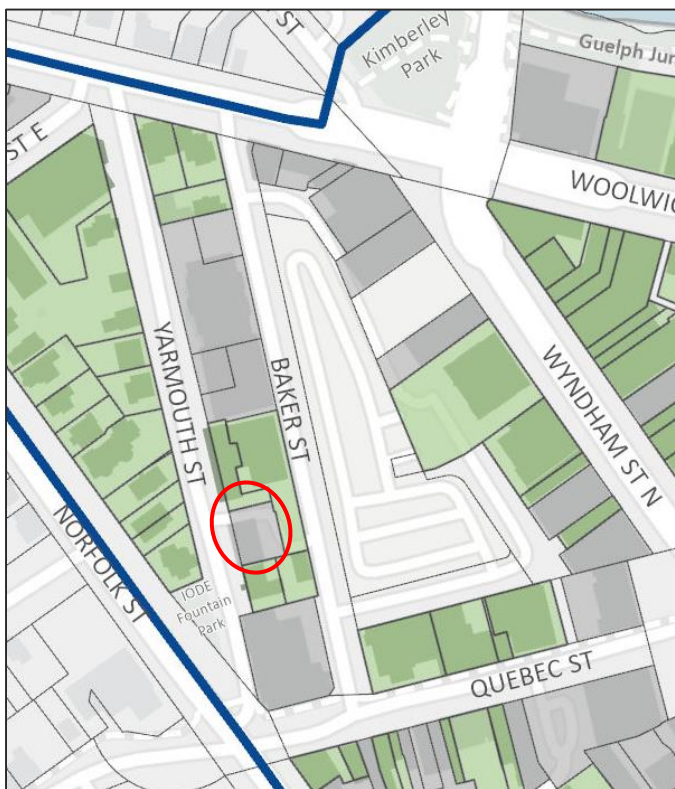
# Contributing Properties Policies and Guidelines: Demonstration cont.



Policies  
11.6 - 4  
11.6 - 6  
11.8 - 6

Contributing Property

# Non-Contributing Properties Policies and Guidelines: Demonstration



# Non-Contributing Properties Policies and Guidelines: Demonstration continued



Policies  
 12.4 - 2  
 12.4 - 3

Non-Contributing Property

# Next Steps



**Further questions or comments?  
Please reach out:**

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- **Winter 2026** If Council decides to proceed with designation, a by-law will be prepared



**FOTENN**

THE **landplan**  
STUDIO INC

# Questions and Comments