



Ontario Reformatory

Heritage Conservation District Plan and Guidelines



Revised Final: December 2025



Prepared by:

Heidy Schopf, MES, CAHP – Cultural Heritage and Social Sciences Team Lead

Marisa Williams, MCIP RPP – Planning Lead

Alison Lumby, OALA, AALA, APALA, SALA, CSLA, CMLI – Landscape Lead

John Tassiopoulos, MCIP RPP – Urban Design Lead

Jennifer Sisson, MCIP, RPP, OALA, CSLA – Urban Planner and Landscape Architect

Leanna Augsten, MA – Indigenous Relations and Public Consultation Lead

Approved¹ by:

A handwritten signature in black ink, appearing to read 'Jennifer Sisson', is written over a horizontal line.

Jennifer Sisson, MCIP, RPP, OALA, CSLA
Manager, Senior Landscape Architect, Urban Designer and Planner

A handwritten signature in black ink, appearing to read 'Heidy Schopf', is written over a horizontal line.

Heidy Schopf
Cultural Heritage and Social Sciences Team Lead

¹ Approval of this document is an administrative function indicating readiness for release and does not impart legal liability on to the Approver for any technical content contained herein. Technical accuracy and fit-for-purpose of this content is obtained through the review process. The Approver shall ensure the applicable review process has occurred prior to signing the document.

WSP Canada Inc. (WSP) prepared this report solely for the use of the intended recipient, the City of Guelph, in accordance with the professional services agreement between the parties. In the event a contract has not been executed, the parties agree that the WSP General Terms for Consultant shall govern their business relationship which was provided to you prior to the preparation of this report.

The report is intended to be used in its entirety. No excerpts may be taken to be representative of the findings in the assessment.

The conclusions presented in this report are based on work performed by trained, professional, and technical staff, in accordance with their reasonable interpretation of current and accepted engineering and scientific practices at the time the work was performed.

The content and opinions contained in the present report are based on the observations and/or information available to WSP at the time of preparation, using investigation techniques and engineering analysis methods consistent with those ordinarily exercised by WSP and other engineering/scientific practitioners working under similar conditions, and subject to the same time, financial and physical constraints applicable to this project.

WSP disclaims any obligation to update this report if, after the date of this report, any conditions appear to differ significantly from those presented in this report; however, WSP reserves the right to amend or supplement this report based on additional information, documentation, or evidence.

WSP makes no other representations whatsoever concerning the legal significance of its findings.

The intended recipient is solely responsible for the disclosure of any information contained in this report. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance, or decisions. WSP does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report.

WSP has provided services to the intended recipient in accordance with the professional services agreement between the parties and in a manner consistent with the degree of care, skill, and diligence normally provided by members of the same profession performing the same or comparable services in respect of projects

of a similar nature in similar circumstances. It is understood and agreed by WSP and the recipient of this report that WSP provides no warranty, express or implied, of any kind. Without limiting the generality of the foregoing, it is agreed and understood by WSP and the recipient of this report that WSP makes no representation or warranty whatsoever as to the sufficiency of its scope of work for the purpose sought by the recipient of this report.

In preparing this report, WSP has relied in good faith on information provided by others, as noted in the report. WSP has reasonably assumed that the information provided is correct and WSP is not responsible for the accuracy or completeness of such information.

The original of this digital file will be kept by WSP for a period of not less than 10 years. As the digital file transmitted to the intended recipient is no longer under the control of WSP, its integrity cannot be assured. As such, WSP does not guarantee any modifications made to this digital file subsequent to its transmission to the intended recipient.

This limitations statement is considered an integral part of this report.

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Project Background	1
1.2	Project Scope	2
1.3	Purpose of the Plan	3
1.4	Structure of the OR HCD Plan	7
2	HERITAGE CONSERVATION DISTRICT PLAN PROCESS	11
2.1	Heritage Conservation District Study	11
2.2	Heritage Conservation District Plan	11
2.3	Community Engagement	12
2.3.1	Phase 2 - Feedback Received	13
2.4	Indigenous Engagement	19
2.5	Legislative Framework and Policies	20
2.5.1	Ontario Heritage Act	20
2.5.2	Cultural Heritage Guidance Documents	21
2.5.3	Planning Act and the Provincial Planning Statement	21
2.5.4	City of Guelph Official Plan (February 2024 Consolidation)	22
2.5.5	City of Guelph Zoning By-law	24
2.5.6	Guelph Innovation District Secondary Plan	26
2.5.7	Cultural Heritage Action Plan	30
3	STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST	32
3.1	Description of the Property	32
3.2	Statement of Cultural Heritage Value or Interest	32
3.3	Heritage Attributes	34
3.4	Character Areas	36

3.4.1	Character Area A: Willowbank Entry and Drive	36
3.4.2	Character Area B: Reformatory Buildings and Central Grounds	36
3.4.3	Character Area C: Operations	37
3.4.4	Character Area D: Greenhouses and Farming	37
3.4.5	Character Area E: North Field and Matthews Farmhouse	38
3.4.6	Character Area F: Rail Corridor and Limestone Quarries	38
4	DISTRICT OBJECTIVES	40
4.1	Statement of Objectives	40
4.2	Guiding Principles	41
5	POLICY STATEMENTS	44
5.1	Development	44
5.2	Additions and Alterations	50
5.3	New Buildings	51
5.4	Demolition	51
5.5	Utilities and Public Works	52
5.6	Properties Adjacent to the OR HCD	53
5.7	Part IV Designation	53
6	DESIGN GUIDELINES	54
6.1	Intent of the Guidelines	54
6.2	Cultural Heritage Landscapes	54
6.2.1	Guidelines for Landscape Heritage Attributes	55
6.2.2	Guidelines for Non-Contributing Landscapes	57
6.2.3	General Landscape Guidelines	59
6.2.4	Character Area Specific Guidelines	65
6.3	Built Heritage Resources	70
6.3.1	Built Heritage Attributes	71

6.3.2	Non-Contributing Buildings and Structures	77
7	PLANNING AND IMPLEMENTATION	79
7.1	Introduction	79
7.2	Heritage Permit Application Approval Process	79
7.2.1	Minor Application	82
7.2.2	Major Application	82
7.2.3	New Construction and Demolition	82
7.2.4	Supporting Documentation	83
7.3	Minister's Consent	84
7.4	Roles and Responsibilities	84
7.5	Planning Application Process	85
7.6	Site Plan Approval Process	85
7.7	Cultural Heritage Resource Impact Assessment	86
7.8	Archaeological Assessment	86
7.9	Cultural Heritage Conservation Easement Agreement	87
7.10	Resources	87
8	RECOMMENDATIONS	88
8.1	Plan Updates	88
8.2	Heritage Education, Awareness and Interpretation	88
8.3	Survey Plans	89

TABLES

Table 1: Roles and Responsibilities for the Ontario Reformatory HCD Plan	4
--	---

FIGURES

Figure 1: Ontario Reformatory HCD Study Area.....	8
Figure 2: Ontario Reformatory HCD Boundary.....	9
Figure 3: Location of Provincially Significant CHL (PHPPS) within 785 York Road.....	10
Figure 4: Identified Cultural Heritage Character Areas.....	39
Figure 5: Proposed Land Use Overlaid on Character Areas.....	49

PLATES

Plate 1: Photo of the presentation at Public Open House #3	15
Plate 2: Photo of panels and discussion period at Public Open House #3	15
Plate 3: Photo of panels and discussion period at Public Open House #3	16
Plate 4: Zoning By-law (1995) - 14864	25
Plate 5: Zoning By-law (2023) – 20790	26
Plate 6: GID Secondary Plan Land Use Designations (Schedule D)	27
Plate 7: GID Secondary Plan Block Plan Areas	30
Plate 8: Proposed Land Use with Adaptive Re-use Area	48
Plate 9: Heritage Permit Application Process	81

APPENDICES

Appendix A: Definitions	90
Appendix B: Ontario Reformatory HCD Property Information Database	97
Appendix C: Ontario Reformatory HCD Character Areas	98

1 Introduction

1.1 Project Background

In 2021, the City of Guelph retained WSP Canada (WSP) to conduct a Heritage Conservation District (HCD) Study and Plan for the Ontario Reformatory lands. The Ontario Reformatory opened in 1910 and its lands included the entire block within York Road, Victoria Road, Stone Road and Watson Road.

The Ontario Reformatory HCD Study considered a defined section of the original Ontario Reformatory lands that is located in the east end of the Guelph and bounded by York Road to the northwest, Watson Parkway South to the northeast, Stone Road East to the southeast, and the east side of the Guelph Junction Railway to the southwest. The Study Area contained four properties: 785 York Road and sections of 919 York Road, 80 Dunlop Drive, and 328 Victoria Road South (**Figure 1** and **Figure 2**).

The Ontario Reformatory opened in 1910 and served as a correctional facility for the first half of the 20th century. The lands included stone quarries, human-made ponds, arable fields, and orchards. In the 1970s, the majority of the surrounding working landscape was sold in response to provincial prison reform. From 1970 through to its decommissioning in 2001, parts of the Ontario Reformatory lands were repurposed and operated as the Provincially run Guelph Correctional Centre. In 2016, Infrastructure Ontario indicated its intention to sell the property and completed the required environmental remediation at that time.

To date, the Study Area retains built heritage and cultural heritage landscape elements that reflect the significant history of this property, including but not limited to, buildings, structures, public grounds, pathways, hilly landscapes, stone walls, fences, stairs and gates, terraced gardens, ponds, bridges, watercourses, gateposts, and mature trees.

The unique heritage character the Ontario Reformatory has been recognized by the Province of Ontario, which identified part of 785 York Road as a *Provincial Heritage Property of Provincial Significance* (PHPPS) in 2008 (**Figure 3**). The significance of this property was also recognized by the City of Guelph, which designated the entire property at 785 York Road under Part IV of the *Ontario Heritage Act* in October 2021. At present, the Part IV heritage designation by-law is not in full force and effect on the property while it remains under Provincial ownership.

When stating its intention to designate 785 York Road as an individual property, Guelph City Council established a requirement for a comprehensive Heritage Conservation Easement Agreement to be entered into by the City of Guelph with all future owners of any portion of the real property known as 785 York Road immediately following the sale of the property by the Province of Ontario's Ministry of Infrastructure. In addition, the area of Provincial significance within the Ontario Reformatory lands was identified as a cultural heritage landscape in the City of Guelph's Cultural Heritage Action Plan (City of Guelph 2021).

An appeal to Council's approval of heritage designation By-law (2022)-20689 for 919 York Road has been settled through Ontario Land Tribunal Case Number OLT-22-003943 with direction to amend the list of heritage attributes and to carry out the approved Conservation Plan to stabilize the Matthews farmhouse building.

1.2 Project Scope

The Ontario Reformatory HCD (OR HCD) project has two phases:

- **Phase 1 – Ontario Reformatory HCD Study:** The OR HCD Study assessed the historical, design, and contextual value of the initial study area (**Figure 1**); identified contributing and non-contributing properties and resources; reviewed the existing policy framework for the area; provided a character analysis and statement of cultural heritage value or interest; and delineated a proposed boundary for the proposed HCD. The OR HCD Study also included community engagement to better understand the unique character of the area, and to inform the proposed HCD boundary. On March 21, 2023, City Council approved the recommendations from the OR HCD Study as well as the proposed OR HCD boundary (**Figure 2**) and directed that a HCD Plan be prepared for the lands within the Ontario Reformatory HCD boundary in accordance with the Ontario Heritage Act.
- **Phase 2 – Ontario Reformatory HCD Plan and Guidelines:** Following City Council approval of the recommendations of the Phase 1 - OR HCD Study, the City of Guelph initiated the OR HCD Plan and Guidelines (OR HCD Plan) (Phase 2 of the project) in April 2023. This document comprises the OR HCD Plan and includes policies and guidelines to manage change and conserve the distinct heritage character of the Ontario Reformatory HCD. This OR HCD Plan provides policy direction, strategies, design guidelines, and conservation standards that support and enhance the

cultural heritage value or interest and unique character of the OR HCD. The OR HCD Plan will:

- Confirm the HCD boundary as identified in the OR HCD Study;
- Describe the OR HCD’s cultural heritage value and interest including the statement of objectives for the HCD Plan; and
- Provide guidelines founded on the statement of objectives and the recommendations of the Study that will provide a consistent approach to managing change, alterations, and maintenance of the built heritage attributes and landscape heritage attributes that comprise the OR HCD.

1.3 Purpose of the Plan

The purpose of the Ontario Reformatory HCD Plan and Guidelines (OR HCD Plan) are meant to ensure that the cultural heritage value or interest of the Ontario Reformatory is protected, managed, maintained, and enhanced over time. It provides the City of Guelph, current and future owners and tenants of the property with guidance on managing change, restoration, and alteration activities involving cultural heritage resources. The OR HCD Plan will assist City Council, the Heritage Advisory Committee, and staff in reviewing and making decisions on heritage permit applications proposed within the HCD. A breakdown of the roles and responsibilities for the OR HCD Plan is presented in **Table 1**.

An HCD is a geographically defined area within a municipality that is noted for its distinct heritage character. Within an HCD, heritage attributes are buildings, structures, and landscape features that contribute to the cultural heritage value or interest of the properties involved and the OR HCD as a whole. An HCD Plan is used as a planning tool for recognizing and protecting these areas and managing and guiding future change in the HCD.

Table 1: Roles and Responsibilities for the Ontario Reformatory HCD Plan

RESPONSIBILITY HOLDER	OR HCD PLAN	HERITAGE PERMIT OR APPROVAL	SITE PLAN APPROVAL	CITY OF GUELPH PLANNING AND ENVIRONMENTAL DOCUMENTS
<p>Property Owner</p> <p>Note: The OR HCD Plan does not apply to Infrastructure Ontario (IO) and property owned by the Province of Ontario.</p>	<p>The property owner must follow the OR HCD District Objectives and Guiding Principles (Section 4), Policy Statements (Section 5), Design Guidelines (Section 6), and Planning and Implementation process (Section 7) presented in this Plan.</p> <p>The property owner must consult with City of Guelph Heritage Planning staff to get direction on required approvals for alterations or development proposed within the HCD.</p>	<p>The property owner must prepare a heritage permit where alterations or development are proposed within the OR HCD per direction from City of Guelph Heritage Planning staff. The heritage permit process is presented in Section 7.2 of this Plan.</p>	<p>Site plan approval may be required depending on the scale of the proposed work. Consult with City of Guelph Heritage Planning staff to confirm whether site plan approval is required.</p>	<p>None</p>
<p>Heritage Planning Staff</p>	<p>City of Guelph Heritage Planning staff are responsible for working with the property owner, the Heritage Advisory Committee, City Council, Planning Services, and Environmental Services to ensure that proposed alterations or development are in compliance with the OR HCD Plan.</p>	<p>City of Guelph Heritage Planning staff must advise the property owner when a heritage permit is required. Heritage Planning staff must circulate the heritage permit to the Heritage Advisory Committee for review and comment and coordinate the consideration of the permit by senior Planning staff and City Council per the heritage permit process presented in Section 7.2 of this Plan.</p>	<p>City of Guelph Heritage Planning staff shall review and provide comment for site plan review applications within the OR HCD to ensure that the proposed alterations are in compliance with the OR HCD Plan.</p>	<p>City of Guelph Heritage Planning staff must be aware of Planning and Environmental documents that may impact the OR HCD. Specifically, Heritage Planning staff must collaborate with other City of Guelph departments to ensure that the OR HCD Plan and the following documents are in alignment:</p> <p>City of Guelph Official Plan (See Section 2.5.4)</p> <p>City of Guelph Zoning By-laws (See Section 2.5.5)</p> <p>Guelph Innovation District Secondary Plan (See Section 2.5.6)</p> <p>Cultural Heritage Action Plan (See Section 2.5.7)</p>

RESPONSIBILITY HOLDER	OR HCD PLAN	HERITAGE PERMIT OR APPROVAL	SITE PLAN APPROVAL	CITY OF GUELPH PLANNING AND ENVIRONMENTAL DOCUMENTS
Heritage Advisory Committee	The Heritage Advisory Committee is responsible for reviewing the OR HCD Plan to provide input on the development of the District Objectives (Section 4), Policy Statements (Section 5), Design Guidelines (Section 6), and Planning and Implementation process (Section 7).	The Heritage Advisory Committee is responsible for reviewing heritage permit applications, Cultural Heritage Impact Assessments and Conservation Plans for development and change within the OR HCD and providing guidance to City Council per the process set out in Section 7.2 of this Plan.	None	None
City Council	City Council is responsible for the approval of the OR HCD Plan and its associated by-law.	City Council is responsible for the approval of heritage permits within the OR HCD which are not subject to delegated authority as per the heritage permit process presented in Section 7.2 of this Plan. Guidance regarding heritage permit approvals will be provided to City Council by City of Guelph Heritage Planning staff which will include comments and advice from the Heritage Advisory Committee.	None	None
Planning Services	City of Guelph Planning Services must review the OR HCD Plan so that planning decisions related to property within and adjacent to the OR HCD boundary are in alignment with the Objectives and Guiding Principles (Section 4), Policy Statements (Section 5), and Planning and Implementation process (Section 7) presented in this Plan.	None	Site plan approvals must consider the Objectives and Guiding Principles (Section 4), Policy Statements (Section 5), and Planning and Implementation process (Section 7) presented in this Plan so that the cultural heritage attributes listed in Appendix B and mapped in Appendix C are conserved.	None

RESPONSIBILITY HOLDER	OR HCD PLAN	HERITAGE PERMIT OR APPROVAL	SITE PLAN APPROVAL	CITY OF GUELPH PLANNING AND ENVIRONMENTAL DOCUMENTS
Environmental Services	City of Guelph Environmental Services must review the OR HCD Plan so that environmental decisions related to property within and adjacent to the OR HCD boundary are in alignment with the Objectives and Guiding Principles (Section 4) and Design Guidelines (Section 6) presented in this Plan.	None	None	Environmental approvals must consider the Objectives and Guiding Principles (Section 4) and Design Guidelines (Section 6) presented in this Plan so that the cultural heritage attributes listed in Appendix B and mapped in Appendix C are conserved.
Ministry of Citizenship and Multiculturalism (MCM)	None	At present, a portion of the OR HCD is a provincially significant CHL (PHPPS) owned by the Province of Ontario’s Ministry of Infrastructure (Figure 3). Accordingly, the MCM is an approval authority for this portion of the OR HCD and Minister’s Consent is required before removing or demolishing any buildings or structures in the property or transferring the property out of provincial control (MCM 2020). Following disposition from provincial ownership, the <i>Standards & Guidelines for Conservation of Provincial Heritage Properties</i> no longer apply and Minister’s Consent is not required (MCM 2020).	None	None

1.4 Structure of the OR HCD Plan

The Ontario Reformatory HCD Plan and Guidelines will provide information for City staff, Heritage Advisory Committee, Council and potential users to understand the cultural heritage value or interest of heritage resources within the OR HCD. It also provides policies and guidelines to achieve the stated objectives. It is suggested that the OR HCD Plan be read as follows:

Section 1 – Introduction provides high-level background on Phase 1 (OR HCD Study) and Phase 2 (OR HCD Plan) of the project. The location of the Study Area, the purpose of the OR HCD Plan, and the approved HCD boundary are defined.

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

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

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

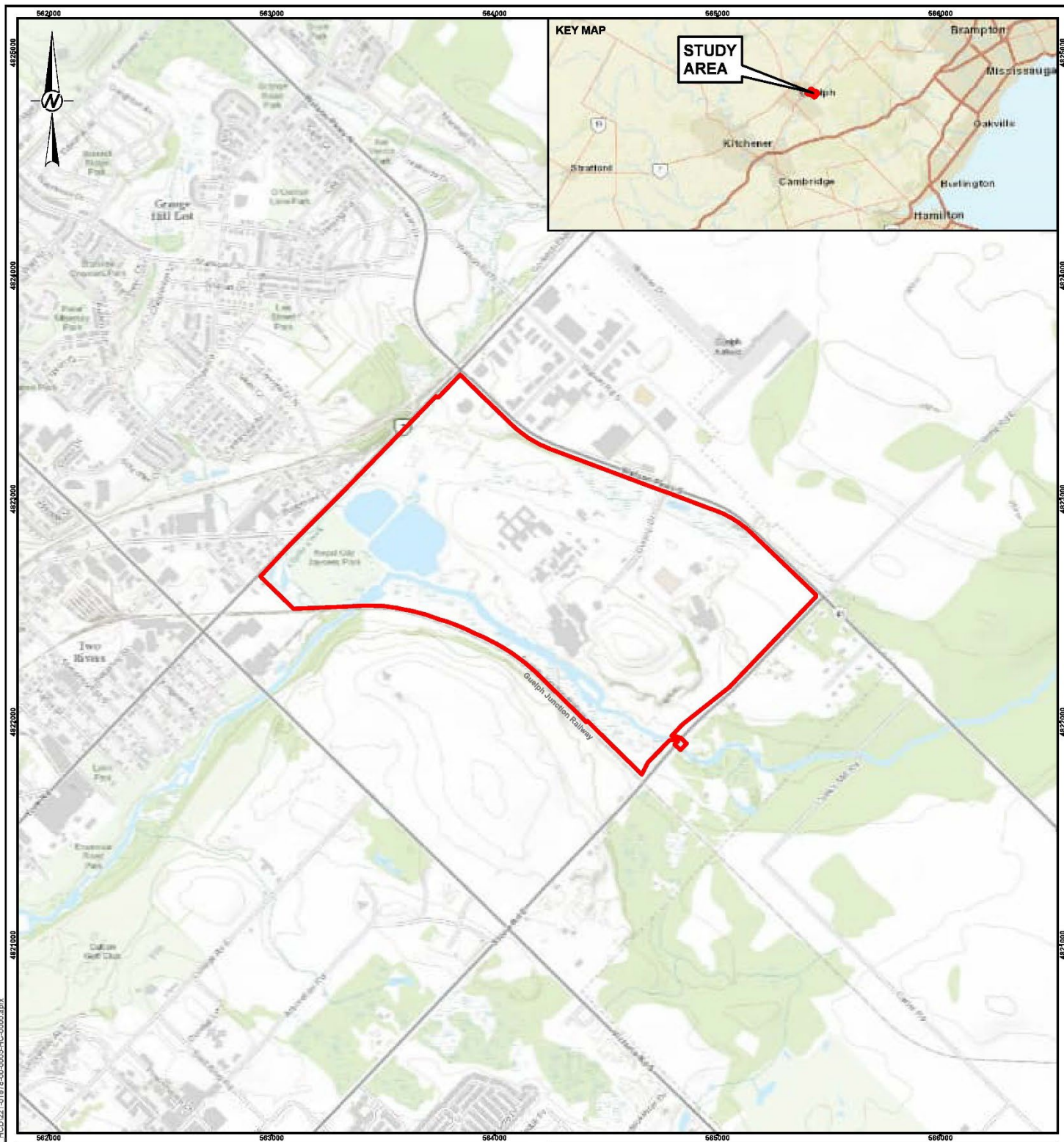
Section 5 – Recommended policies to meet the objectives and guiding principles are presented.

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

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

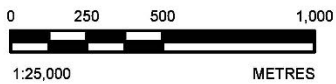
Section 8 – Recommendations are presented to direct amendments to the Official Plan and Comprehensive Zoning Bylaw and to reinforce the objectives of the OR HCD Plan as well as any further reports that are needed in the future including periodic review.

Terms throughout this document have been defined in **Appendix A: Definitions.**



LEGEND

 STUDY AREA



NOTE(S)

1. ALL LOCATIONS ARE APPROXIMATE

REFERENCE(S)

1. SERVICE LAYER CREDITS: WORLD_STREET_MAP: ESRI, HERE, GARMIN, NGA, USGS, NPS
 WORLD_TOPO_MAP: CITY OF GUELPH, REGION OF WATERLOO, PROVINCE OF ONTARIO,
 ONTARIO MNR, ESRI CANADA, ESRI, HERE, GARMIN, INCREMENT P, USGS, METINASA, EPA,
 USDA, AAFC, NRCAN
 2. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83
 COORDINATE SYSTEM: UTM ZONE 17

CLIENT
CITY OF GUELPH

PROJECT
**ONTARIO REFORMATORY HERITAGE CONSERVATION DISTRICT
 PLAN AND GUIDELINES**

TITLE
REFORMATORY HCD STUDY AREA

CONSULTANT



YYYY-MM-DD 12/16/2025

DESIGNED JK

PREPARED DB

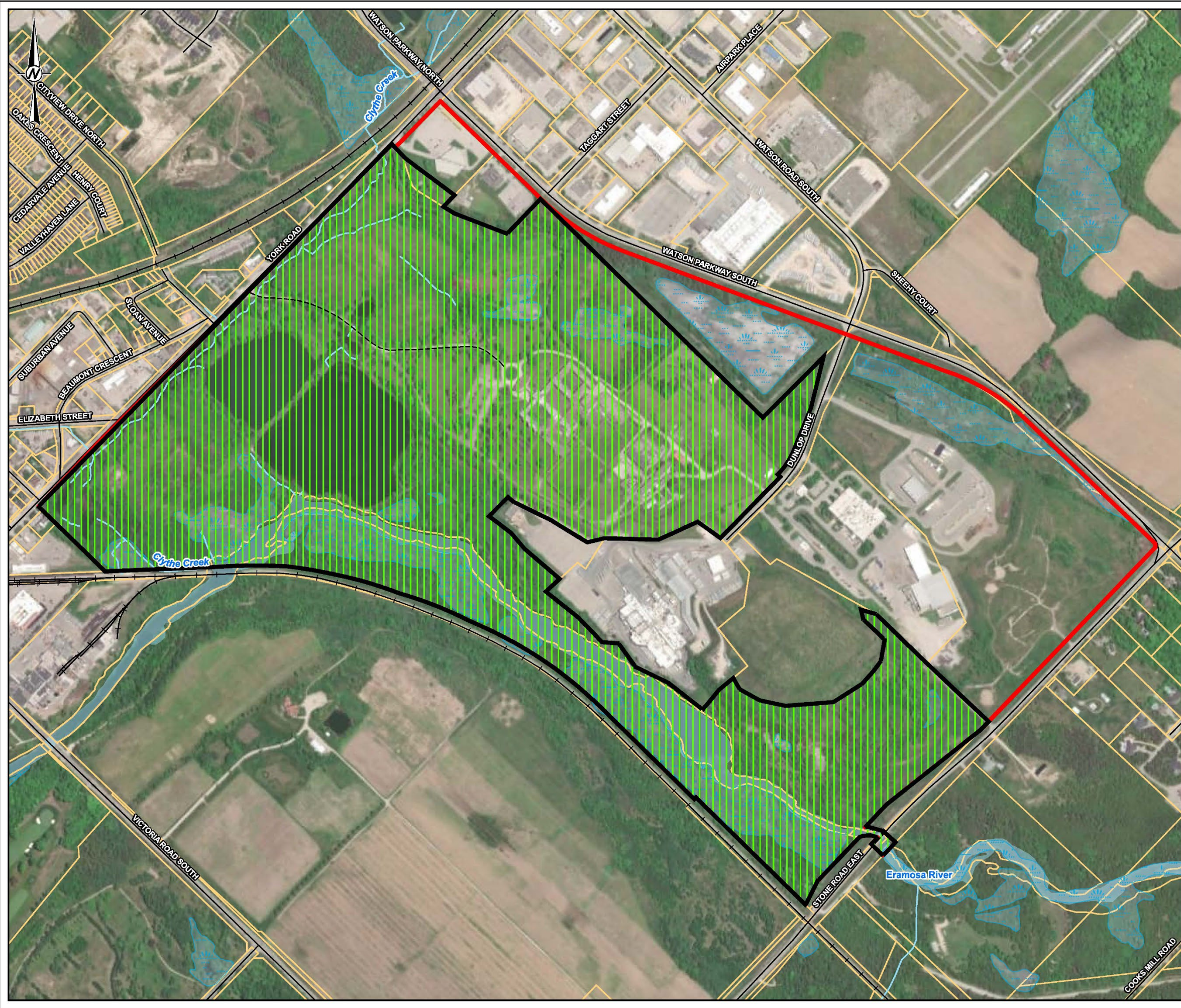
REVIEWED KK

APPROVED HS

PROJECT NO. CONTROL
221-01978-00 0005

REV.
1

FIGURE
1



- LEGEND**
- PROPOSED HCD BOUNDARY
 - STUDY AREA
 - ROADWAY
 - RAILROAD
 - WATERCOURSE
 - ERAMOSA RIVER
 - WETLAND
 - PROPERTY PARCEL



NOTE(S)
1. LOCATIONS ARE APPROXIMATE.

- REFERENCE(S)**
1. BASE DATA - MNR 2021
 2. PROPERTY BOUNDARY - CITY OF GUELPH, 2022
 3. BASE IMAGE - WORLD TOPOGRAPHIC MAP - CITY OF GUELPH, REGION OF WATERLOO, ONTARIO BASE MAP, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, USGS, NGA, EPA, USDA, NPS, AAFC, NRCAN
 4. WORLD IMAGERY: VANTOR
 5. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT
CITY OF GUELPH

PROJECT
ONTARIO REFORMATORY HERITAGE CONSERVATION DISTRICT
PLAN AND GUIDELINES

TITLE
PROPOSED HCD BOUNDARY

CONSULTANT	YYYY-MM-DD	2025-12-16
	DESIGNED	CGE
	PREPARED	DB
	REVIEWED	KK
	APPROVED	HS

PATH: S:\Guelph\City_of_Guelph\Ontario_Reformatory\02_221-01978-00\01_PROD\0005_1025221-01978-00-0005-10-0000.dwg PRINTED ON: AT 11:01 AM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSIB

2 Heritage Conservation District Plan Process

2.1 Heritage Conservation District Study

Phase 1 of the project consisted of the preparation of the Ontario Reformatory HCD Study. The OR HCD Study presented a historical review of the Study Area, including an overview of physiography, Indigenous context, settler context and summary of early prison history in Ontario. The OR HCD Study described the natural context of the area: its physiographic and topographic character, the flow of the Eramosa River and Clythe Creek, and the eco-district in general.

The Indigenous context provided a description of pre-contact history in Ontario describing a sequence of Indigenous land use during periods defined by archaeologists from the earliest human occupation of Ontario following deglaciation to the period when Europeans began to settle the land.

The settler context described the 19th and early 20th-century agricultural, recreational, and institutional uses of the area that would become the Ontario Reformatory. Some of the most important built heritage resources of this era are the Matthews farmhouse and shed, the North Gate, McQuillan's Bridge, the former wooden trestle railway bridge (demolished 2025), and the quarry site north of Stone Road East known historically as 'The Rocks'.

The OR HCD Study outlined early prison history in Ontario and then described the Ontario Reformatory's ideology, construction, design, and implementation in the periods beginning in 1909 until 1967 including the use of the Reformatory during the First World War as Speedwell Hospital. The Study describes more recent history from 1968 to the present including a discussion of the incarceration of Indigenous peoples.

The OR HCD Study contained an analysis of the Ontario Reformatory lands including the identification of significant built and landscape elements of the subject area. A full evaluation of the HCD against the criteria of the Ontario Heritage Act was completed and a statement of significance, list of built heritage attributes, landscape heritage attributes, and character areas was presented. The proposed boundaries of the OR HCD were mapped.

2.2 Heritage Conservation District Plan

Phase 2 of the project consists of the preparation of the Ontario Reformatory HCD Plan and Guidelines. The Plan provides future direction that guides change within

the Ontario Reformatory in a manner that will conserve the heritage attributes of the property. Overall, the HCD Plan provides policy direction, strategies and measures which uphold the objectives and guiding principles outlined in this Plan.

2.3 Community Engagement

The Ontario Reformatory HCD Study included community and key audience engagement to better understand community association and other connections with the site; and to identify key considerations and priorities for the OR HCD Plan. The following audiences were engaged:

- Heritage Advisory Committee;
- Community and Landowner Group: made up of key community groups and owners of property within the HCD Study Area who have a special interest or involvement with the Study Area;
- Members of the public: people who live in, work in, and visit Guelph and people from other communities with a connection to or interest in the Study Area.

The following meetings and engagement tools were conducted as part of the OR HCD Study and Plan:

- Heritage Advisory Committee Meeting #1 (May 6, 2022)
- Public Open House # 1 (June 8, 2022)
- Public Open House #2 (September 29, 2022)
- Community and Landowner Group Meeting #1 (October 3, 2022)
- Heritage Advisory Committee Meeting #2 (October 11, 2022)
- Heritage Advisory Committee Meeting #3 (August 14, 2023)
- Community and Landowner Group Meeting #2 (August 21, 2023)
- Council Meetings (November 16 and November 26, 2025)
- Heritage Advisory Committee Meeting #4 (January 27, 2025)
- Public Open House #3 (May 8, 2025)

In addition, virtual engagement tools were used throughout the OR HCD Study and Plan to gather feedback on the HCD process. The virtual engagement tools were hosted on the City's engagement website:

www.haveyoursay.guelph.ca/reformatory-district, and included a storytelling tool

and mapping tool to encourage the public to share stories about their connection to the Study Area. The community engagement feedback received as part of the OR HCD Study informed the development of the OR HCD Plan.

2.3.1 Phase 2 - Feedback Received

Council Meetings

The draft OR HCD Plan was presented to City Council on November 13, 2024 to formally release the document for public review. The statutory public meeting provided an opportunity for the public to comment on, or object to, the OR HCD Plan in person or in writing. Council heard delegations from the public, addressed questions for clarification, and recessed the meeting to continue discussions on November 26, 2024 ensuring that all feedback was considered before moving forward with the receipt of the draft plan.

Council passed the following two motions at the November 26 meeting,:

1. City Council recognizes the requests of the Mississaugas of the New Credit First Nation to the City of Guelph and the support of the Six Nations of the Grand River, as well as the ecological, social, reconciliation and economic benefits of a national urban park in Guelph and move to support in principle Urban Park Guelph and the premise of House of Commons petition E-4593, notwithstanding other public uses or current staff direction.
2. That Report 2024-487 from Planning Building Engineering and Environment, dated November 13, 2024, regarding the draft Ontario Reformatory Heritage Conservation District Plan and Guidelines be received.

Comments and feedback from the public were received during the November 13 and 26 Council Meetings. A high-level summary of the feedback includes:

- The language in the OR HCD Plan must be strengthened.
- The proposed land use within the HCD requires public feedback.
- Recreational uses of the Ontario Reformatory lands are highly valued by the community.
- Members of the public are interested in pursuing a National Urban Park designation for the OR HCD.

Integration of Council Meeting Feedback in the Final OR HCD Plan

To address the comments received at the Council Meetings (November 13 and 26, 2024), the final OR HCD Plan has been updated to include stronger language throughout. Words like “should” and “seek to” have been replaced with “shall” where appropriate.

The final OR HCD Plan also includes a more robust analysis and discussion of the proposed land use within the Adaptive Re-use area identified in the GID Secondary Plan and discussed in **Section 5.1** of this plan. The Adaptive Re-use discussion presented in **Section 5.1** now includes information on the presence of heritage attributes and preferred land designations from a heritage conservation perspective.

It is acknowledged that members of the public are interested in pursuing a National Urban Park designation for the Ontario Reformatory lands. However, this is a formal federal process that must follow Parks Canada’s National Urban Parks Policy. The National Urban Park designation process is separate from the OR HCD designation under Part V of the Ontario Heritage Act and is not part of the municipal heritage process. The National Urban Park initiative has received support in principle from Council, but it is not a City-led project. It is recognized, however, that the community highly values natural heritage character and landscape heritage attributes within the OR HCD. The final OR HCD takes this feedback into account by providing more heritage conservation detail in **Section 5.1** of this plan.

Public Open House #3

Public Open House #3 was held on May 8, 2025 from 4:30 pm to 6:30 pm in-person at the Guelph Legion (57 Watson Parkway South). The event was advertised to the public through social media, posts, newspaper ads, and the project website. Approximately 50 people attended the event (**Plate 1** to **Plate 3**).

Plate 1: Photo of the presentation at Public Open House #3



Plate 2: Photo of panels and discussion period at Public Open House #3



Plate 3: Photo of panels and discussion period at Public Open House #3



The event included a presentation from WSP to update the public on the work completed to date and the purpose of the OR HCD Plan and Guidelines. WSP and City staff provided an overview of key topics for the OR HCD such as current heritage projections, character areas, future planning & heritage planning, and the role of the Guelph Innovation District (GID) Secondary Plan and associated land use designations and Block Area Plans. Information was provided on the policy recommendations for development and land use designations in the Adaptive Re-use areas outlined in the GID Secondary Plan and presented in **Section 5.1** of the OR HCD Plan.

Following the presentation, there was an open discussion period to hear feedback from the public. Key topics from the discussion period included:

- **Stronger Language:** There were comments and discussion to stress that the language in the OR HCD Plan must be stronger so that the heritage attributes are conserved.
- **Plain Language:** Members of the public expressed that the OR HCD Plan is a dense, technical document and that the policy and guidelines are difficult to understand. It was suggested that plain language summaries should be added throughout the OR HCD Plan to help readers understand the intent of policy- and guideline-heavy sections.

- **Land Use:** The public expressed concern with the inclusion of residential land use within the Adaptive Re-use areas defined in **Section 5.1** of the draft OR HCD Plan. It was noted that current zoning for the Ontario Reformatory lands does not include residential land use and the GID Secondary Plan does not identify residential land use within the OR HCD boundaries since Block Plan Area 4 has not be prepared.
- **National Urban Park Initiative:** Members of the public expressed that there is community support for the Ontario Reformatory lands to be a National Urban Park.

Integration of Public Open House #3 Feedback in the Final OR HCD Plan

To integrate the feedback received during Public Open House #3, the final OR HCD Plan has been updated to include stronger language throughout and plain language summaries in policy- and guideline-heavy sections.

Section 5.1 has been updated to include additional analysis of the presence of landscape heritage attributes and built heritage attributes in the proposed Adaptive Re-use areas. Recommended land use designations from a heritage conservation are now included. Plates in **Section 2.5** and **Section 5.1** have been updated to include an outline of the OR HCD boundaries to provide clarity on zoning and proposed land use designations that fall within the district.

The policy statements presented in **Section 5.1** and associated guidelines presented in **Section 6** still include parameters for development so that City staff have the ability to contemplate and control residential use if it were to arise.

The National Urban Park Initiative is a separate Federal process from the municipal OR HCD designation under Part V of the Ontario Heritage Act. The National Urban Park Initiative has received support in principle from Council, but it is not a City-led project. The Parks Canada National Urban Park process is distinct from the municipal heritage process that guides the OR HCD.

Virtual Engagement – “Have your Say”

In addition to Public Open House #3, the City of Guelph hosted the ‘Guelph Reformatory District – “Have your Say”’ website at <https://haveyoursay.guelph.ca/en/projects/reformatory-district/10> and maintained a project email (reformatorydistrict@guelph.ca) throughout Phase 2 of the project. Public comments were received, and responded to, on the project website.

The overall themes emerged through the virtual engagement:

- **Stronger Language:** Comments were received to express that the OR HCD Plan must include stronger language throughout the document to afford better protection for the heritage character of the Ontario Reformatory lands.
- **Park Land and Green Space:** Several comments noted that the Ontario Reformatory lands include significant natural heritage resources (e.g. ponds, wetlands, streams, and meadows) that provide habitat for birds, animals, and insects. The green space the Ontario Reformatory lands was noted as highly valued by the community. There were several comments to note that the Ontario Reformatory lands effectively function as parkland for the community.
- **Residential Development:** Numerous comments objected to the proposed residential land use in the OR HCD, especially in Adaptive Re-use Area A. The community highly values the greenspace and recreational character of the Ontario Reformatory lands and do not see residential land use as an appropriate land use designation in the OR HCD.
- **National Urban Park Initiative:** Numerous comments noted that there is community support to designate the Ontario Reformatory lands as a National Urban Park.
- **Other City Initiatives:** Several comments were received that noted other City of Guelph initiatives, including the Official Plan, GIS Secondary Plan, Yorklands Green Hub, Green Development Standards, Clythe Creek Subwatershed, and the Innovation District Secondary Plan.

Integration of Virtual Feedback in the Final OR HCD Plan

Several updates were made to the final OR HCD Plan to address the feedback received through the 'Guelph Reformatory District - Have your Say' website and project email. First, the language in the plan has been strengthened throughout. Instances of "should" and "seek to" have been replaced with "shall" where appropriate.

The community value placed on greenspace and recreational use has been noted and the recommend land use for Adaptive Re-use Area A (AR-A) in **Section 5.1** has been updated to better align with the presence of landscape heritage attributes in this portion of the OR HCD. The policy statements presented in **Section 5.1** and associated guidelines presented in **Section 6** still include parameters for

Integration of Virtual Feedback in the Final OR HCD Plan

development so that City staff have the ability to contemplate and control residential use if it were to arise.

It is recognized that the community highly values the natural heritage character of the Ontario Reformatory lands and that this space is currently used by the public for recreational purposes. A large portion of the land use designation presented in **Section 5.1** preserves the site as: Significant Natural Areas & Natural Areas, Open Space and Park, and Waterbody. The Adaptive Re-use areas noted in **Section 5.1** are limited to portions of the OR HCD that offer opportunities to rehabilitate the property in a manner that will conserve the heritage attributes of the Ontario Reformatory while accommodating a new use.

As previously noted, the National Urban Park designation is separate Federal process administered by Parks Canada. The National Urban Park Initiative has received support in principle from Council, but it is not a City-led project. The Parks Canada application process is distinct from the municipal heritage process that guides the OR HCD.

2.4 Indigenous Engagement

The Ontario Reformatory is situated in the traditional territory of several First Nations. It is important to the City of Guelph that these Indigenous governments have an opportunity to be included in the project. First Nations engaged as part of the OR HCD Study and Plan include:

- Mississaugas of the Credit First Nation (MCFN);
- Six Nations of the Grand River (SNGR); and,
- Haudenosaunee Development Institute (HDI).

Each Nation was initially sent a letter on May 5, 2022, which:

- Acknowledged that the project site is located within the Indigenous traditional territory;
- Informed Nations that the OR HCD Study had been initiated;
- Described the Ontario Reformatory property and its history;
- Outlined both phases of the project (Phase: 1 HCD Study and Phase 2: HCD Plan); and

- Requested input from each First Nation, including their level of interest in being further engaged on the project, primary concerns, and comments.

A series of follow-up phone calls were made the week of May 25, 2022. During those phone conversations, the project team provided a summary of the letter and discussed possible meeting dates to discuss the project in more detail. Following this initial outreach, the following meetings were conducted with the Nations that expressed interest in the project:

- Meeting with MCFN (June 28, 2022)
- Meeting with SNGR (June 13, 2022)

Follow-up letters were sent to the MCFN and SNGR during the preparation of the OR HCD Plan in September 2023. The SNGR did not provide any additional comments but requested a copy of the OR HCD Plan, once available. No response was received from MCFN.

2.5 Legislative Framework and Policies

2.5.1 Ontario Heritage Act

The Ontario Heritage Act provides a framework for the protection of cultural heritage resources in the province. It gives municipalities and the provincial government powers to protect heritage properties and archaeological sites. The Ontario Heritage Act includes two regulations for determining cultural heritage value or interest: Ontario Regulation (O. Reg.) 9/06 (as amended by O. Reg. 569/22) and O. Reg. 10/06. O. Reg. 9/06 provides criteria to determine the cultural heritage value or interest of a property at a local level while O. Reg. 10/06 provides criteria to determine if a property has value of provincial significance. Single properties can be designated under Part IV of the Ontario Heritage Act and a defined area with multiple properties can be designated under Part V of the Act as part of an HCD.

The scope of an HCD Study is defined in Subsection 40(2) of the Ontario Heritage Act. Phase 1 of this project, the OR HCD Study, fulfills this requirement of the Act. Section 41.1(1) of the Ontario Heritage Act requires that an HCD Plan is adopted for each district. This document, the OR HCD Plan, serves to fulfill this requirement.

2.5.2 Cultural Heritage Guidance Documents

The Ministry of Citizenship and Multiculturalism (MCM) is responsible for the administration of the Ontario Heritage Act and has developed checklists, information bulletins, standards and guidelines, and policies to support the conservation of Ontario's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological sites. The Ontario Heritage Toolkit includes Heritage Conservation Districts: A Guide to District Designation under the Ontario Heritage Act (MCM 2006)¹. This document was used to guide the preparation of the OR HCD Study and this Plan.

2.5.3 Planning Act and the Provincial Planning Statement

The Planning Act describes planning direction in Ontario. Section 2 of the Planning Act identifies that planning authorities at the municipality shall have regard to matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

Similarly, the Provincial Planning Statement (2024) prioritizes the long-term conservation of the Province's cultural heritage resources, including built heritage resources, cultural heritage landscapes, and archaeological as they provide environmental, economic and social benefits. It is in the provincial interest to protect and utilize these resources effectively over a long term. Section 6.2 states:

- 1** A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies, boards, and Service Managers including:
 - c managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;

Section 4.6 also details the conservation of cultural heritage and archaeology through the following five policies:

- 1** Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

¹ The Ontario Heritage Toolkit was updated in 2025. MCM Guidance regarding Heritage Conservation Districts is now available online at <https://www.ontario.ca/document/heritage-conservation-districts>

- 2 Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.
- 3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.
- 4 Planning authorities are encouraged to develop and implement:
 - a archaeological management plans for conserving archaeological resources; and
 - b proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.
- 5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.

2.5.4 City of Guelph Official Plan (February 2024 Consolidation)

The Ontario Reformatory HCD Study identified the relevant City of Guelph Official Plan (Official Plan) policies reflective of the current and future land uses for the area as designated in the Guelph Innovation District (GID) Secondary Plan. The Official Plan identifies strategic directions, one of which speaks to connecting to the city's past given that Guelph has a strong focus on conserving its heritage and tracing the roots of its Indigenous and Euro-Canadian history. The existing rivers and topography have influenced the design of the city and allowed for scenic views and focal points. The Official Plan notes that the City's future depends on carefully balancing yesterday's legacy, today's needs and tomorrow's vision and this balance can be achieved by respecting the history that enriches local architecture and culture, enhancing the integrity of natural systems and promoting an atmosphere of innovation and creativity (City of Guelph 2024).

The Schedules of the Official Plan show the OR HCD lands designated as the following:

- Within the Built-Up Area (Schedule 1a – Urban Structure);
- With respect to land use, the Official Plan Schedule 2 - Land Use, refers to the GID Secondary Plan. More information on the GID Secondary Plan is noted in **Section 2.5.6** of this Plan;

- Schedule 4A – Natural Heritage System (ANSIs and Wetlands) and Schedule B of the GID Secondary Plan identifies Significant Natural Areas and Natural Areas, and Natural Areas Overlay, including the Eramosa River running northeast to southwest;
- Schedule 4B - Natural Heritage System (Fish Habitat and Permanent and Intermittent Streams) identifies areas that are to protect, improve or restore the quality and quantity of Surface Water features and Fish Habitat;
- Schedule 4E - Natural Heritage System illustrates all confirmed Significant Wildlife Habitat & Habitat for Significant Species (excluding Ecological Linkages) based on existing information. Significant Wildlife Habitats also comprise the Natural Heritage System;
- Schedule 4D - Natural Heritage System (Significant Valley lands and Significant Landform) illustrates the areas of Significant Valleylands;
- Schedule 4C - Natural Heritage System (Significant Woodlands) identifies Cultural Woodlands abutting the existing railway corridor, west of the Eramosa River; and
- Schedule 4 - Contains Ecological Linkages, a component of the Significant Wildlife Habitat.

These designations in the Official Plan align with the Natural Heritage System as illustrated in Schedule B of the GID Secondary Plan, outlined in more detail in subsequent sections of this report.

In July 2022, Guelph City Council adopted Official Plan Amendment 80, the municipal comprehensive review of its Official Plan to conform to changes to provincial legislation. The Ministry of Municipal Affairs and Housing subsequently approved OPA 80 with modifications on April 11, 2023.

Since then, the City has continued to refine and implement its Official Plan policies, culminating in the February 2024 consolidation of the Official Plan. This version integrates the approved changes from OPA 80 and reflects the City’s evolving priorities in land use, heritage conservation, and environmental stewardship.

Key updates in the 2024 version include:

1. Integration of the GID Secondary Plan

The 2024 Official Plan incorporates detailed land use designations and environmental protections from the GID Secondary Plan, particularly in relation to the Ontario Reformatory HCD. This includes:

- Designation of Significant Natural Areas, Natural Areas Overlay, and Ecological Linkages.
- Identification of Significant Wildlife Habitat, Surface Water and Fish Habitat, and Cultural Woodlands.
- Enhanced mapping through Schedules 4A to 4E, which detail the Natural Heritage System and its components.

2. Strategic Heritage and Environmental Policies

The updated Official Plan emphasises Guelph’s commitment to heritage conservation and environmental integrity. It outlines strategic directions that balance the city’s historical legacy with future growth, including:

- Recognition of the City's Indigenous and Euro-Canadian history.
- Preservation of scenic views and natural topography.
- Promotion of innovation while respecting architectural and cultural heritage.

3. Alignment with Provincial Planning Statement (2024)

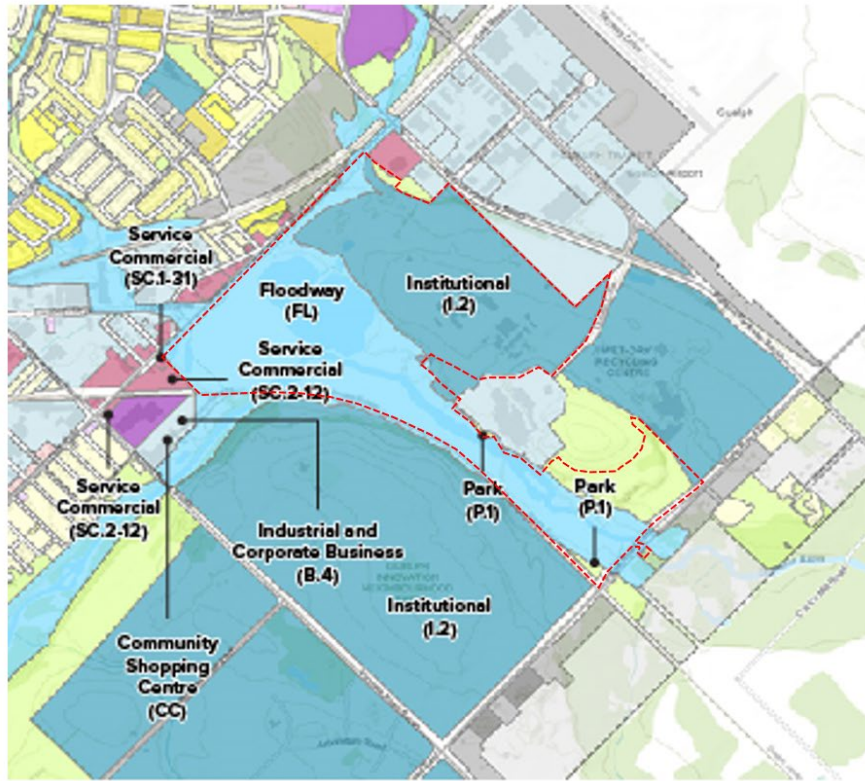
The City’s planning efforts are also informed by the Provincial Planning Statement (2024), which replaces previous provincial frameworks. This new statement provides additional direction for secondary planning processes, such as the Guelph Street Corridor Study, and supports housing targets and infrastructure planning across the region.

2.5.5 City of Guelph Zoning By-law

The City of Guelph Zoning By-law (2023) - 20790 was approved on April 18, 2023, by Council. As of February 6, 2024, the Comprehensive Zoning Bylaw (2023)-20790 is now in force and effect, save and except for the lands, areas, and sections associated with the appeals of the Comprehensive Zoning Bylaw. Applications made during the appeal period must comply with both Zoning By-laws (1995) -14864 (**Plate 4**) and (2023) – 20790 (**Plate 5**).

The City of Guelph Zoning By-law (1995) – 14864 has the majority of the Study Area zoned Institutional (I.2) and Floodway (FL), with a few pockets of areas zoned as Service Commercial (SC.2-12 and 1-31), Community Shopping Centre (CC), and Industrial and Corporate Business (B.4) at the northwest corner of the Study Area. There are also a few areas zoned as Park (P.1).

Plate 4: Zoning By-law (1995) - 14864



LEGEND

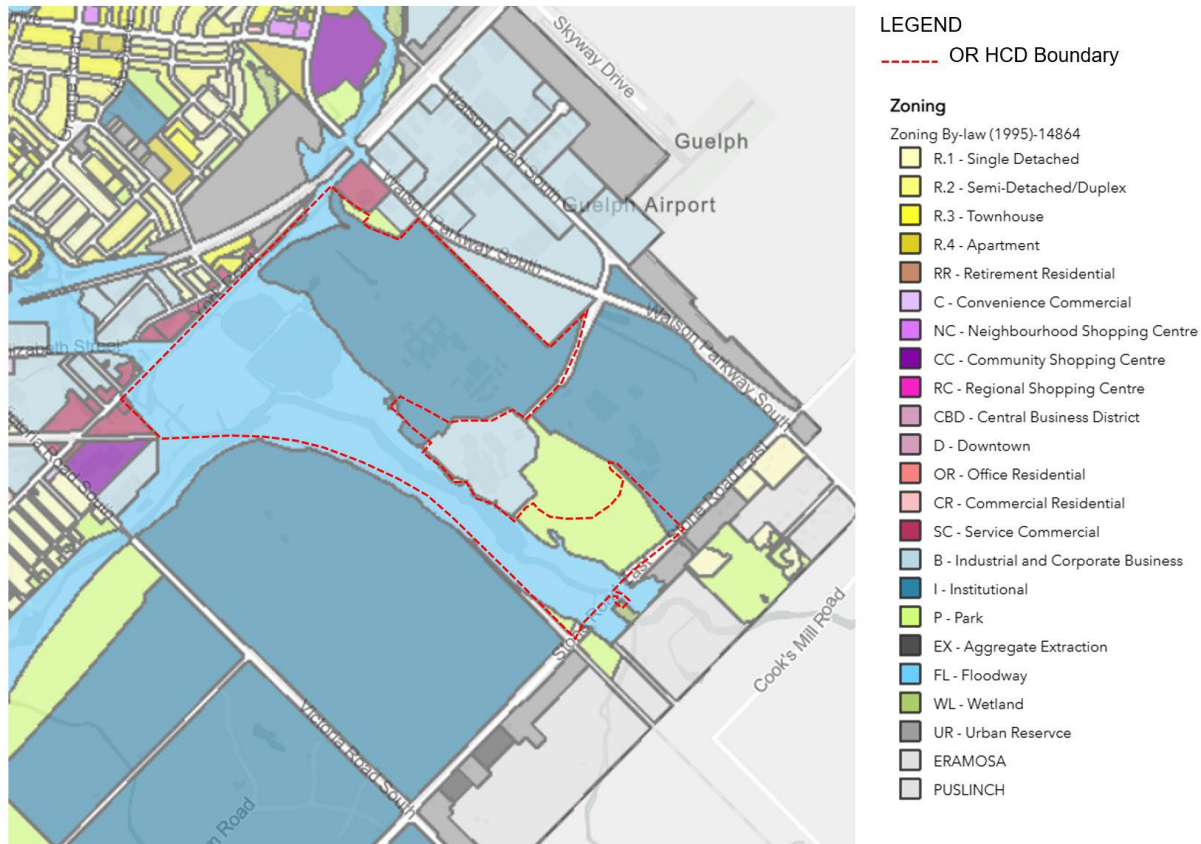
----- OR HCD Boundary

ZoningBylaw

Zoning

- R.1 - Single Detached
- R.2 - Semi-Detached/Duplex
- R.3 - Townhouse
- R.4 - Apartment
- RR - Retirement Residential
- C - Convenience Commercial
- NC - Neighbourhood Shopping Centre
- CC - Community Shopping Centre
- RC - Regional Shopping Centre
- CBD - Central Business District
- D
- OR - Office Residential
- CR - Commercial Residential
- SC - Service Commercial
- B - Industrial and Corporate Business
- I - Institutional
- P - Park
- EX - Aggregate Extraction
- FL - Floodway
- WL - Wetland
- UR - Urban Reserve
- ERAMOSA
- PUSLINCH

Plate 5: Zoning By-law (2023) – 20790



2.5.6 Guelph Innovation District Secondary Plan

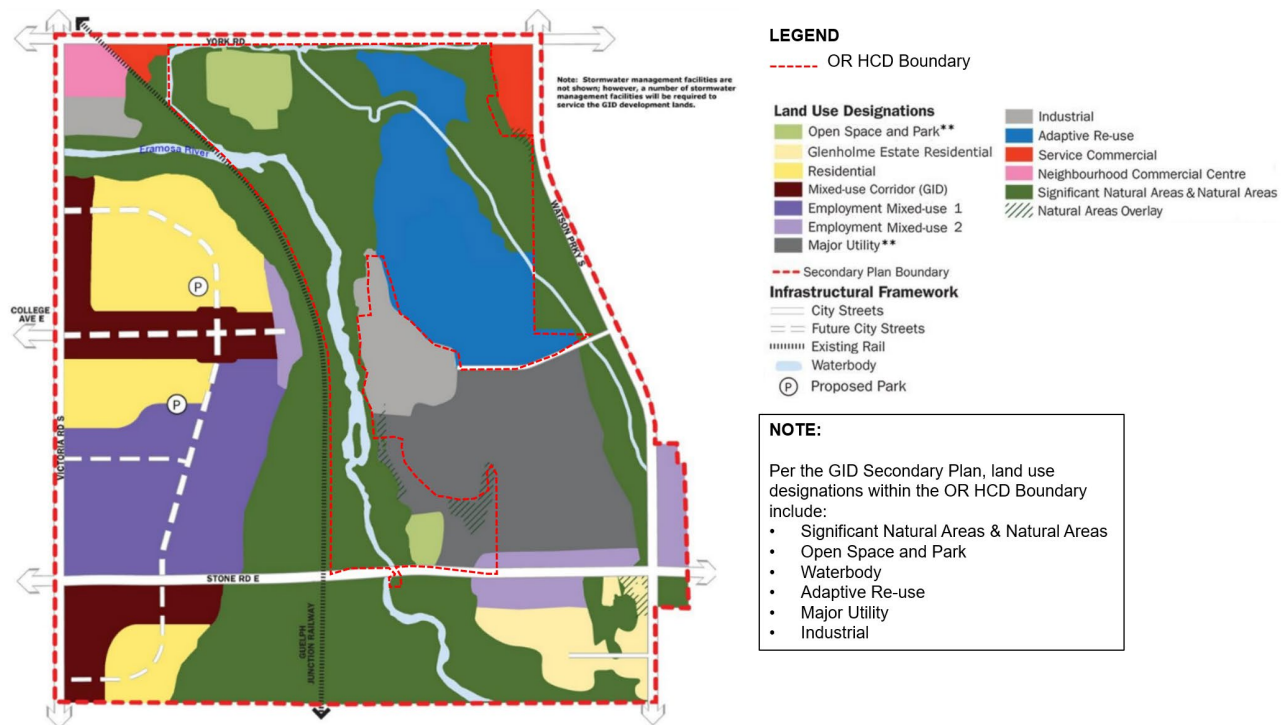
The Guelph Innovation District (GID) Secondary Plan (Official Plan Amendment #54) was adopted by Council in May 2014 and the plan area is 436 hectares (1,000 acres) bounded by York Road, Victoria Road South, York-Watson Industrial Park and Stone Road East (**Plate 6**). The vision for the GID Secondary Plan is a compact, mixed-use community that straddles the Eramosa River in the city's east end and will serve predominately as the home of innovative, sustainable employment uses with an adjacent urban village connecting residential and compatible employment uses (City of Guelph 2017). The urban village will be comprised of pedestrian-oriented spaces with street-related built form supporting a mix of medium and high-density commercial, residential and employment uses.

Recent updates reaffirm the GID's strategic role in meeting Guelph's long-term employment and housing targets, aligning with the city's Growth Management Strategy and the Province's Growth Plan. The district is positioned to foster a green economy and innovation sector jobs, with opportunities for integrated energy

planning under the Community Energy Initiative. The area is also central to building partnerships across government and private sectors, and benefits from guidance documents such as cultural heritage impact assessments, stormwater and transportation studies, and urban design standards.

As of August 2025, City Council is reviewing a proposed plan that will shape the GID’s development trajectory over the next 50 years, reinforcing its importance in Guelph’s future growth strategy.

Plate 6: GID Secondary Plan Land Use Designations (Schedule D)



The general land-use policies in the GID Secondary Plan include the following directions:

- Development in the GID will offer opportunities for people to live and work in close proximity, which has the potential to reduce vehicular trips and the overall carbon footprint of the area;
- The GID will be developed to support and accommodate emerging innovation businesses and other green energy industries;
- The GID will be comprised of a mix of land uses, housing, and building typologies at a density that supports multi-modal transit and public transportation, as well as a new enhanced public realm that includes roads, sidewalks, parks, open spaces, and trails; and

- Small and medium-scale retail commercial uses are encouraged in the GID within mixed-use development and land use designations. Large-format and stand-alone retail commercial uses are not permitted in the district.

The GID Secondary Plan land uses that pertain to the OR HCD are shown on **Plate 6** GID Secondary Plan (Official Plan Amendment #54) include Significant Natural Areas and Natural Areas, Adaptive Re-use, and Open Space and Park. The Adaptive Re-Use land use designation is within the larger proposed OR HCD and is subject to the Cultural Heritage Resource policies of the Official Plan, the GID Secondary Plan Section 11.2.6.3.1) in addition to the policies and guidelines of this OR HCD Plan.

Under the GID Secondary Plan, the Adaptive Re-Use designation includes provincially significant cultural heritage resources where the conservation, rehabilitation, restoration, maintenance and re-use of built heritage resources and cultural heritage landscapes will serve as the focal point of new development. This designation permits a mix of uses including institutional, educational, commercial, office, light industrial, and open space and park in a form that respects the existing built heritage form, cultural heritage landscape features, as well as the relationships between cultural heritage resources considered for adaptive re-use and redevelopment (City of Guelph 2017). It also states that development shall be physically and visually compatible with and respectful of the cultural heritage value and heritage attributes of the cultural heritage resources. New additions or new construction to a built heritage resource, where permitted to facilitate adaptive re-use, shall conserve the cultural heritage value and heritage attributes (City of Guelph 2017).

The Adaptive Re-Use designation is also tied to the 'Local Roads and Public Realm' framework outlined in Section 11.2.4.9(4) of the GID Secondary Plan. In alignment with the Local Roads policies of the GID Secondary Plan, consideration shall be given to a potential connection from York Road to Dunlop Drive through the Adaptive Re-Use area identified on Schedule B. This connection is intended to:

- Increase public connectivity and access to the cultural heritage landscape and built heritage resources;
- Support pedestrian movement and visual permeability across the site;
- Be implemented where appropriate and feasible, ensuring that any new road infrastructure respects the heritage character and spatial relationships of the area.

This provision reinforces the role of the Adaptive Re-Use designation as a gateway to heritage interpretation and public engagement, while supporting sustainable mobility and integrated urban design.

The portions of the OR HCD designated as Open Space and Park are subject to the Open Space and Park policies of the Official Plan, in addition to the GID Secondary Plan policies and the policies and guidelines presented in this plan. Per section 9.7 of the Official Plan, these lands are to support the use or function of active or passive recreational activities, conservation management and other open space uses. Significant Natural Areas & Natural Areas are intended to help the City ensure the long-term protection of the Natural Heritage System and associated ecological and hydrologic functions.

Schedule C of the GID Secondary Plan provides built-form element directions including building heights for the western portion of the Secondary Plan boundary.

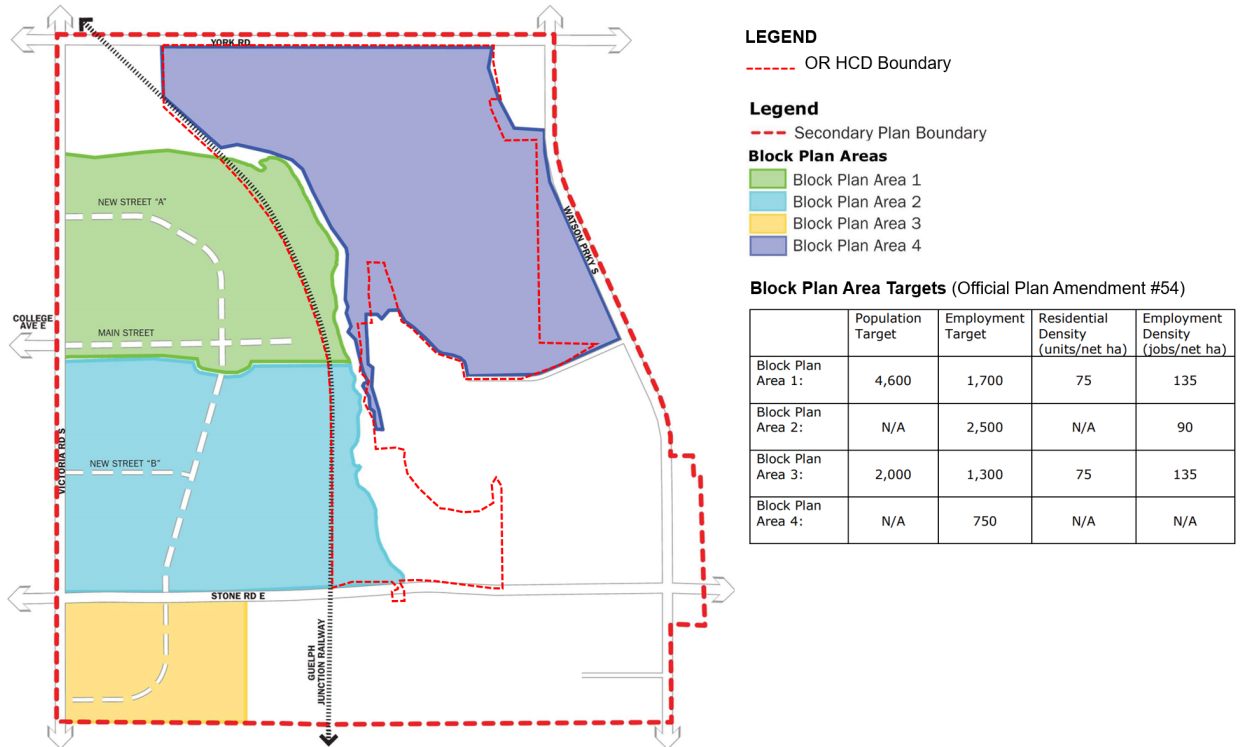
Additionally, a Block Plan is required to be developed for each of the identified Block Plan areas in Schedule D: Guelph Innovation District Secondary Plan Block Plan Areas in accordance with Official Plan policies 11.2.7.3.1 through 11.2.7.3.11, to specifically implement the policies of the GID Secondary Plan (Official Plan Section 11.2). The purpose of a Block Plan is to establish an appropriate physical form of proposed development for the Block Plan Area that demonstrates how the Official Plan policies for the GID Secondary Plan will be addressed. The Block Plan will conform to the GID Schedules in section 11.2.8 of the City's Official Plan. Block Plans will specifically address the extent and location of Secondary Plan elements on the lands, including roads, lot patterns, stormwater management facilities, park locations, proposed residential densities and employment uses and densities.

The OR HCD is mainly within Block Plan Area 4 but also include small portions of Block Plan Areas 1 and 2 (**Plate 7**). The areas of the OR HCD that fall within Block Plan Areas 1 and 2 have a 'Significant Natural Areas & Natural Areas' land use designation. Land use designations within Block Plan Area 4 include:

- Significant Natural Areas & Natural Areas
- Open Space and Park
- Waterbody
- Adaptive Re-use
- Major Utility
- Industrial

At present, Block Plan 4 has not been developed. Accordingly, there are no defined population, residential density, or employment density targets for Block Plan Area 4 in the GID Secondary Plan (Official Plan Amendment #54). Block Plan 4 includes an employment target of 750.

Plate 7: GID Secondary Plan Block Plan Areas



2.5.7 Cultural Heritage Action Plan

The Cultural Heritage Action Plan (CHAP) was approved in January 2021 and contains strategic implementation directions to assist Guelph City Council in making decisions related to cultural heritage for the preservation and conservation of cultural heritage landscapes (CHLs) within the city. The CHAP highlights priorities for conservation, cultural heritage promotion, and financial incentives.

The CHAP provides guidance specific to cultural heritage landscapes. It establishes an implementation framework that includes recommendations and strategies including identifying the historic themes in the city’s development, an inventory of candidate cultural heritage landscapes, recommended financial and non-financial incentives, interpretation of sites and conservation practices. Cultural heritage landscapes are identified through the guidance of the 2024 Provincial Planning Statement and Ontario Heritage Toolkit. The CHAP assists in finding candidate

cultural heritage landscapes and preliminary boundaries with the intent that further refinements can be made in the future. Future management of heritage resources within a cultural heritage landscape can occur through several means, including land use designation under the Planning Act or cultural heritage designation under the Ontario Heritage Act, identification in planning documents, implementation of a management plan (which may include the use of zones to guide development), and consideration of impacts from nearby development.

The following actions are identified as potential conservation efforts for the candidate cultural heritage landscapes:

- Listing on the Municipal Heritage Register of Cultural Heritage Properties.
- Designation in the City’s Official Plan, with associated policies to guide the conservation of the applicable cultural heritage resources.
- Zoning By-law regulations to conserve important features.
- Preparation of guidelines or a management plan that address cultural heritage landscapes - Designation under either Section 29, Part IV (for individual properties) or Section 41, Part V (for groups of properties) of the Ontario Heritage Act.
- Entering into a heritage conservation easement agreement to guide the conservation and management of a specific cultural heritage landscape.
- Requirement for the preparation of a Cultural Heritage Resource Impact Assessment and possibly a Cultural Heritage Conservation Plan when contemplating redevelopment within a listed or designated cultural heritage landscape.

3 Statement of Cultural Heritage Value or Interest

3.1 Description of the Property

The Ontario Reformatory HCD contains four properties: one entire parcel (785 York Road) and parts of three parcels (919 York Road, 80 Dunlop Drive, and 328 Victoria Road South). The district is bordered by York Road to the northwest, Watson Parkway South to the northeast, Stone Road East to the southeast, and the east side of the Guelph Junction Railway to the southwest. The Ontario Reformatory property at 785 York Road has already been designated under section 29, Part IV of the Ontario Heritage Act through by-law (2021)-20631 and is recognized as containing a CHL of provincial significance. An appeal to Council’s approval of heritage designation By-law (2022)-20689 for 919 York Road has been settled through Ontario Land Tribunal Case Number OLT-22-003943 with direction to amend the list of heritage attributes and to carry out the approved Conservation Plan to stabilize the Matthews farmhouse building.

Given the previous heritage recognition of the property, some heritage attributes have been adapted from Statements of Cultural Heritage Value or Interest outlined in previous designation documents.

3.2 Statement of Cultural Heritage Value or Interest

Design or Physical Value

The OR HCD has design or physical value as a unique example of an institutional landscape dating from the early twentieth century. A complex interplay between the landscape and built heritage resources contribute to the cultural heritage value of the area.

Central to the design value of the site is the collection of buildings created for the Ontario Reformatory, located in the north half of the proposed district. Many of the older buildings are currently designated under section 29, Part IV of the Ontario Heritage Act and others listed as non-designated properties under section 27 of the Act. The site is also recognized as containing a provincially significant cultural heritage landscape. The main buildings consist of Willowbank Hall (the Engineer’s residence); the Superintendent’s Residence; a Beaux-Arts style Administration Building; two three-storey cell blocks; three three-storey dormitories; a tower corridor; a large dining hall; a large three-storey, concrete and stone industrial workshop within a grouping of industrial buildings (including the Powerhouse building); and a greenhouse complex. The buildings are varied but include

limestone, concrete, steel, red brick and corrugated metal. Much of the stone used in the buildings and landscape features was quarried from within the proposed Ontario Reformatory HCD boundary.

The Matthews farmhouse, located at 919 York Road, supports the character of the area through its design and materials. The building consists of a single-storey stone farmhouse with a hipped roof, constructed about 1860. A stone gate feature provides entry to the property along a lane that enters from York Road. The prevalence of stone in many of the structures, and the connection to the quarries located within the proposed OR HCD boundary, underscores the importance of the material in supporting the character of the area.

Several early twentieth-century bridges are located within the OR HCD, including a concrete bowstring arch bridge (McQuillan's bridge) located over the Eramosa River beside Stone Road East. A former structure, the wood trestle rail bridge that once crossed the Eramosa River and led to the Ontario Reformatory property, was demolished by Infrastructure Ontario (IO) in July 2025. The Province expedited the removal of the trestle bridge based on a professional structural engineering recommendation that determined that the bridge was unsafe and posed a risk to life safety. These remaining bridges within the OR HCD are monuments to the importance of transportation connections to the Ontario Reformatory and also reflect the period of the institution's inception.

Landscape features also contribute to the design or physical value of the OR HCD. The landscape that fronts York Road is ornamental in nature and extends from the road right-of-way along the tree-lined driveway to the complex of buildings that formed the nucleus of the Ontario Reformatory site. The landscape is gently sloping and rises up to the centre of the property, featuring human-made ponds and watercourses as well as a designed landscape that includes lawns, trees, gardens, and stone walls.

Historical or Associative Value

The OR HCD possesses cultural heritage value or interest due to its association with the Ontario Reformatory, the foundation of which has influenced many of the built heritage resources and cultural heritage landscape features within the district boundary.

The Ontario Reformatory remains one of Canada's largest and most intact examples of a correctional institution. Designed to reflect late-nineteenth and early twentieth-century concepts of penal reform, the Ontario Reformatory's design was meant to

embody the philosophy of rehabilitation rather than incarceration. The design is also strongly associated with John Lyle, one of Canada's premier architects known for his Beaux-Arts style.

The concept of reform extended to the landscape elements that continue to define the OR HCD. These include the organization of areas for farming, industry, and recreation. Many of the individual landscape elements (such as built structures and ponds) were constructed through prison labour, a practice drawn from the theory that outdoor work, such as agriculture and industry, would have a positive effect on inmates' behaviour while also providing marketable products that could help financially sustain the facility.

To the south of the Ontario Reformatory building complex is an area referred to historically as The Rocks containing quarries used for material extraction prior to the twentieth century, a practice that continued through the use of inmate labour. The Rocks was used for more than industry, providing Victorian and Edwardian-era residents of Guelph and beyond with a location for recreational activities such as picnics, boating, and camping. These activities centred around enjoyment of the natural and designed landscape, activities still practiced within the proposed Ontario Reformatory HCD.

Contextual Value

The OR HCD has cultural heritage value or interest because it is a local and provincial landmark.

The properties within the proposed HCD boundary have contextual value as their heritage attributes are important in defining, maintaining and supporting the extant character of the former Ontario Reformatory. The OR HCD contains heritage attributes that are physically, functionally, visually and historically linked to each other and to their surroundings. The Ontario Reformatory is a landmark in Guelph as a former institution of provincial significance as well as a natural sanctuary. Public engagement with individuals and groups within Guelph and the broader region demonstrate a deep connection with the proposed Ontario Reformatory HCD, some using it as a focal point for milestones in their lives.

3.3 Heritage Attributes

Heritage attributes that support the cultural heritage value or interest of the Ontario Reformatory HCD include, but may not be limited to, the list below. This list shall be read in concert with the detailed inventory of built heritage attributes and

landscape heritage attributes provided in **Appendix B** and mapping of character areas in **Appendix C**.

OR HCD:

- Organization of the area as a whole into a hierarchy of spaces and functional uses;
- Location of the main Reformatory complex at the top of a hill with open areas and clear sight lines;
- Clustered thematic uses;
- Interconnected historic buildings;
- Functional qualities of the OR HCD that are associated with the prison use including the placement of the Administration Building and an internal loop system of basement level and above-ground passages between buildings providing alternative access and observation points for staff;
- Quadrangle arrangement of the main structures resembling an educational institution;
- Beaux-Arts design attributed to architect John M. Lyle and the City Beautiful movement;
- Residential appearance of Willowbank Hall (formerly the Engineer’s Residence) and the Superintendent’s Residence (formerly the Ontario Board of Parole building);
- Public and internal road and trail patterns within the OR HCD;
- Ornamental landscape features including the stone walls, fences, stairs, gates, terraced gardens, gate posts, and bridges;
- Mature tree plantings; and
- Ponds and watercourses.¹

¹ The Reformatory wood trestle railway bridge over the Emarosa River was demolished by Infrastructure Ontario in July 2025. Accordingly, this built heritage attribute has been removed from the list of heritage attributes for the OR HCD.

919 York Road (Matthews Farmhouse):

- Single-storey stone residence with hipped roof;
- Stone shed outbuilding; and
- Stone gate on York Road leading to Matthews farmhouse and the original north access road to the Reformatory buildings.

The Rocks:

- Former Reformatory quarry area (now part of 80 Dunlop Drive) consisting of three quarry faces and remnant mining infrastructure.

McQuillan’s Bridge:

- Single-span concrete bowstring arch bridge carrying a footpath over the Eramosa River; and
- 1916 date stamp located on the cross brace.

3.4 Character Areas

There are six distinct character areas within the Ontario Reformatory HCD that reflect the unique juxtaposition of built heritage attributes, landscape heritage attributes, and site organization. An overview of the character areas is provided in **Figure 4** and detailed mapping of the character areas is provided in **Appendix C**. A description of each character area is provided below:

3.4.1 Character Area A: Willowbank Entry and Drive

Character Area A comprises the entry landscape, extending from York Road south along the main entry drive, bounded by the stone wall that follows the drive on the north side, and encompassing the low-lying lands including the large ponds to the south of the drive. Character Area A comprises a picturesque, bucolic landscape representative of the original planned and implemented design of the Ontario Reformatory property. Much of the original site planning and landscape structure is preserved today.

3.4.2 Character Area B: Reformatory Buildings and Central Grounds

Character Area B comprises the main Reformatory buildings (including Administration Building, Tower and Main Corridor, Cells, and Dormitory) and associated public landscaped grounds, including the former Superintendent’s

Residence and walled gardens, terminus of the entry drive (roundabout), the car park, and surrounding open, treed parkland landscape up to and bounded by the fence line of the secure Operations area. Character Area B comprises a landscape representative of a grand institution and much of the original site planning and landscape structure is preserved today in the layout and composition of tree-lined winding drives, sense of order and balanced symmetry, and framed views.

Character Area B also demonstrates the evolution of corrections philosophy. A Reformatory period from 1910 to 1930 focused on inmates not re-offending through the principle of work and learning skills that could be used after they left the facility. It also shows how corrections philosophy changed over the span of 60 years demonstrated with additional buildings and spaces that focused on helping the individual prisoner by providing recreational facilities, such as the Recreation Hall (Gym), Chapel, and outdoor recreation such as mini-golf and baseball.

3.4.3 Character Area C: Operations

Character Area C comprises the core of the Reformatory within the secure perimeter, including a range of industrial buildings and working landscapes. The operations landscape is organized into a series of enclosed courtyards and fields, with a range of paved circulation routes and building aprons. The landscape is separated through a combination of building and fence enclosures. Character Area C comprises a former working landscape, now overgrown and being reclaimed by weather and regenerative vegetation. The Reformatory building complex forms a distinct composition located to the top of the ridge, broken up with mature trees. Remnant landscape features of cultural heritage interest tell of the former workings of the Reformatory; however, most are in a ruinous state.

3.4.4 Character Area D: Greenhouses and Farming

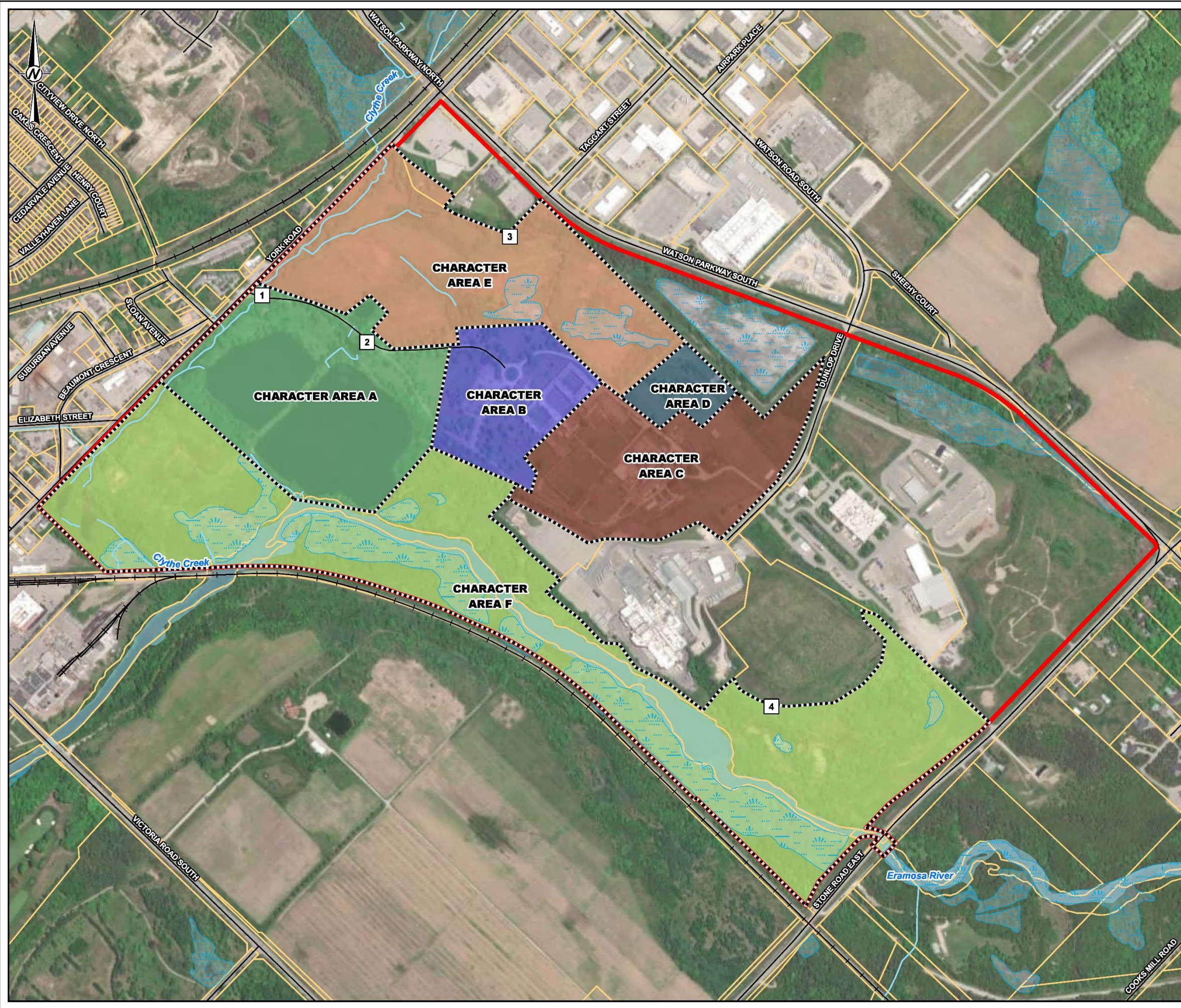
Character Area D includes the greenhouses and farming facilities within the secure perimeter. This Character Area comprised the working farm buildings and fields, perhaps the most important activity at the Ontario Reformatory where all the farm work was accomplished with prison labour. Remnant landscape features of cultural heritage interest, in composition with the former greenhouses and ancillary buildings, many themselves now ruins, tell of the former workings of the Reformatory; however, as with Character Area B, most are in a ruinous state.

3.4.5 Character Area E: North Field and Matthews Farmhouse

Character Area E comprises the open fields, wetlands, waterways, and treed slopes and road embankments along York Road and Watson Parkway South. Character Area E includes several abutting properties at the intersection of York Road and Watson Parkway South, within which lies the historic Matthews farmhouse and shed, and remnant stone gates with stone fences. The North Field extends the length of the entry drive from York Road to the secure area fence. Character Area E comprises a landscape of ecological and heritage value, characterized by the extensive fields and heritage features that include fieldstone walls and the Matthews farmhouse. Much of the original site planning and landscape structure is preserved today in the layout and composition of tree-lined drives and the delineation of fields, although the agricultural character is gradually regenerating to a naturalized wetland.

3.4.6 Character Area F: Rail Corridor and Limestone Quarries

Character Area F extends along the southwest side of the Study Area, from York Road past the southwestern extent of the large ponds (Character Area A) and along the Eramosa River, incorporating the former Canadian Pacific Railway (now the Guelph Junction Railway) and three quarry sites, informally known as The Rocks, south to Stone Road East, and including the McQuillan's Bridge (also known as Stone Road Bridge) over the river south of Stone Road East. Character Area F comprises the most naturalized landscape of the Study Area and is rich in cultural heritage artifacts and landscape features. From the scenic and recreational quality of the Eramosa River to The Rocks former quarry sites and remnants of the quarry works found throughout the southern extent of the Character Area, this landscape is important to the story and history of the lands and people of the area from pre-settlement through to today.



- LEGEND**
- 1 VANTAGE POINT
 - CULTURAL HERITAGE CHARACTER AREA
 - CHARACTER AREA A: WILLOWBANK ENTRY AND DRIVE
 - CHARACTER AREA B: REFORMATORY BUILDINGS AND CENTRAL GROUNDS
 - CHARACTER AREA C: OPERATIONS
 - CHARACTER AREA D: GREENHOUSES AND FARMING
 - CHARACTER AREA E: NORTH FIELDS AND MATTHEWS FARMHOUSE
 - CHARACTER AREA F: RAIL CORRIDOR AND LIMESTONE QUARRIES
 - STUDY AREA
 - ROADWAY
 - RAILROAD
 - WATERCOURSE
 - ERAMOSA RIVER
 - WETLAND
 - PROPERTY PARCEL



NOTE(S)
 1. LOCATIONS ARE APPROXIMATE.

REFERENCE(S)
 1. BASE DATA - MNRF 2021
 2. PROPERTY BOUNDARY - CITY OF GUELPH, 2022
 3. BASE IMAGE - WORLD TOPOGRAPHIC MAP, CITY OF GUELPH, REGION OF WATERLOO, ONTARIO BASE MAP, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, USGS, NGA, EPA, USDA, NPS, AAFC, NRCAN
 4. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT
 CITY OF GUELPH

PROJECT
 ONTARIO REFORMATORY HERITAGE CONSERVATION DISTRICT PLAN AND GUIDELINES

TITLE
 IDENTIFIED CULTURAL HERITAGE CHARACTER AREAS

CONSULTANT	YYYY-MM-DD	2025-12-16
	DESIGNED	CGE
	PREPARED	DB
	REVIEWED	KK
	APPROVED	HS

PATH: S:\clients\City_of_Guelph\Charita_Patrimony\98_PROJ\221-01978-00\40_PROD\0005_HCD\221-01978-00-0005-PC-0000.aprx PRINTED ON: AT: 8:17:56 AM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B

4 District Objectives

4.1 Statement of Objectives

Summary of Statement of Objectives

The main objective of the OR HCD Plan is to protect and manage the cultural heritage value of the district. This includes conserving heritage attributes and providing clear direction for non-contributing buildings, structures, and landscape elements. The OR HCD Plan aligns with the city's natural heritage policies and recognizes the area's Indigenous, settler, and reformatory histories. It emphasizes using design guidelines to maintain the Character Areas, recommends a heritage permit process, and requires high-quality design where changes are proposed. New development must respect the cultural heritage value of the HCD and enhance public spaces and recreational areas.

The main objective of the Ontario Reformatory HCD Plan is the conservation, management and long-term protection of the cultural heritage value and heritage attributes of the Ontario Reformatory HCD. This statement of objectives is used as general guide to measure the success of this Plan. The objectives of the OR HCD Plan include:

Conservation

- 1** Conserve (as defined in the City of Guelph Official Plan and the Provincial Planning Statement), the cultural heritage value of the OR HCD and its heritage attributes;
- 2** Conserve the physical road pattern and layout as described in the Part IV and Part V designation;
- 3** Conserve the physical form, scale, architectural features of built heritage attributes of the OR HCD;
- 4** Infrastructure Ontario (IO) continues to have a role in the conservation while its property at 785 York Road is in Provincial ownership.

Management of Heritage Attributes

- 5** Align the city's natural heritage policies and objectives with this OR HCD Plan for the long term management and conservation of the landscape heritage attributes of the OR HCD;

- 6 Conserve, recognize, and attribute the presence of the Indigenous, settler, and reformatory periods throughout the OR HCD;
- 7 Utilize the guidelines presented in this OR HCD Plan, the GID Secondary Plan and Block Plan to conserve the scale and form of each character area;
- 8 Ensure that future proponents refer to the guidelines of this HCD Plan when considering alterations to contributing built heritage attributes and landscape heritage attributes;
- 9 Recommend a heritage permit process for the OR HCD;
- 10 Require professional archaeologists to reference the OR HCD when archaeological assessments are carried out within the HCD;
- 11 Require high-quality design in new development, additions, and alterations that are complementary and compatible with the cultural heritage value of the HCD;
- 12 Refer proponents of new development and alterations to properties adjacent to the OR HCD, to the guidelines of the OR HCD Plan to minimize negative visual impacts;

Long-term Protection

- 13 Ensure new development maintains and enhances the cultural heritage value of the HCD;
- 14 Reflect the City of Guelph's social, cultural, diversity and inclusivity, and community values throughout the OR HCD;
- 15 Conserve, maintain, and enhance the public realm;
- 16 Conserve, maintain, and enhance the recreational aspects and public amenities of the OR HCD.

4.2 Guiding Principles

Summary of Guiding Principles

The guiding principles for the OR HCD give direction on decision-making when an alteration is proposed within the district. Where permitted, change within the OR HCD must be consistent with accepted conservation principles, work in concert with natural heritage systems, and reflect the significant history of the district. Alterations within the OR HCD must reflect the City Beautiful movement and be sympathetic and supportive of the overall heritage character of the district. The guiding principles discourage false historical representations and emphasize repair over replacement. Adaptive re-use of built heritage attributes is encouraged, and alterations must respect and enhance the cultural heritage value of the OR HCD.

This section contains conservation principles and concepts based on accepted principles from Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. The purpose of these principles is to offer guidance for decision-making when making alterations.

- 1** The major features that form a cohesive landscape, including watercourses, circulation routes, and built features, that together form a recognizable whole, shall be conserved in accordance with the city's natural heritage plans and policies;
- 2** Ensure the various historic periods, the peoples who came through the site, and the sense of time and place, are depicted and felt by experiencing the built form, landscape design, and interpretation throughout the Ontario Reformatory HCD;
- 3** Protect and maintain the landscape heritage attributes associated with watercourses while seeking a balance with natural heritage system objectives and ecological restoration initiatives;
- 4** The OR HCD shall be conserved and clearly differentiated from contemporary adjacent development through landscape and architectural design that is physically and visually compatible with the historic character of the property;
- 5** Ensure that alterations to landscape heritage attributes, and to institutional and residential built heritage attributes reflect the City Beautiful movement, wherever possible;
- 6** Changes during the course of restorations, rehabilitations, and alterations will be documented concerning the cultural heritage and historical context of the OR HCD, as outlined in the OR HCD Study;
- 7** The cultural heritage character of the OR HCD will be conserved by discouraging false representations of history and design;
- 8** Repair rather than replace cultural heritage resources through ongoing maintenance and conservation. Where repair is not feasible and replacement is necessary, replacement features shall match the form and detail of original materials;
- 9** Cultural heritage features that have deteriorated to a level that is beyond practical for restoration or rehabilitation will be assessed, options outlined and actions taken to the City's satisfaction;
- 10** The continued function of built heritage attributes within the OR HCD is encouraged through adaptive re-use; and

- 11** Building alterations for additions and other interventions shall be undertaken in a manner that respects and enhances the built heritage attribute and the OR HCD in general.

5 Policy Statements

The statement of objectives and principles promote the conservation and enhancement of the Ontario Reformatory HCD's built heritage attributes and landscape heritage attributes. The policies of this Plan reinforce the statement of objectives and principles while allowing and managing changes to the property to evolve over time. In accordance with the *Ontario Heritage Act*, these policies are not in effect and do not apply to lands owned by the Province of Ontario. This section outlines policies that relate to development, additions and alterations, new buildings, demolition, and adjacent properties which provide the basis for the design guidelines presented in **Section 6**. These policies apply to property owners, staff and Council when submitting and reviewing heritage permit applications and development proposals within the OR HCD. The cultural heritage landscape and built heritage guidelines contained in **Section 6.2** and **6.3** of this Plan further illustrate the intent of the policies.

5.1 Development

The unique and distinguishing pattern of pathways, roads, buildings, and landscapes within the Ontario Reformatory HCD contribute to the character and history of the district. The built heritage attributes and landscape heritage attributes are identified through the six character areas, as defined in **Section 3.4**. To maintain these distinguishing features within the OR HCD, the following policies are recommended:

- The identified built heritage attributes and landscape heritage attributes of the OR HCD shall be conserved using the guidelines of this Plan.
- The GID Secondary Plan defines a section of the OR HCD as Adaptive Re-use (**Section 2.5.6; Plate 6**). Per the GID Secondary Plan, Adaptive Re-use permits a mix of uses including institutional, educational, commercial, office, light industrial and open space and park in a form that respects the heritage attributes of the OR HCD. The majority of the OR HCD falls within Block Plan 4, which has not yet been developed. Accordingly, there are no defined population, residential density, or employment density targets for Block Plan Area 4 in the GID Secondary Plan (Official Plan Amendment #54). Given the absence of Block Plan 4, the following policies are recommended:

- (1) Encourage the adaptive re-use of existing built heritage attributes and landscape heritage attributes, particularly those in Character Areas A

to E, to encourage mixed land uses and allow for intensification, where deemed appropriate by the City. The appropriate areas for adaptive re-use are depicted in **Plate 8** and include Adaptive Re-use A (AR-A), the OR HCD Core, and Adaptive-Re-use B (with Residential) (AR-B). The proposed land use overlaid on character areas, built heritage attributes, and landscapes heritage attributes is presented in **Figure 5**.

(a) Adaptive Re-use A (AR-A):

- (i) AR-A falls within **Character Area E: North Field and Matthews Farmhouse** of the OR HCD. Heritage attributes within Character Area E include: the Matthews Farmhouse; ornamental landscape features including the stone walls, fences, stairs, gates, terraced gardens, gate posts, and bridges; mature tree plantings; and, ponds and watercourses. The North Field itself is not identified as a heritage attribute of the OR HCD. However, the west gate to the north field (Attribute No 24) and the tree row (Attribute No. 45) are landscape heritage attributes that border AR-A and must be conserved. The main entrance drive and associated heritage landscape attributes falls within the OR HCD Core and will be conserved.
- (ii) From a heritage conservation perspective, the recommended land use within AR-A is Open Space and Park in a form that respects the heritage attributes of Character Area E and historical open space character of this section of the Ontario Reformatory. However, should Block Plan Area 4 recommend employment or residential targets within AR-A, then development may be considered in a portion of the North Field as depicted in **Plate 8**. Proposed AR-A development within this area must be limited to a four-storey height maximum and follow the design guidelines presented in **Section 6** of this plan. At present, the AR-A area is located within the provincially significant portion of the OR HCD (PHPPS) that is under provincial ownership. Accordingly, development applications for AR-A within Character Area E must follow the permits and approvals process set out in **Table 1** and **Section 7** of this plan.

(b) OR CHL Core: The OR CHL Core includes key built heritage attributes and landscape heritage attributes that communicate the heritage character of the OR HCD. As depicted in **Plate 8**, the OR CHL Core is substantially comprised of the majority of **Character Area B: Reformatory Buildings and Central Grounds** with small sections of **Character Area A: Willowbank Entry and Drive** and **Character Area E: North Field and Matthews Farmhouse**. New development and significant landscape alterations are not proposed in the OR CHL Core. Adaptive re-use within the OR CHL Core must follow the design guidelines presented in **Section 6** of this Plan. At present, the OR CHL Core is located within the provincially significant portion of the OR HCD (PHPPS) that is under provincial ownership. Accordingly, proposed adaptive re-use within the OR CHL Core must follow the permits and approvals process set out in **Table 1** and **Section 7** of this Plan.

(c) Adaptive Re-use B (with Residential) (AR-B):

(i) AR-B encompasses **Character Area C: Operations** and **Character Area D: Greenhouses and Farming**. Limited portions of **Character Area A: Willowbank Entry and Drive**, **Character Area B: Reformatory Buildings and Central Grounds**, **Character Area E: North Field and Matthews Farmhouse**, and **Character Area F: Rail Corridor and Limestone Quarries** are included. Excluding the heritage attributes located within the OR HCD Core, the landscape heritage attributes within AR-B include: agricultural view (Attribute No. 59), forked footpath (Attribute 60), start of footpath along the marsh (Attribute No. 61), the gated entry (Attribute No. 68), pedestrian path – unpaved to large pond (Attribute No. 69), and entry to gated area (Attribute No. 70). Built heritage attributes in Character Area C include numerous functional buildings related to the operation of the Ontario Reformatory. Built heritage attributes in Character Area D include the Greenhouse (Attribute No. 107), Greenhouse Stores (Attribute No. 108), and Services Building (Attribute No. 109). If proposed, Adaptive Re-use development within AR-B must

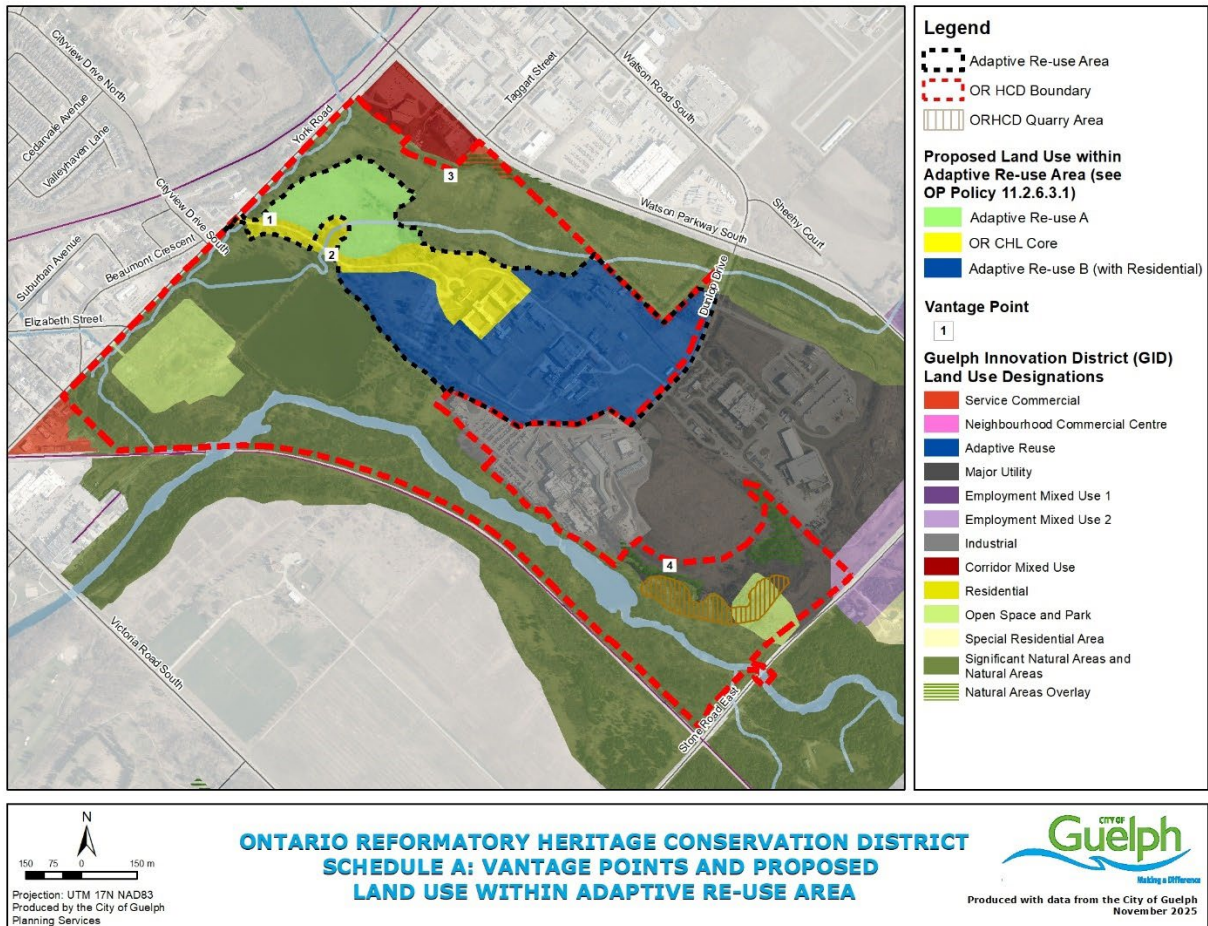
endeavor to conserve the landscape heritage attributes and built heritage attributes as the focal point of new development.

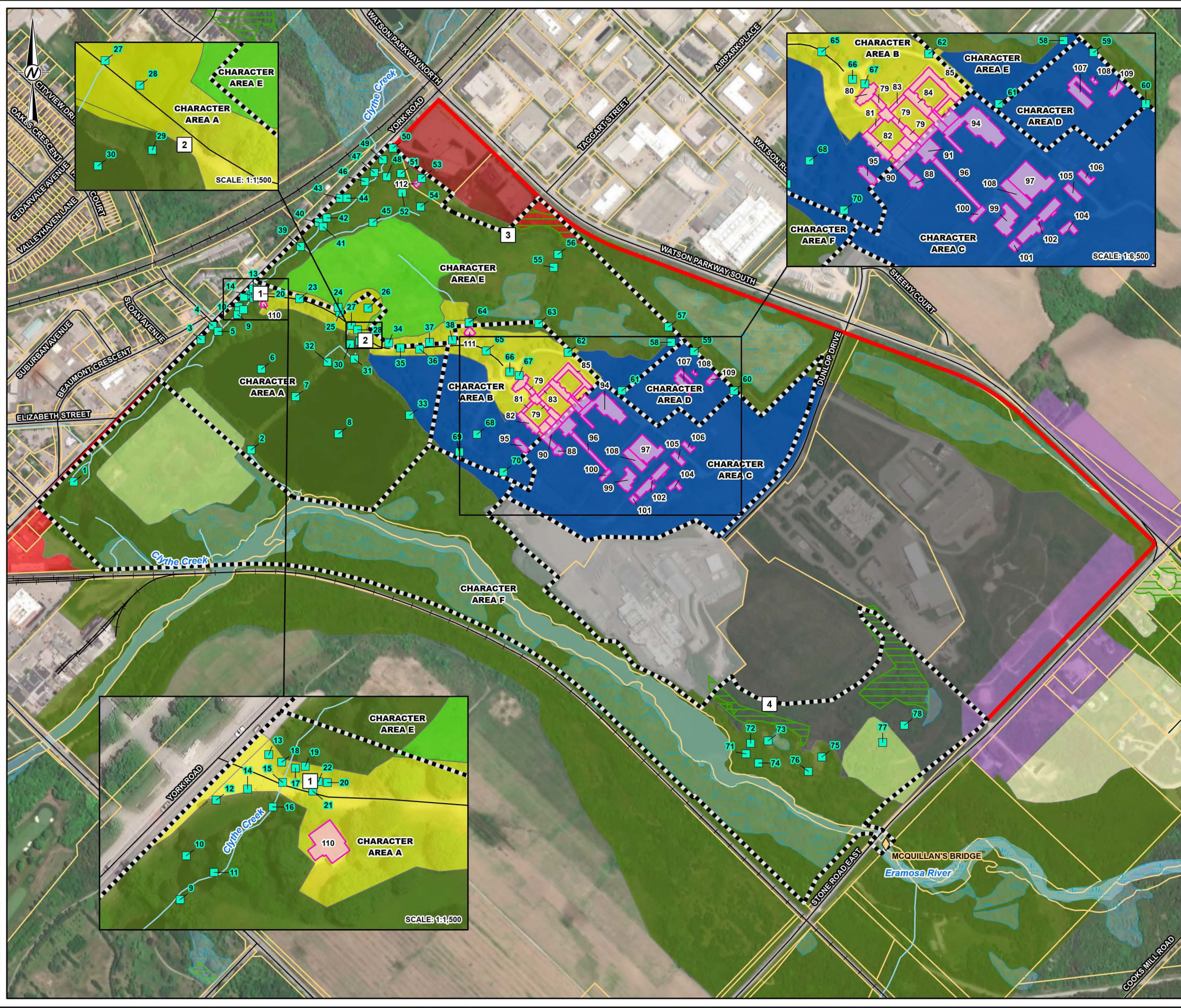
(ii) AR-B includes built heritage attributes from Character Area C and Character Area D that shall be rehabilitated for compatible new use in a manner that conserves the heritage character of the OR HCD. From a conservation perspective, the rehabilitation of built heritage attributes within AR-B may revitalize this section of the OR HCD and encourage contemporary use. Recommended land use within AR-B includes institutional, educational, commercial, office, and residential.

(iii) As defined in **Plate 8**, AR-B may be considered in limited sections of **Character Area A: Willowbank Entry and Drive** and **Character Area B: Reformatory Buildings and Central Grounds**, . AR-B may be considered in **Character Area C: Operations** and **Character Area D: Greenhouses and Farming**. AR-B in these defined areas must follow the design guidelines presented in **Section 6** of this Plan. At present, Character Areas A, B, C, and E are wholly or partly located within the provincially significant portion of the OR HCD (PHPPS) that is under provincial ownership. Accordingly, proposed adaptive re-use within for AR-B must follow the permits and approvals process set out in **Table 1** and **Section 7** of this Plan.

- Maintain and where possible, enhance walkability and active transportation throughout the OR HCD.
- New additions to built heritage attributes shall be sympathetic and supportive of the scale, form and massing of the existing structure.
- The historical main entry drive in OR CHL Core must be retained and preserved. New access points for proposed development in the AR-A and AR-B areas shall be planned in a manner that minimizes the introduction of new entry points. New access points and transportation routs must be sympathetic and supportive of the existing pedestrian and transportation routes within the OR HCD.
- Built heritage attributes shall remain in-situ; however, if relocation is necessary due to threats of full demolition, a new site shall be located as close as possible to the original site.

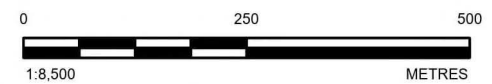
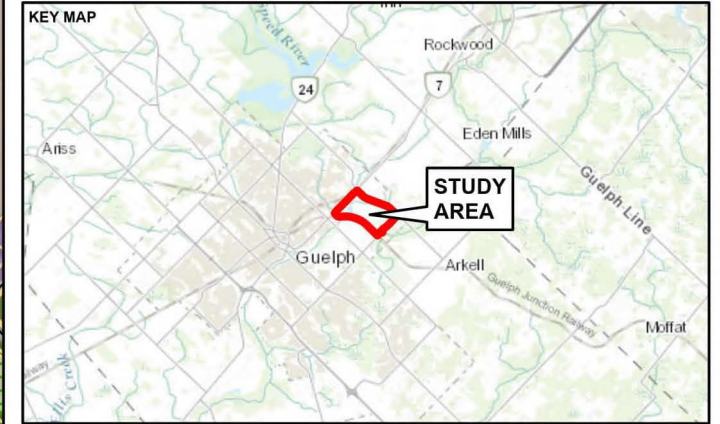
Plate 8: Proposed Land Use with Adaptive Re-use Area





- LEGEND**
- LANDSCAPE HERITAGE ATTRIBUTE
 - 1 VANTAGE POINT
 - ◇ ORHCD BRIDGES
 - CULTURAL HERITAGE CHARACTER AREA
 - STUDY AREA
 - ROADWAY
 - RAILROAD
 - WATERCOURSE
 - ERAMOSIA RIVER
 - WETLAND
 - BUILT HERITAGE ATTRIBUTES
 - PROPERTY PARCEL
- GUELPH INNOVATION DISTRICT (GID) LAND USE DESIGNATIONS**
- ADAPTIVE REUSE
 - CORRIDOR MIXED USE
 - EMPLOYMENT MIXED USE 2
 - INDUSTRIAL
 - MAJOR UTILITY
 - OPEN SPACE AND PARK
 - SERVICE COMMERCIAL
 - SIGNIFICANT NATURAL AREAS AND NATURAL AREAS
 - SPECIAL RESIDENTIAL AREA
 - NATURAL AREAS OVERLAY

- PROPOSED LAND USE WITHIN ADAPTIVE RE-USE AREA (SEE OP POLICY 11.2.6.3.1)**
- ADAPTIVE RE-USE A
 - OR CHL CORE
 - ADAPTIVE RE-USE B (WITH RESIDENTIAL)



NOTE(S)
1. LOCATIONS ARE APPROXIMATE.

REFERENCE(S)
1. BASE DATA - MNR 2021
2. PROPERTY BOUNDARY - CITY OF GUELPH, 2022
3. BASE IMAGE - WORLD_IMAGERY: MICROSOFT, VANTOR WORLD TOPOGRAPHIC MAP; CITY OF GUELPH, REGION OF WATERLOO, ONTARIO BASE MAP, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, USGS, NSA, EPA, USDA, NPS, AAFC, NR CAN
4. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT
CITY OF GUELPH

PROJECT
ONTARIO REFORMATORY HERITAGE CONSERVATION DISTRICT PLAN AND GUIDELINES

TITLE
PROPOSED LAND USE OVERLAID ON CHARACTER AREAS

CONSULTANT	YYYY-MM-DD	2025-12-16
	DESIGNED	CGE
	PREPARED	DB
	REVIEWED	KK
	APPROVED	HS

PATH: S:\Clients\City of Guelph\Ontario Reformatory\00_PPC\221-01978-00\040_PPC\0005_HCD\221-01978-00-0005-HC-0000.dwg, PRINTED ON: AT: 2:43:25 PM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B

5.2 Additions and Alterations

The built heritage attributes and landscape heritage attributes that comprise the Ontario Reformatory HCD will evolve and change through time. It is not the intent of this Plan to limit or discourage change, nor is it the objective to require the resources to be restored to a particular date or time period. The principles, statement of objectives, policies and guidelines of this Plan aim to ensure that additions and alterations are sensitive to the OR HCD heritage attributes and do not detract from the overall heritage character. The following policies are recommended:

- Conservation treatments shall be applied to all built heritage attributes and landscape heritage attributes when additions or alterations are being considered. Maintain and repair existing materials and operational assemblies before undertaking irreversible work.
- Use the least intrusive conservation methods as described in Parks Canada’s Standards and Guidelines for the Conservation of Historic Places in Canada for maintenance and repair when undertaking additions and alterations.
- Materials used for replacing heritage attributes shall be sympathetic to the original materiality and techniques used.
- Minor changes to heritage attributes shall be permitted provided they are sensitive to the form and heritage character.
- Minor changes to heritage attributes shall be subordinate to the historic character.
- Materials and details of additions and alterations shall be in accordance with the guidelines of this Plan.
- Additions to built heritage attributes shall be physically and visually compatible with, and distinguishable from, the historical place.
- Additions or alterations to built heritage attributes within the OR CHL Core shall be sympathetic in height, massing, and character, such that the built heritage attribute is not diminished in appearance or presence on the site.
- Additions and alterations must comply with the guidelines of this Plan and shall be evaluated through the heritage permit process.

- Additions and alterations shall be evaluated by staff, considered for comments by the Heritage Advisory Committee, and be considered for approval by Council or through delegated authority.
- Universal accessible design shall be introduced in a manner that is sympathetic to the built heritage attributes and landscape heritage attributes of the OR HCD.
- The size and scale of signage shall be compatible and sensitive to cultural heritage resources within the OR HCD.
- Energy efficiency and green design standards are to be compatible with the principles of this Plan, the City’s Official Plan, and Climate Adaptation Plan.

5.3 New Buildings

Policies for new buildings will be applied where land within the Ontario Reformatory HCD provides infill opportunities, demolition of non-contributing buildings and structures, and circumstances where buildings are to be replaced. The following policies are recommended:

- New buildings shall contribute to the sense of place of the OR HCD and shall not negatively impact the heritage character or heritage attributes of the district.
- New buildings shall be designed to respect the heritage attributes of the character area they are proposed within. They must be visually compatible in terms of scale, height, materials, and siting.
- New buildings must comply with the guidelines of this Plan and shall be evaluated through the heritage permit process.
- The appropriateness of design, scale, mass, and location of new buildings shall be evaluated by staff, considered for comments by the Heritage Advisory Committee, and be considered for approval by Council.

5.4 Demolition

There will be instances, such as but not limited to, natural disasters/catastrophic events, severe structural instability, and fire, where demolition may be necessary and a heritage permit for demolition is required. For further information on the heritage permit application process, refer to the City’s website at: [Heritage Planning - City of Guelph](#). The following policies are recommended:

- Built heritage attributes and landscape heritage attributes identified in the Ontario Reformatory HCD shall not be demolished and shall remain in-situ unless it has been deemed structurally unsafe by the City, and the re-use or integration of salvageable materials have been determined.
- Re-use or integration of existing built heritage attributes and landscape heritage attributes shall be explored prior to considering options for demolition.
- Incompatible, non-historic additions or features of an existing building or structure may be considered for demolition.
- The City of Guelph will enforce the regulations contained within the Property Standards By-law (2000)-16454 as amended by By-Law (2024)-20944 as they relate to the built heritage attributes within the OR HCD to ensure that heritage assets are not diminished or run the risk of demolition as a result of neglect. The Province of Ontario is exempt from the aforementioned bylaws and municipal heritage planning requirements for lands within the OR HCD that are provincially owned.
- For any contemplated demolition, a complete heritage permit application must be submitted including all required materials in accordance with the City’s complete application requirements. A Cultural Heritage Resource Impact Assessment shall be required.
- Where demolition is approved by Council, in accordance with the Ontario Heritage Act, written and/or photographic documentation will be required prior to demolition.
- Salvage and reclaiming building materials is encouraged, as is their re-use within the OR HCD.

5.5 Utilities and Public Works

The built heritage attributes and landscape heritage attributes of the Ontario Reformatory HCD may be severely impacted by utility company infrastructure and public works installations. The following policies are recommended:

- Public utilities and public works shall consult this Plan prior to planning phases of forecasted installations or construction within and/or adjacent to the OR HCD. Underground and above ground service installations will avoid locations within the OR HCD that may create non-reversible and visible alterations to the cultural heritage attributes.

- Public utilities and public works will consult staff prior to undertaking work within the OR HCD.

5.6 Properties Adjacent to the OR HCD

Section 4.6.3 of the PPS (2024) provides specific direction for properties adjacent to protected heritage properties. To be consistent with the PPS, the following policy is recommended:

- The City of Guelph shall not permit development and site alteration on adjacent lands to the OR HCD unless the heritage attributes of the district will be conserved.

5.7 Part IV Designation

The Ontario Reformatory HCD contains heritage properties designated under Part IV of the Ontario Heritage Act. Heritage designation by-laws are not in full force and effect on property that is under Provincial ownership. The requirements of Part V designation will also apply to these resources. The Part IV designation provides additional protection, such as protection over interiors identified as heritage attributes.

In addition, an appeal to Council's approval of heritage designation By-law (2022)-20689 for 919 York Road has been settled through Ontario Land Tribunal Case Number OLT-22-003943 with direction to amend the list of heritage attributes and to carry out the approved Conservation Plan to stabilize the Matthews farmhouse building.

The following policy is recommended:

The policies and guidelines of the OR HCD apply to all properties within the OR HCD including those heritage properties designated under Part IV of the Ontario Heritage Act.

6 Design Guidelines

6.1 Intent of the Guidelines

The purpose of these guidelines is to provide additional direction to reinforce the principles, statement of objectives and policies of this Plan. Development that proposes any change to the built heritage attributes and landscape heritage attributes of the Ontario Reformatory HCD are to be carefully and sensitively planned so that the natural, built, and landscape attributes are respected. These design guidelines recognize that there is a role for both restoration of historical features and the addition of complementary contemporary design that will add elements that comply with current and future requirements.

These guidelines are organized into two key subsections that address contemplated or potential changes to property within the OR HCD:

- Cultural Heritage Landscapes
- Built Heritage Resources

6.2 Cultural Heritage Landscapes

The Ontario Reformatory grounds and surrounding areas have been shaped through a history of human use, alterations, and activities, many of which are still visible in the landscape. These landscapes, along with the OR HCD's built heritage attributes, collectively form the distinct character of the Ontario Reformatory, giving the area a strong sense of place and identity. To protect and enhance this inherent value, the following guidelines apply.

6.2.1 Guidelines for Landscape Heritage Attributes

Summary of Section 6.2.1: Guidelines for Landscape Heritage Attributes

The guidelines for landscape heritage attributes of the OR HCD Design Guidelines focuses on protecting and preserving the significant landscapes within the HCD. The landscape heritage attributes hold cultural significance and have been shaped by human activities over time. The guidelines emphasize maintaining the historical value and unique characteristics of these landscapes. Key points include conserving original features like stone walls, bridges, and trees; respecting the heritage value of built elements and natural resources; planning new developments sensitively to preserve heritage features; protecting mature trees and vegetation; and safeguarding natural ecological systems like rivers and wetlands. Overall, the guidelines aim to maintain the historical and cultural significance of the landscapes within the OR HCD.

Cultural heritage landscapes are defined areas that hold cultural heritage significance due to having been modified by human activities and their value to one or more communities. These landscapes are considered as being sensitive to change and may be degraded or damaged by inappropriate development. The landscape heritage attributes within the Ontario Reformatory site include, but are not limited to:

- The entry drive and sequence of arrival, including terraces and stone retaining walls, ponds, and stream channel (located within **Character Area A: Willowbank Entry and Drive**)
- The entry terminus (roundabout) and open lawn surrounding the Administrative Building (located within **Character Area B: Reformatory Buildings and Central Grounds**)
- The Operational Yards within the secure boundary (located within **Character Area C: Operations**)
- The Greenhouses and Farmlands (located within **Character Area D: Greenhouses and Farming**)
- The Fieldstone Walls and portions of the North Field (located within **Character Area E: North Field and Matthews Farmhouse**)

- The Naturalized Landscape adjacent to the Eramosa River and ‘The Rock’ Quarry sites (located within **Character Area F: Rail Corridor and Limestone Quarries**)

Refer to **Section 6.2.4** for character area specific guidelines for landscape heritage attributes by character area.

General Guidelines for Landscape Heritage Attributes

The following guidelines apply to the protection and preservation of landscape heritage attributes within the Ontario Reformatory HCD. These guidelines are intended to provide a heightened level of care in the stewardship of these landscapes, and requirement for sensitive planning of any development to avoid harm to the special value of these landscapes. The following guidelines are to be read in conjunction with **6.2.3 General Landscape** .

- 1** Landscape heritage attributes and associated character area context are intended to be conserved, accepting that heritage value continues to evolve to incorporate places of contemporary cultural importance and design quality over time.
 - a Where development will result in change to a landscape heritage attribute, it shall seek to respect those characteristics which have been identified as contributing to its heritage value. These include, though not be limited to:
 - i Built elements, such as stone walls, bridges, driveways.
 - ii Designed landscape resources, such as ponds, avenue and parkland trees, field boundaries, and gardens.
 - iii Natural landscape resources, such as wetlands, waterways, and wooded areas.
 - iv Composition of built and natural features.
 - v Experiential qualities, such as processional routes and transitions from one area to another.
 - b Improvements or required interventions, such as naturalization of the ponds and creek to restore ecological function, is permitted, with consideration for conservation of identified heritage attributes.
 - c New developments are to be planned to sensitively achieve a distinction between landscape heritage attributes and new interventions. This distinction is important to preserving the integrity of features and/or characteristics of heritage significance, while recognizing that heritage value continues to evolve to incorporate places of contemporary cultural importance and design quality.

- 2 Mature trees and vegetation are considered of high value and subject to the highest level of care as described in **6.2.3 General Landscape** .
 - a Replace with suitably mature specimens any trees of poor condition that comprise part of a grouping, avenue, or other designed landscape feature.
- 3 The natural ecological systems present, including the Eramosa River and wetlands and riparian corridors across the site will be protected from negative impacts in accordance with the City's Official Plan, City policies and guidelines, and provincial policy and regulations.
- 4 New development shall have consideration for the recommendations of applicable subwatershed studies (e.g., the Clythe Creek Subwatershed Study).

Mitigation, rehabilitation, and maintenance

- 1 Opportunities for rehabilitation and maintenance of landscape heritage attributes in situ is the preferred measure for preserving these features. Relocation, and lastly removal or demolition may be permitted where retention in situ is not feasible.

6.2.2 Guidelines for Non-Contributing Landscapes

Summary of Guidelines for Non-Contributing Landscapes

Non-contributing landscapes in the OR HCD are landscape elements that do not add to the cultural heritage value of the HCD and can be changed without diminishing the heritage integrity of the district. Non-contributing landscape elements may include service roads, security infrastructure in poor condition, and areas affected by negative views, sounds, and smells. Non-contributing landscape elements could benefit from sensitive improvements. The guidelines for non-contributing landscapes aim to enhance their condition, especially those near heritage attributes. Improvements shall consider the area's potential contribution to the OR HCD, address retained non-contributing features with transitional treatments, use sympathetic materials for visual screening, mitigate impacts on vegetation through new landscaping plans, and select native plant species to enhance local ecology and provide year-round interest.

Non-contributing landscapes include incongruous landscape features that detract or do not contribute to the cultural heritage value of the Ontario Reformatory HCD. These features are considered able to accommodate change without risk of harm to the HCD, and there is potential to improve or enhance the existing landscape

through development. Non-contributing landscape features include service roads and security infrastructure in poor condition, and areas negatively impacted by detracting views, sounds, and smells (from on or off site). Non-contributing landscapes within the HCD include disturbed areas and lands abutting or adjacent to newer industrial development, such as along the northern sides of Dunlop Drive and Stone Road East. It is important to note that while none of the Character Areas would be considered non-contributing landscapes in their entirety, many contain features that would be non-contributing, and would benefit from improvements that are sensitive to the adjacent contributing heritage attributes.

Non-contributing landscapes, particularly those adjacent to landscape heritage attributes, will be subject to the following guidelines.

General Guidelines for Non-Contributing Landscapes

Through development, the intent is to improve non-contributing landscapes, particularly those within the HCD that are adjacent to landscape heritage attributes. The following guidelines are to be read in conjunction with **6.2.3 General Landscape**.

- 1** Development shall provide an improvement from the existing condition, considering the potential contribution of the area and/or feature to the overall OR HCD.
- 2** Any retained pre-existing non-contributing landscape or landscape features shall be sensitively addressed through transitional treatments to mitigate any residual impacts (such as visual screening, sound, and/or smell buffers).
- 3** Visual screening, where required, shall be achieved using sympathetic materials. These may include plantings, stonework, woodwork, and metalworks that are stylistically similar, though clearly contemporary in nature (e.g., not creating 'faux' heritage).
- 4** The impact of alterations, additions and new development on landscape vegetation shall be reasonably mitigated through new landscaping plans that respect the heritage character of the OR HCD.
- 5** Trees and plant material selection for new developments shall include a variety of native species, selected to enhance local ecology, provide year-round interest, and tolerant of future conditions (urban, salt, compaction).

6.2.3 General Landscape Guidelines

Summary of General Landscape Guidelines

The general landscape guidelines within the OR HCD focus on preserving and enhancing landscapes and landscape features. Development shall support the natural environment by creating connected corridors with biodiverse plantings, protecting trees, and providing adequate soil for healthy tree growth. It must also maintain the patterns and composition of designed landscapes, such as gardens, ponds, and rivers, and protect the existing tree canopy. Trees over 10cm in diameter are subject to city regulations, and mature trees of distinction shall be protected. New tree planting shall enhance the tree canopy without detracting from heritage attributes, and native species shall be used to promote biodiversity. Pedestrian routes must be designed for safety and accessibility, respecting established pathways. Site roads and parking areas shall respect heritage routes and be aesthetically pleasing, with appropriate screening for parking areas. Existing stone walls, bridges, and other heritage features must be protected and maintained. Furnishings and signs shall create a cohesive look that complements the heritage context. Surface treatments must enhance usability and accessibility, and public art shall be site-specific and interactive. Key vantage points must remain unobstructed to maintain views of heritage attributes. Lighting shall be dark sky compliant and compatible with the heritage character of the OR HCD.

The following guidelines provide direction to development within the Ontario Reformatory HCD related to landscapes and landscape features.

Tree Cover, Tree Protection, and Vegetation

- 1** Development is to be planned to support the natural environment by the creation of connected corridors with biodiverse plantings, habitat enhancement, the protection of trees, particularly in unencumbered soil areas, and the provision of adequate soil for the growth of mature, healthy trees throughout the area.
- 2** Protect and maintain patterns, function, and overall composition of designed landscapes, including gardens, open lawns, hedgerows and field boundaries, ponds, rivers, streams, and riparian features.
 - a** Development shall maintain the processional experience of the OR HCD grounds as a designed landscape. This includes the arrival experience comprised of the entry through the main gates, passage along the tree-lined

drive with key vantage points (Vantage Point 1,2 and 3; **Plate 8**) over the human-made ponds to the hills beyond, and arrival into the parkland framing the Administration Building. Vantage point 4 looks west from over the OR Quarry Area as identified in the GID Secondary Plan.

- b The impact of alterations, additions, and new development on designed landscapes shall be reasonably mitigated through new landscaping that respects the heritage character of the OR HCD.
- 3** Protect and maintain the existing tree canopy cover within the OR HCD.
- a Trees over 10cm Diameter at Breast Height (DBH) are subject to the regulations of the City of Guelph Private Tree Protection By-law (2025)-21059 as amended. A tree permit may be required for removal or impact to these trees. Compensation for loss of trees will be governed by the in-effect Private Tree Protection By-law.
 - b In addition to the regulations of the City of Guelph Private Tree Protection By-law, existing mature trees of distinction (those over 50cm DBH) in good condition shall be protected and maintained.
 - c Mature trees that are of native prominence or a significant contributor to the cultural landscape (e.g., frame views) over 30cm Diameter at Breast Height (DBH) to be protected and maintained, where possible.
 - d Protect and maintain existing tree groupings, including, though not limited to, avenue trees planted at regular spacing along site roads, driveways, and pathways, parkland tree groupings, and individual trees planted in a designed composition, such as to frame views.
 - e Dead trees or trees in hazardous condition shall be removed and appropriate new trees be replanted. Wherever possible, early planting of new trees is encouraged where trees are noted of being in declining health so that by the time a mature tree requires removal, the replacement tree is already well established.
 - f The intent is for any development within the OR HCD to compliment and enhance the overall tree cover while respecting the existing composition of treed field boundaries, well treed parkland, and naturalized or forested landscapes. New tree planting within each of these typologies shall be appropriate to the existing planting structure (e.g., use of large growing specimen trees in parkland areas, forest species for reforestation, etc.) and promote a biodiverse tree mix in consideration to long-term succession plantings.
- 4** New tree planting shall be encouraged where it enhances the existing tree canopy cover without detracting from landscape heritage attributes (e.g.,

maintains the balance of open and shaded landscapes, preserves important key vantage points, etc.).

- a Tree planting shall be incorporated in all new development to achieve a well treed district with large growing shade trees to roads, pathways, and where appropriate to the overall composition of the OR HCD, to public, semi-public, and private open spaces.
 - b Tree planting along site pathways and trails is encouraged to reflect the heritage character of the OR HCD driveways, and to enhance user comfort. Shade trees shall be provided to rest areas.
 - c Site roads shall be lined on both sides with large growing shade trees, regularly spaced at between 8m – 10m.
 - d All trees and plantings are to have abundant soil volume of good quality uncompacted planting soil and be planted in accordance with current best practice to increase viability and likelihood of reaching maximum mature growth. Refer to City of Guelph standards, such as the Tree Technical Manual, for further information.
- 5** Trees and plant material selection for new developments shall promote biodiversity through the inclusion of a variety of native species, selected to enhance local ecology, provide year-round interest, and to be tolerant of site conditions (urban hardy, salt tolerant, draught tolerant, compaction, etc.).
- a There shall be a preference for native or naturalized species, unless for a specific heritage purpose. Invasive species shall not be used.

Pedestrian Circulation, Sidewalks, Trails, and Paths

- 1** The intent is to form a diverse, active transportation mobility network that respects established routes, responds to desire lines, and provides connections beyond the OR HCD boundary.
 - a Development is expected to be designed in consideration to the overall OR HCD and wider urban trails network to ensure continuity of routes.
 - b All routes shall be designed for public safety, accessibility, and user comfort. There is a balance to be made between fully accessible routes, providing a range of trail options, and respecting heritage character. Heritage appropriate materials are to be used (including a combination of hard surfaced paths and gravel hiking trails) with appropriate signage to advise users of conditions and level of challenge encountered along each route.
- 2** Where feasible, respect and maintain established pathways through the site.
 - a Established pathway include formal footpaths through the designed grounds, as well as well-used informal trails through the naturalised landscapes.

Parking, Site Roads, Driveways, and Laneways

- 1** Primary site roads, including entry points, shall respect heritage routes, including existing and former roads, driveways, and laneways.
- 2** Secondary site roads and laneways may be permitted, providing their siting and materials are compatible with and sympathetic to the heritage character of the OR HCD.
- 3** All site roads, driveways, and laneways shall be well designed as attractive, comfortable, complete (multi-modal) routes, where appropriate, incorporating shade trees and as appropriate other forms for green infrastructure.
- 4** Private parking areas are considered non-contributing landscape features and are to be located to the rear or side of buildings, with appropriate mitigation screening.
 - a Plantings, ornamental fencing and/or low garden walls shall be used to screen or buffer parking, utility areas and service equipment that are otherwise visible from publicly accessible areas.
- 5** Surface parking areas are to be designed to be aesthetically pleasing (in accordance with current best practice for green infrastructure (e.g., shade trees, bioswales), and with safe, attractive, and accessible pedestrian routes.
- 6** On-street parking may be permitted, to contribute to the vibrancy of site roads, and in proximity to amenities such as parks.
 - a Consideration shall be given to 'flexible' parking solutions, accommodating on-street parking within the sidewalk zone allowing for temporary, temporal, or seasonal use of these areas for other uses (e.g., sidewalk cafes).
 - b On-street parking shall be contained within the sidewalk zone or with buildouts (e.g., shall not be through travel lanes) such as to contribute to reduced road widths.

Walls, Steps, Bridges, and Enclosures

- 1** Protect and maintain the existing stone walls, weirs, bridges, steps and fences of heritage value.
 - a Protect and maintain these features in situ, where possible. Modifications may be permitted without requiring a heritage permit for natural conservation methods or improvements to the natural function of waterbodies. Proposed works shall include a conservation plan for heritage attributes.
 - b Proposals for alterations, additions, and new development that impact historic structures shall only be permitted where avoidance is not feasible

and appropriate mitigation measures are incorporated. Proposed development with the Adaptive Re-use Area depicted in **Plate 8** must follow the requirements set out in **Section 5** of this Plan.

- 2 When adding new fences and walls refer to historic photographs or documentation for appropriate styles wherever possible. Where historic documentation cannot be found, refer to precedents within the OR HCD.

Furnishings

- 1 A comprehensive set of furnishing types within one design 'family' (e.g., traditional style) shall be established for all public areas to create a cohesive look and feel that is appropriate to the heritage context of the site. This shall extend to adjacent roads (e.g., York Road), where feasible.
- 2 Street furniture and other private additions, such as communal mailboxes, may be present within the OR HCD. These will be permitted, subject to ensuring that there is minimal obstruction to pedestrian flow, and that visual clutter is not increased.

Signs and Commemoration

- 1 A comprehensive set of sign styles within one design 'family' shall be established to create a cohesive look and feel that is appropriate to the heritage context of the site.
- 2 Interpretive and educational signs are encouraged and shall be located to enhance and compliment the cultural heritage landscape. This includes sensitivity to views and vistas, and materiality that is appropriate to the Character Area.

Surface Treatments

- 1 A complementary suite of heritage appropriate materials shall be established for the whole of the OR HCD, with allowance for individualism and feature areas to use different materials, textures, or colours to create a diverse and exciting character.
 - a Paving materials shall be selected with consideration to life-cycle sustainability, including recycled content, source and delivery distances, durability, climatic and stormwater impact (e.g., use of natural, high albedo materials to reduce urban heat impacts and permeable surfaces), and ease of maintenance and replacement.

- 2 Surface treatments shall strategically use materials and finishes to enhance the usability and accessibility of the built environment. Smooth, easy to navigate surfacing is encouraged, and a high contrast in texture, colour or brightness shall be used for key features and along pathways to aid in wayfinding.

Gateways/Public Art

- 1 Public art is encouraged to be site-specific, connecting the siting of the proposed artwork to the heritage features and celebrating the overall heritage of the site.
- 2 Public art within the OR HCD is encouraged to be thematic, interactive, and immersive. Public art shall focus on creative and innovative ways to engage the public that allows for novel interactions with and interpretations of the heritage of the site.
- 3 All proposals for public art and gateways within the OR HCD may be required to obtain approval of a heritage permit.
- 4 These public art projects are to be produced in accordance with applicable best practices, relevant City by-laws and provincial legislation.

Vantage Points

The following four vantage points have been identified as they incorporate previously identified views and offer locations where users can experience multiple built heritage attributes and landscape heritage attributes within the OR HCD. The four key vantage points are mapped in **Plate 8** and are described below. Vantage Points 1-4 shall remain unobstructed to maintain views of built heritage attributes and landscape heritage attributes of the OR HCD.

- 1 Vantage Point 1: Vantage point that includes the entrance to the OR with historical stone wall and distinctive tree line running along its entirety. The wall curves along the landscape with a 15-foot offset from the path to the wall. There is a distinctive tree line between the perennials and some larger shrubs. Vantage Point 1 is located within **Character Area A: Willowbank Entry and Drive**.
- 2 Vantage Point 2: Open vantage point to large ponds and naturalized fields with established trees on the southwest side of the path. Vantage Point 2 is located within **Character Area A: Willowbank Entry and Drive**.
- 3 Vantage Point 3: Open vantage point at the north end of the property that affords views of the OR CHL Core, including the Reformatory Buildings and Central Grounds. Vantage Point 3 is located within **Character Area E: North Field and Matthews Farmhouse** and offers a general view of the OR CHL Core within **Character Area B: Reformatory Buildings and Central Grounds**.

- 4 Vantage Point 4: Open vantage point from the plateau at the south end of **Character Area F: Rail Corridor and Limestone Quarries** looking toward naturalized lands that include the Eramosa River and former quarry sites (The Rocks). McQuillian’s Bridge (also known as Stone Road Bridge) may be visible from this vantage point.

Utilities, Public Works, and Lighting

- 1 Lighting will be dark sky compliant and designed to not negatively impact the surrounding ecosystems.
- 2 Lighting shall be designed to create an even distribution at ground level and minimize pools of light or shadows.
- 3 Current light standards and utilities within the Ontario Reformatory HCD are not representative of the character of the area. New and replacement lighting poles and utilities shall be of a consistent design and be compatible with the heritage character of the OR HCD. Refer to **Furnishings** above.

6.2.4 Character Area Specific Guidelines

The Ontario Reformatory HCD contains six character areas as defined in **Section 3.4** and depicted in **Appendix C**. The following character area specific guidelines have been developed to conserve and enhance these areas of the OR HCD.

Character Area A: Willowbank Entry and Drive

Character Area A: Willowbank Entry and Drive, as shown in **Appendix C-2**, extends from York Road east along the main entry drive, bounded by the stone wall to the north, and the low-lying lands including the large ponds to the southwest. This area is characterised by the gently rolling topography of the Guelph Drumlin Field physiographic region and is interspersed with channelized creeks (Clythe Creek and tributaries) and ponds. The grounds here are picturesque and still representative of the original planned and implemented design of the Ontario Reformatory property in the Beaux-Arts style. Much of the original site planning and landscape structure is preserved today. Character Area A is intended to remain and continue to function as a recreational corridor providing stormwater function and access to the interior of the site, with the majority of its heritage attributes and defining character being preserved. To that end, the following guidelines apply.

- 1 Protect and maintain the heritage attributes within Character Area A, including the procession of the entry drive (sense of arrival), mature trees within the tree-

lined drive, stone walls and structures, ponds, channels, weirs, creek and tributaries, and the gentle slope in topography of the entrance drive.

- 2 Protect and preserve the key vantage points (Vantage Points 1 and 2 in **Plate 8**) within the OR HCD Existing mature trees that frame key vantage points shall be maintained and replaced when lost.
- 3 Potential enhancements may include:
 - a Formalizing key pathways to reduce 'trail blazing' (the creation of ad hoc trails) and unintended destruction of natural features.
 - b Incorporating informational signage, in a location which compliments and is subordinate to the entryway/key vantage points, highlighting the history of the site and directing attention to key features, such as the construction and maintenance of the ponds, weirs and Clythe Creek by former inmates.
 - c Overgrown planted specimen shrub and gardens may be maintained and revived, and possibly relocated to better frame key vantage points and contribute to the overall order and sense of grandeur in this area.

Character Area B: Reformatory Buildings and Central Grounds

Character Area B: Reformatory Buildings and Central Grounds, as shown in **Appendix C-3**, comprises the main Reformatory building complex and associated public landscaped grounds, including the Superintendent's Residence and walled gardens, terminus of the entry drive (roundabout), the car park, and surrounding open treed-parkland landscape up to and bounded by the fence line of the secure Operations area. Area B is the central and highest point of the property, providing expansive views around the site. The landscape composition of this area is in the style of the City Beautiful movement, with a sense of balanced, though not strict, symmetry, and intentionally planned views and vistas. Character Area B is intended to remain and continue to function as the centre of heritage-related activity on site, with the majority of its characteristics being preserved. To that end, the following guidelines apply.

- 1 Protect and maintain the heritage attributes within Character Area B: Reformatory Buildings and Central Grounds, including, but not limited to the entry drive terminus (sense of arrival/destination), mature trees including the tree-lined drive, stone walls, and central topography.
- 2 The visual prominence of the main Reformatory building complex shall not be impeded – development in close proximity shall be limited in visual scope so that the historical buildings remain the focal point. Refer to **Section 6.3 Built**

Heritage Resources for setback and stepback requirements for new development.

- 3** In keeping with a classical approach, there shall continue to be a strict separation of building from landscape; no plantings or trees that could obscure views from key vantage points (Vantage Points 2 and 3 in **Plate 8**), shall be permitted in the immediate vicinity of the main Administrative Building and the cell and dormitory blocks. This style of landscape was intentional to create a defensible perimeter, with few places to hide and expansive views throughout the grounds.
- 4** Protect and preserve Vantage Points 2 and 3 (**Plate 8**) to maintain views within the OR HCD to built heritage attributes and landscape heritage attributes in Character Area B. Existing mature trees that flank key vantage points shall be maintained and replaced when lost.
- 5** Development in this area shall incorporate the sense of order, symmetry, and sweeping views characteristic of the City Beautiful style.
- 6** Potential enhancements may include:
 - a Formalizing key pathways to reduce 'trail blazing' and unintended destruction of natural features.
 - b Incorporating informational signage, in a location which compliments and is subordinate to the entryway/key vantage points, highlighting the history of the site and directing attention to features such as the Administrative Building, and views to surrounding areas.
 - c The central roundabout may be replanted and restored using historical photos for reference.
 - d The walled garden of the Superintendent's Residence may be restored and replanted.

Character Area C: Operations

Character Area C: Operations, as shown in **Appendix C-4**, is the centre of the Reformatory within the secure perimeter. It includes a range of industrial buildings and working landscapes. The operations landscape is organized into a series of enclosed courtyards and fields, with a range of paved circulation routes and building aprons (horizontal surface or structure that extends from the base of a building). Character Area C is intended to be redeveloped, with consideration for the character of the site and elements that may be preserved. To that end, the following guidelines apply.

- 1 Protect, maintain and restore heritage attributes within Character Area C, where feasible. This may include remnants of landscape features, including timber and stone structures.
- 2 Potential enhancements may include:
 - a Salvage and re-use or restore existing elements, such as remaining timber and stone structures, to help to convey the history of the site as a former working Reformatory.

Character Area D: Greenhouses and Farming

Character Area D: Greenhouses and Farming, as shown in **Appendix C-5**, includes the greenhouses and farming facilities within the secure perimeter. Remnant landscape features of cultural heritage interest, in composition with the former greenhouses and ancillary buildings (many themselves now ruins) tell of an important aspect of the workings of the Reformatory; however, as with Character Area C, most are in a ruinous state. Character Area D is intended to be redeveloped, with consideration for the character of the site and elements that may be preserved. To that end, the following guidelines apply.

- 1 Protect, maintain, and rehabilitate significant features within Character Area D, where feasible. This may include remnants of landscape features, including structures from the original greenhouses and ancillary buildings.
- 2 Potential enhancements may include:
 - a Salvage and re-use or rehabilitate existing elements, such as the remnants of raised concrete planters and timber copings, to help to convey the history of the site as a former working farm within a Reformatory.

Character Area E: North Field and Matthews Farmhouse

Character Area E: North Field and Matthews farmhouse, as shown in **Appendix C-6**, contains the open fields, wetlands, waterways, and treed slopes and road embankments along York Road and Watson Parkway South. An adjacent property at the intersection of York Road and Watson Parkway South includes the 19th century Matthews farmhouse. This area contains significant fieldstone walls, former driveway between the North Gate and the Reformatory building complex, significant mature vegetation, and low-lying wetlands. Character Area E is intended to be redeveloped, with consideration for the heritage of the site and elements that may be preserved. In addition, the Matthews farmhouse and shed is contained within this Character Area and shall be conserved due to its heritage significance. To that end, the following guidelines apply.

- 1 Protect, maintain, and restore the fieldstone walls, as feasible.
- 2 Protect and preserve the Vantage Point 3 (**Plate 8**) within Character Area E. Existing mature trees that flank Vantage Point 3 shall be maintained and replaced when lost.
- 3 Potential enhancements may include:
 - a Consider celebrating the historic drive and fieldstone walls by maintaining these elements as organizing features for future design and development.
 - b Incorporating informational signage, in a location which compliments the structure of the area, and which celebrates the historical features. This may include the stone walls, highlighting their construction by former inmates using granite fieldstone and limestone extracted from the quarry on the site.

Character Area F: Rail Corridor and Limestone Quarries

Character Area F: Rail Corridor and Limestone Quarries, as shown in **Appendix C-7**, forms the southwest side of the OR HCD boundary, extending from south of the two large ponds in Character Area A along the former Canadian Pacific Railway (now the Guelph Junction Railway tracks) and west bank of the Eramosa River to Stone Road East. This area included the former wooden trestle railway bridge (demolished by Infrastructure Ontario in 2025), the designated Stone Road bowstring bridge (also known as McQuillan’s bridge) and three historic quarry sites known as ‘The Rocks’. The tree canopy and dense growth of the river corridor limits views, making for a more intimate, fine grained sense of discovery. Encountering the exposed rock faces of the quarry sites and views of the river are key to the experience of this landscape. Character Area F is intended to remain and continue to function as a recreational and rail corridor providing access along the Eramosa River, and a pedestrian connection between York Road and Stone Road East, with the majority of its heritage attributes being preserved. To that end, the following guidelines apply.

- 1 Protect and maintain all heritage attributes within Character Area F, including, but not limited to the quarries, heritage bridges and rail corridor, informal trails and the naturalized landscape.
- 2 Protect and preserve key vantage points (Vantage Points 2 and 4 in **Plate 8**) to maintain the existing glimpses of the river and quarries from the recreational trails. Existing mature trees that flank Vantage Points 2 and 4 shall be maintained and replaced when lost.
- 3 Potential enhancements may include:

- a Identify and preserve remnants of the quarry workings, including building foundations, train tracks, and equipment.
- b Consider reconstruction of the wooden trestle railway bridge over the Eramosa River as a pedestrian bridge. Refer to **Adaptive re-use** under **Section 6.3.1** for additional design guidance.
- c Formalizing key pathways to reduce 'trail blazing' and unintended destruction of natural features.
- d Incorporating informational signage, in a location which compliments and is subordinate to the entryway/key vantage points, highlighting the history of the site and directing attention to features such as the railway, quarries and the river.

6.3 Built Heritage Resources

Built heritage resources include buildings, structures or constructed property elements that contribute to a property's cultural heritage value or interest. Significant built heritage resources within the Ontario Reformatory HCD have been identified as built heritage attributes of the district. The OR HCD contains a concentration of built heritage attributes that are representative and serve as a record of the site's past use. On site, there are 43 total buildings, 13 are Part IV designated buildings, six listed (non-designated) buildings, and 24 buildings with no protection. Two large bridges were also included in the HCD boundary, one of which is Part IV designated and the other is listed (non-designated). It is noted that one bridge, the former wooden trestle railway bridge over the Eramosa River, was demolished by Infrastructure Ontario in 2025 and is no longer extant.

The intent of the following general guidelines is to preserve, adapt, and where possible and appropriate, enhance those resources so that future generations can benefit and learn from the history of the Ontario Reformatory.

Scale, Siting and Orientation

- 1** New buildings and additions will be oriented so that they do not negatively impact key vantage points or impede the sense of procession and grandeur along the main drive and surrounding the main Reformatory complex.
- 2** New buildings and additions will be situated to preserve the quadrangle arrangement of the main structures of the Reformatory building complex.
- 3** The scale of new development and additions will be complementary to existing built heritage attributes.

- 4 New development adjacent to built heritage attributes will transition to a heritage building and will be complementary to the historical structure. A minimum setback distance equivalent to the height of the built heritage will be required.
- 5 Building height immediately adjacent to built heritage resources will be restricted to be no higher than the tallest elevation (datum line) of the main Reformatory buildings in **Character Area B: Reformatory Buildings and Central Grounds**.
- 6 New development in close proximity to other built heritage attributes outside of Character Area B shall be aligned with the existing heritage building frontage, with a separation setback distance equivalent to the proposed building's height. Refer to the information in **Section 5.1** for detail regarding Adaptive Re-Use within the OR HCD.
- 7 Where new buildings are proposed outside of **Character Area B: Reformatory Buildings and Central Grounds**, and it is not possible to align their frontage with or be recessed with the built heritage frontage, they shall be sited so as not to obstruct views to the existing built heritage attributes.

6.3.1 Built Heritage Attributes

Summary of Guidelines for Built Heritage Attributes

Built heritage attributes are buildings or structures that contribute to the cultural heritage value of the OR HCD. Of the 43 buildings on site, 36 are built heritage attributes, while seven are non-contributing. The majority of built heritage attributes shall be conserved or restored. Key guidelines include retaining built heritage attributes, maintaining the organization of interconnected historical buildings, and avoiding moving these structures unless necessary. The main Reformatory building complex's location and clear sight lines shall be preserved. New development must follow the 'Land Use within Adaptive Re-use Area' plan, and adaptive re-use of buildings is encouraged. Restoration and alteration must respect original features, remove inconsistent past alterations, and prioritize repair over replacement. Alterations shall reflect the Beaux-Arts or classical design style. Historical evidence shall guide restoration, and new features shall be complementary, but distinct. Accessibility improvements must be integrated without impacting heritage value. Adaptive re-use allows buildings to fit new uses while retaining their heritage value. Minor works for adaptive re-use may not require a heritage permit, but major alterations do. New development shall

transition in height and massing to existing heritage buildings and maintain key vantage points. Preferred materials for new development include salvaged masonry, clay face brick, and stone masonry. Demolition of contributing properties is discouraged and requires a heritage permit, except in cases of natural disaster or safety concerns.

Built heritage attributes are buildings or structures that have been identified as contributing to the cultural heritage value of the Ontario Reformatory HCD. Of the 43 buildings present on site, 36 have been evaluated to be contributing resources to the OR HCD, and seven were identified as non-contributing. Both bridge structures were also identified as contributing resources.¹ A Property Information Database is provided in **Appendix B** that includes information on the current status (designated, listed, no protection), construction date and materials, architectural style, key features and whether they are a built heritage attribute or not. It is intended that the majority of the built heritage attributes within the OR HCD be conserved or restored, where feasible. The following guidelines will apply to the built heritage attributes.

- 1 Built heritage attributes within the OR HCD shall be conserved.
- 2 The organization of the area as a hierarchy of interconnected historic buildings, enclosed spaces and functional uses is intended to continue.
- 3 Built heritage attributes are not to be moved unless there is no other means to save them. Site and situation are integral components of built heritage value. Refer to **Relocation and Demolition** for additional information.
- 4 The location of the main Reformatory building complex at the top of a hill in **Character Area B: Reformatory Buildings and Central Grounds**, with unobstructed open areas and clear sight lines are important to the character of the area and is intended to be preserved in situ.
- 5 New development shall be planned according to the 'Land Use within Adaptive Re-use Area' depicted in **Plate 8** and described in **Section 5.1**.
- 6 The continued function of built heritage attributes is encouraged through adaptive re-use, refer to **Adaptive Re-use** for further guidance.

¹ The Reformatory wood trestle railway bridge over the Emarosa River was demolished by Infrastructure Ontario in July 2025. Accordingly, this built heritage attribute has been removed from the list of heritage attributes for the OR HCD.

Restoration and Alteration

- 1** Restoration or alteration shall have regard for the original features of buildings or structures based on existing information and visual evidence.
- 2** Restoration or alterations shall remove inconsistent or inappropriate past alterations made to buildings or structures, wherever possible.
- 3** Alterations, additions and restoration shall be undertaken in a manner that respects and enhances the built heritage attribute and the OR HCD. This includes respect for historic materials, reversibility of the alteration or addition, and maintenance by repairing and conserving rather than replacing building materials.
- 4** It is preferred that built heritage attributes be repaired, rather than replaced, through ongoing maintenance and conservation.
- 5** Where repair is not feasible and replacement of features is necessary, replacement shall consist of new elements that match the forms, materials, and detailing of sound versions of the same elements. Changes to any heritage attributes shall be documented.
- 6** Alterations and additions to built heritage attributes shall reflect the Beaux-Arts or a classical design style that is present within the site, such as Neo-Classical or New Classical, where suitable.
- 7** Refer to the **Design** and **Accessibility** sections for additional guidance.

Design

For restoration, alterations or additions to built heritage attributes, the following design guidelines apply.

- 1** Historical evidence (e.g., photographs, records) will be used in the restoration or alteration of built heritage attributes of the OR HCD. Where historical documentation is not available, other built heritage attributes within the OR HCD may be referenced.
- 2** The style of alterations, restorations and additions shall reflect the original building, and design intent. Within the main Reformatory building complex, the principal Administration Building, Main (K) Corridor, C Dormitory and D Cells were completed in the Beaux-Arts style, any required changes to these buildings shall be reflective of this style. Additional architectural design styles suitable to the site include classical styles such as Neo-classical and New Classical.
- 3** False representations of history and design are discouraged. Authentic materials and craftsmanship shall be used in replacement of existing features, if required.

New features that deviate from the original design shall be complementary in design, but also be clearly distinct from the heritage features.

- 4 Materials shall be reflective of and complementary to the heritage building. Re-use of historic materials on-site, such as salvaged brick or limestone, is preferred, followed by use of materials that would have been present in the original building. Details, colours, and textures shall be reflective of and complementary to the heritage resources.
- 5 Features such as windows, doors, signs, and ornamentation will be authentic to the original design.
- 6 Additions, where permitted, shall be complementary in design, but also clearly distinct from the heritage features.
- 7 Exterior lighting will be designed to be unobtrusive, while providing an even distribution at ground level and minimizing pools of light or shadows.

Accessibility

- 1 Where restoration, additions or alteration occur, opportunities for the removal of physical and architectural barriers shall be explored. For example, elements that inhibit access and which are not integral to the heritage value of the building, such as slippery surfaces or too narrow doorways, may be replaced, and elements that increase accessibility, such as handrails, may be installed. Design of these elements shall be complementary to heritage character.
- 2 Required modifications for accessibility will avoid negative impacts to significant heritage features, where feasible.
- 3 The introduction of ramps and railings that facilitate accessibility shall be visually integrated wherever possible.

Adaptive Re-use

Based on the conservation treatments described in Parks Canada's Standards and Guidelines, adaptive re-use refers to the rehabilitation of built heritage attributes to fit new uses or circumstances while retaining their cultural heritage value or interest (Parks Canada 2016: 16). Adaptive re-use contributes to heritage conservation while allowing for regeneration, through new uses that can work in harmony with heritage attributes. It provides an opportunity within the community for creativity and innovation while ensuring the built heritage continues to function and contribute within the area.

Restoration, Alterations, and Rehabilitation for Adaptive Re-use

- 1 The following works may be conducted as part of the adaptive re-use of a built heritage attribute, without requiring a heritage permit depending on the state of the building or structure, the methods proposed to carry out the work and if the proposed work is supported by City (Heritage Planning staff):
 - a Protection and stabilization (where part of a building or structure is deteriorating, to prevent further decay);
 - b Routine maintenance;
 - c Cleaning;
 - d Restoration; and,
 - e Minor Alterations. For an alteration to be considered minor it must demonstrate, to the satisfaction of the City (Heritage Planning staff), that there will be no adverse impacts on heritage attributes, nor a change to the appearance or character of the built heritage resource(s). Refer to **Restoration** and under **Section 6.3.1** for further guidance on the restoration and alteration of built heritage resources.
- 2 Heritage permits are required for all other alterations of a contributing property, refer to **Section 7.2 Heritage Permit Application Approval** Process for further guidance.

Form and Function

- 1 The continued function of built heritage attributes is encouraged, buildings may be re-purposed for contemporary use and restored or altered to meet current standards for accessibility and safety.
- 2 The form of built heritage attributes is intended to continue, refer to **Design** under **Section 6.3** for further guidance.

Height and Massing

- 1 Built form massing within the main Reformatory building complex (those heritage buildings attached to the Administrative Building) is intended to remain as close to the original design as feasible. Alterations or additions to these heritage buildings will require a heritage permit and approvals as defined in **Table 1** and **Section 7** of this Plan.
- 2 New development shall have height and massing that transitions to the existing built heritage by ensuring that it has a setback distance equal to the height of the built heritage. Additional stories above the height of the built heritage shall be stepped back at 3.0m to provide a continuous wall height that is complementary to the built heritage resource to ensure appropriate transition.

- 3** New development or additions must be contained in the areas defined in the 'Proposed Land Use within Adaptive Re-use Area' presented in **Plate 8** and subject to the permits and approvals identified in **Table 1** and **Section 7** of this Plan. Proposed massing and height must maintain Vantage Points 2 and 3 to conserve the prominent views of the OR CHL Core.

Materials

- 1** Preferred types of material, colours and textures for adaptive re-uses of built heritage resources is noted under **Design** above, refer to this section for further guidance. In addition to those guidelines, the following applies to new development and additions:
 - a Appropriate exterior cladding materials include: on-site salvaged masonry material, clay face brick, stone masonry, and, where acceptable to the City, precast stone.
 - b Inappropriate exterior cladding materials include: concrete blocks and bricks, concrete panels, split face concrete blocks, stucco as a main cladding and plastic, vinyl or metal siding.
 - c Additions to the built heritage attributes of the OR HCD must be physically and visually compatible with, subordinate to and distinguishable from the historic place.

Relocation and Demolition

This section addresses the removal, relocation, and demolition of built heritage attributes including sustainability and re-use of materials.

- 1** Heritage permits are required for demolition of a contributing property, refer to **Section 7.2** for additional detail and the City's requirements for complete applications.
- 2** The demolition and relocation of built heritage attributes in the OR HCD is discouraged.
- 3** Built heritage attributes that have deteriorated to a level that is beyond practical for restoration or rehabilitation may be approved for demolition through the demolition permit and heritage permit process. The proposed demolition of primary buildings (excluding sheds) within the OR HCD will require approval of a heritage permit.
- 4** Demolition without a heritage permit will be permitted in situations where:
 - a The building has been damaged by a natural disaster (e.g., fire, flood, earthquake, etc.).

- b Public health and safety is considered to be compromised and the City has received a structural assessment advising that a building or structure is beyond repair and has been determined to be unsafe. The structural assessment must be prepared by a professional engineer with expertise and experience in heritage buildings and structures.
- c In lieu of a heritage permit, 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 safe.

6.3.2 Non-Contributing Buildings and Structures

Summary of Guidelines for Non-Contributing Buildings and Structures

Non-contributing buildings and structures in the OR HCD do not add to the cultural heritage value of the HCD, but changes to them can still impact the district. These buildings offer opportunities to enhance the heritage character of the district. The guidelines for these buildings emphasize high-quality design that complements the OR HCD, reflecting styles like Beaux-Arts or Neo-Classical. Development and alterations shall avoid negative visual impacts, such as obstructing key vantage points or overshadowing the main Reformatory complex. New development must follow the 'Proposed Land Use within Adaptive Re-use Area' plan and maintain the rhythm of building heights and architectural details. Adjacent development should be clearly differentiated through complementary transitions in design.

Non-contributing buildings and structures are those which do not contribute to the cultural heritage value or interest of the Ontario Reformatory HCD. However, the heritage value of the OR HCD can be impacted by new development, alterations, or additions to non-contributing buildings and structures within the district. Non-contributing buildings and structures also present opportunities to enhance the heritage character of the OR HCD through their proximity and growth alongside the built heritage attributes of the district.

The following guidelines apply to non-contributing buildings and structures.

- 1** High-quality design that is complementary and compatible with the OR HCD is encouraged for new development, additions and alterations to non-contributing buildings and structures within the OR HCD. Design may reflect the Beaux-Arts, or classical styles, such as Neo-Classical or New Classical. Symmetry, order and

repetition of classical features are encouraged, and new designs shall contribute to the sense of grandeur within the OR HCD.

- 2** Development and alterations adjacent to the OR HCD will aim to avoid or minimize negative visual impacts, such as impacting key vantage points, shadowing the main Reformatory building complex and associated grounds, or exceeding the visual magnitude of the main complex, through scale, height or design.
- 3** Adjacent development will be clearly differentiated from the OR HCD through complementary transitions in landscape and architectural design.
- 4** New development is limited to the 'Proposed Land Use within Adaptive Re-use Area' presented in **Plate 8** and associated heights detailed in **Section 5.1**. New development shall follow the same rhythm of building heights and architectural detailing as the built heritage attributes.
- 5** Refer to **Scale, Siting and Orientation** under **Section 6.3** for further guidance.

7 Planning and Implementation

7.1 Introduction

The Ontario Reformatory HCD Plan and Guidelines will ensure that the history and heritage attributes of the district are respected, conserved and enhanced into the future. The policies, guidelines and implementation processes will provide applicants, staff, the Heritage Advisory Committee and Council with clearer direction on the decision-making processes for the OR HCD.

The Part V designation can result in recommendations for modification or amendments to Official Plan policies or other municipal tools. The purpose of such amendments is to ensure processes and permitting systems are in place to implement the OR HCD. Section 40 (2) d of the Ontario Heritage Act states an HCD study shall make recommendations for amendments as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws.

The OR HCD Study (February 2023) provides a detailed review of the pertinent City of Guelph Official Plan policies, Zoning By-law regulations and other planning mechanisms.

7.2 Heritage Permit Application Approval Process

Under the *Ontario Heritage Act* any new construction or alteration of property within a heritage conservation district designated under Part V of the Act requires the approval of a heritage permit. A heritage permit is required prior to any alteration that is likely to result in the loss, removal, replacement, damage, or destruction of one or more heritage attributes within the HCD. It requires the owner of property to acquire approval of a heritage permit from the municipality to do the following:

- Alter any part of the property, other than the interior of the structure.
- If the property is also designated under Part IV within the district, then the Part IV requirements of the Ontario Heritage Act will apply regarding alterations.
- Erect any building or structure on the property.
- Demolish or remove any attribute of the property if the demolition or removal would affect the heritage attributes as described in the district plan.

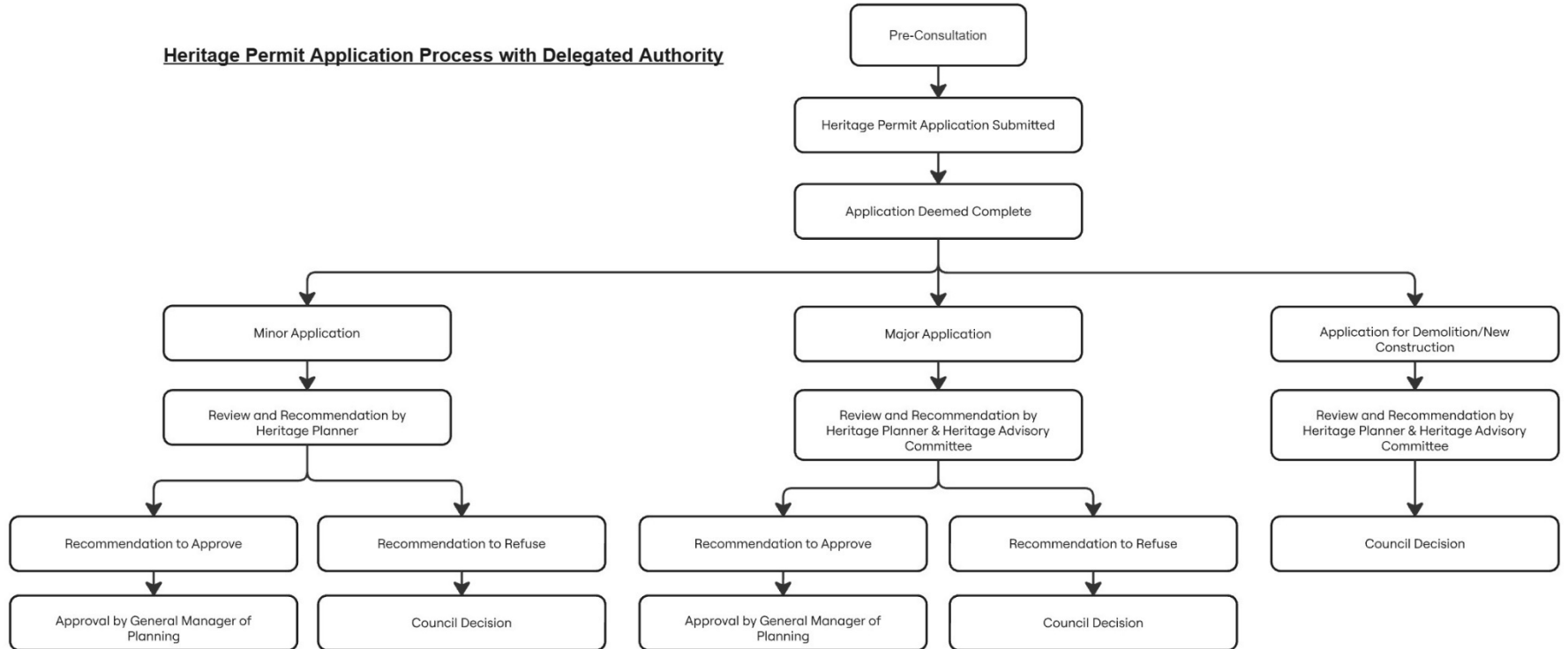
- Demolish or remove a building or structure on the property.

In accordance with the City of Guelph By-law (2016)-20022, applications that are subject to delegated approval authority will be processed and approved under one of three streams. All heritage permit applications require a preliminary pre-consultation with Heritage Planning staff to identify any requirements. This is an iterative approach where there may be several collaborative discussions with the applicant to ensure the application has all necessary information to deem it complete.

See **Plate 9** below for a graphic illustration of the heritage permit application process.

Plate 9: Heritage Permit Application Process

Heritage Permit Application Process with Delegated Authority



7.2.1 Minor Application

A heritage permit is not required for routine maintenance and minor repairs that do not change the appearance or material of a structure on the property. Examples of work that may not require a heritage permit include:

- Re-roofing in material and colour similar to existing material and colour
- Re-painting of architectural elements in the same colour
- Repairs to, and replacement of eavestroughs and downspouts unless these are integral to the heritage character and appearance of the building
- Soft landscape work (i.e., plantings)
- Weatherproofing, caulking and weather stripping
- Temporary signage (banners, or sign in a window)
- Maintenance
- Repair of existing utilities
- Temporary or seasonal installations such as patios, planters, and seasonal decorations

7.2.2 Major Application

A major application involves large scale alterations within the Ontario Reformatory HCD, including Official Plan and Zoning By-law amendments, Site Plan Control and changes requiring a building permit.

The following conditions apply for alteration of a contributing property:

- 1** A qualified heritage professional will prepare a Cultural Heritage Resource Impact Assessment (CHRIA) of the proposed alteration including recommendations and options as to how the heritage resources may be best conserved.
- 2** A record of features that will be modified through the alteration will be captured using photography and/or measured drawings, as deemed appropriate by Heritage Planning staff.

7.2.3 New Construction and Demolition

New construction and demolition are to be managed within the Ontario Reformatory HCD. One of the goals of the OR HCD is to encourage the retention, conservation,

and adaptation of the OR HCD's built heritage attributes and landscape heritage attributes. Staff, and when required, the Heritage Advisory Committee, will determine the appropriateness of the application prior to any approvals of heritage permits or building permits.

Major heritage permits and new construction applications are reviewed by staff and the Heritage Advisory Committee with recommendations forwarded for consideration by the General Manager of Planning and Building Services and by Council. Staff prepares a report with recommendations to the Heritage Advisory Committee with information based on the designating by-law and the policies/guidelines from the OR HCD Plan. If recommended by staff for approval, it will be sent to the General Manager of Planning who has the delegated authority to approve some major heritage permit applications with or without conditions. If the application is for new construction, involves demolition or is not supported by the General Manager, it will be forwarded to Council for their decision. If Council does not make a decision by 90 days from when the application was deemed complete, Council will consent to the application unless a longer decision period and extension is granted.

More information about the City's process for heritage permit applications and for a Notice of Intention to Demolish a Cultural Heritage Resource can be found on the Heritage Planning webpage at **[Heritage Planning - City of Guelph](#)**.

The following conditions apply for demolition of a contributing property within the OR HCD:

- 1** A qualified heritage professional will prepare a Cultural Heritage Resource Impact Assessment (CHRIA) that addresses the proposed demolition making recommendations as to how the heritage resources may be best conserved. In order of preference, this may include retention in situ, relocation, reconstruction and/or salvage of heritage features.
- 2** New development proposed will be documented and provided with the heritage permit application.
- 3** A record of the building or the remains of the building through photography and/or measured drawings will be required as a condition of demolition approval.

7.2.4 Supporting Documentation

Supporting documents may be required as part of the heritage permit application. Application documentation will depend on the nature and scope of the proposed

change and will be confirmed through pre-consultation with Heritage Planning staff prior to application submission.

Examples of supporting documentation include:

- Architectural drawings including site plan, floor plans, elevations, and architectural details of the proposed development or site alteration
- Registered survey
- Photographs showing the general view and details that will aid in explaining the proposed change
- Outline of proposed materials including manufacturers brochures, specifications, and samples

More information about the City's requirements for deeming heritage permit applications complete can be found on the Heritage Planning webpage at [**Heritage Planning - City of Guelph**](#).

7.3 Minister's Consent

At present, a portion of the OR HCD is a provincially significant CHL (PHPPS) owned by the Province of Ontario's Ministry of Infrastructure (**Figure 3**). Accordingly, the MCM is an approval authority for this portion of the OR HCD and Minister's Consent is required before removing or demolishing any buildings or structures in the property or transferring the property out of provincial control (MCM 2020).

Following disposition from provincial ownership, the Standards and Guidelines for the Conservation of Provincial Heritage Properties (MCM 2010) no longer apply and Minister's Consent is not required (MCM 2020).

7.4 Roles and Responsibilities

City of Guelph Heritage Planning staff are to be the first point of contact when considering alterations to property within the Ontario Reformatory HCD. Staff have the skills, knowledge, and resources to determine whether a proposed change requires a heritage permit, and to assist in guiding the applicant through the heritage permit process; it is their role to discuss the proposed change, assist with the heritage permit process and application, circulate the application to internal City departments and external agencies (if applicable), obtain comments, provide staff reports and recommendations to the Heritage Advisory Committee and Council.

It may be necessary for several City departments and outside agencies to be circulated for comments. It is important to provide sufficient information and allow enough time to facilitate reviewing of documentation.

Any public work carried out in the OR HCD shall comply with the objectives set out in this Plan.

The Heritage Advisory Committee is a committee appointed by City Council to advise on matters relating to the City's cultural heritage resources. The Heritage Planning staff provides staff reports and recommendations to the Heritage Advisory Committee for their consideration.

City of Guelph Council is responsible for the adoption of policies and plans related to cultural heritage, in general, and for the designation of cultural heritage resources including heritage conservation districts. Official Plan policies and the Strategic Plan illustrate support and commitment to cultural heritage conservation. In implementing the principles, goals, objectives and guidelines, and policies of this HCD Plan, Council must allocate appropriate budgets and staff resources to manage the heritage permit process.

7.5 Planning Application Process

Bill 109 – More Homes for Everyone Act, 2022 and Bill 23, More Homes Built Faster Act, 2022, have brought significant changes to Ontario's municipal planning processes including expedited timelines.

7.6 Site Plan Approval Process

The site plan approval application process involves a pre-consultation with City staff in order to identify any issues or outstanding requirements required for a complete application. The pre-consultation application will be reviewed by the City of Guelph's Site Plan Review Committee. The submission of the preliminary site plan approval application will be reviewed by City staff at which time a staff report containing comments and additional direction. Part of that application will include reports that assess and make recommendations regarding potential impacts to cultural heritage resources. These reports can include but are not limited to:

- Cultural Heritage Review
- Cultural Heritage Resource Impact Assessment
- Cultural Heritage Resource Conservation Plan

– Heritage Permit Application

The approval of a heritage permit under the *Ontario Heritage Act* must be coordinated with the Site Plan Review process. If the Site Plan Review committee recommends the application for approval, the City will prepare a site plan agreement that will set out regulations to build and maintain the site according to drawings approved by the City. All conditions stated in the agreement must be satisfied prior to final approval of the site plan.

It is recommended for the OR HCD that all planning application processes work concurrently to meet statutory timeframe requirements. It is also recommended that the City establish a coordinated internal circulation approach to meet these timelines.

7.7 Cultural Heritage Resource Impact Assessment

A Cultural Heritage Resource Impact Assessment (CHRIA) confirms the cultural heritage significance of the identified resources and makes recommendations as to measures that would avoid or minimize negative impacts to the cultural heritage resource.

The City of Guelph's Official Plan and the GID Secondary Plan requires a CHRIA when considering redevelopment within a listed or designated cultural heritage landscape.

Additionally, as mentioned in **Section 5**, a CHRIA is required with the submission of reports in support of all planning applications that present how the proposed development or change in land use would impact the City's cultural heritage resource, including development proposals on lands adjacent to protected heritage property.

If the proponent can provide justification that the proposed development or site alteration does not require a full heritage assessment, a scoped CHRIA may be acceptable. The scoped version is a reduced scope of study prior to the development to understand the impact of development on the cultural heritage resources on the site.

7.8 Archaeological Assessment

An Archaeological Assessment is prepared by a licensed archaeologist who conducts a survey that determines which areas have potential archaeological resources and archaeological sites. The assessment needs to include the following:

- Identify the affected areas of archaeological potential and resources;
- Assess the archaeological significance of the subject land;
- Recommends conservation and/or preservation measures to maintain heritage value, attributes and characteristics; and,
- Meets the Standards and Guidelines for Consultant Archaeologists.

The Archaeological Assessment may also be required as part of the site plan approval application depending on project conditions and identification of archaeological significance on each specific site.

7.9 Cultural Heritage Conservation Easement Agreement

When stating its intention to designate 785 York Road as an individual property, Guelph City Council established a requirement for a comprehensive Cultural Heritage Conservation Easement Agreement (CHCEA) to be entered into by the City of Guelph with all future owners of any portion of the real property known as 785 York Road immediately following the sale of the property by the Province of Ontario's Ministry of Infrastructure. The CHCEA must be prepared per the requirements of Parts II (22) or IV (37) of the Ontario Heritage Act. Where required, the CHCEA will be made between the owner of the property and the City of Guelph and must be registered on title and executed with primary purpose of conserving and maintaining the cultural heritage value of the OR HCD.

7.10 Resources

The following resources assist in guiding the conservation, maintenance and expansion of the Ontario Reformatory HCD's heritage attributes:

- *Standards and Guidelines for the Conservation of Historic Places in Canada*, Prepared by Parks Canada, 2010;
- *Standards & Guidelines for Conservation of Provincial Heritage Properties*, Prepared by the Ontario Ministry of Citizenship and Multiculturalism, 2010; and
- *Ontario Heritage Tool Kit*, prepared by Ontario Ministry of Citizenship and Multiculturalism, 2006.

8 Recommendations

To ensure the principles, statement of objectives, policies and guidelines of the Ontario Reformatory HCD Plan remain current continued and adhered to, it is recommended that the City commit to the following items.

8.1 Plan Updates

As the Ontario Reformatory HCD evolves, it is recommended that the City undertake a review of the OR HCD Plan, its principles and statement of objectives. This update must occur within ten years from the date this Plan comes into full force and effect. An update to this document may also be warranted once the provincially significant CHL portion of the OR HCD (PHPPS) is transferred out of provincial control. This Plan would continue to be in force should an update not occur within this time frame. The City, in coordination with the Heritage Advisory Committee, will initiate the update and determine any necessary changes to the Plan. Changes to the Plan would be in the form of an amendment requiring Council adoption.

8.2 Heritage Education, Awareness and Interpretation

It is recommended that upon approval of the Ontario Reformatory HCD Plan, the City in consultation with the Heritage Advisory Committee develop education and information plans. The following educational and information programs are suggestions and starting points:

- Establish a webpage specifically for the OR HCD that will provide information for potential users such as development industry, local residents and visitors/tourists. The webpage must include key staff contacts who will be responsible for responding to questions and assisting with the heritage permit process.
- Information for potential users /development industry must include clear direction on the heritage permit process, guidelines, and application requirements including timelines when undertaking any change, alteration, and development within the OR HCD.
- Tourist and visitor interest will increase as the knowledge of the OR HCD is advertised. This is an excellent opportunity for the City or interested local non-profits or heritage organizations to provide self-guided walking tours subject to permission of land owners. Much of the content is available

through the Study and City Departments such as Economic Development and Tourism to promote nearby amenities.

8.3 Survey Plans

It is recommended that the privately-owned property at 919 York Road and the City-owned property at 90 Dunlop Drive located within the Ontario Reformatory HCD be surveyed and the reference plans registered on title.

As development occurs within the OR HCD resulting from the GID Secondary Plan, additional surveys may be required.

Appendix A: Definitions

DEFINITIONS

Adaptive re-use: The alteration of *built heritage resources* to fit new uses or circumstances while retaining their heritage value and attributes (City of Guelph Official Plan, 2024).

Adjacent lands means: 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.

iv) for properties larger than 2.5 hectares, the portion of the property that is within 30 metres of the boundary of the Ontario Reformatory HCD.

Adverse effects as defined in the Environmental Protection Act means one or more of:

- Impairment of the quality of the natural environment for any use that can be made of it;
- Injury or damage to property or plant and animal life;
- Harm or material discomfort to any person;
- An adverse effect on the health of any person;
- Impairment of the safety of any person;
- Rendering any property or plant or animal life unfit for use by humans;
- Loss of enjoyment of normal use of property; and
- Interference with normal conduct of business. (City of Guelph Official Plan, 2024)

Alter means a change in any manner, and includes to restore, renovate, repair or disturb. (City of Guelph Official Plan, 2024).

Arborist means an expert in the care and maintenance of trees and includes an arborist qualified by the Ontario Ministry of Training, Colleges and Universities, a Forest Technician, a Forestry Technologist with an applicable college diploma and a minimum of two years of urban forestry experience, a certified arborist qualified by the International Society of Arboriculture, a consulting arborist registered with the American Society of Consulting Arborists or a registered professional forester as defined in the Professional Foresters Act, 2000, S.O. 2000, c. 18, as amended or replaced from time to time. (City of Guelph Private Tree Protection By-law).

Beneficial effects include those conditions resulting in: the protection of heritage properties from demolition or removal; the retention of a heritage property in situ in a structurally stable and sound condition or state of repair; accurate restoration of a heritage property; the sympathetic alteration or repair of a heritage property to permit an existing or new use; enhancement of a heritage property by accommodating compatible new development; or maintenance of a heritage property through the repair and replacement of worn-out components and using compatible materials and techniques.

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. (PPS, 2024).

Character Area means the collective qualities and characteristics that distinguish a particular area within the Ontario Reformatory HCD.

Compatibility/compatible means development or redevelopment which may not necessarily be the same as, or similar to, the existing development, but can co-exist with the surrounding area without unacceptable adverse impact. (City of Guelph Official Plan – OPA 48).

Conserved (conserve and conservation) means 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 heritage 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. (City of Guelph Official Plan, 2024) (City of Guelph Official Plan – OPA 48).

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes (Parks Canada 2022).

Contributing properties: Properties that contain buildings and landscapes that support the character of the OR HCD, as defined in the OR HCD Plan, through compatible design, historical associations and physical or visual links to their surroundings. They also help define area character if they are well-preserved examples of earlier periods or are a landmark (Wellington Heritage Conservation District Plan and Guidelines, 2022).

Cultural Heritage Conservation Plan: A plan developed to demonstrate how *heritage attributes* will be conserved, protected or enhanced such that the integrity of the *heritage attributes* is retained. Such plans will include descriptions of repairs, stabilization and preservation techniques as well as short and long term conservation and maintenance measures and including how the *heritage attributes* will be integrated or commemorated (City of Guelph Official Plan, 2024).

Cultural Heritage Conservation Easement Agreement: A voluntary legal agreement between the heritage property owner, the municipality and/or the Ontario Heritage Trust, establishing mutually accepted conditions that will ensure the *conservation* of a heritage property in perpetuity (City of Guelph Official Plan, 2024).

Cultural Heritage Landscape means a defined geographical area that may have been modified by human activities and is identified as having cultural heritage value or interest by a community, including Indigenous communities. The area may include features such as buildings, structures, spaces, views, *archaeological sites* or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms. (City of Guelph Official Plan, 2024).

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. (City of Guelph Official Plan, 2024).

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 (City of Guelph Official Plan, 2024).

Cultural Heritage Review: An assessment conducted to accompany a request to modify a description of *non-designated properties* listed in the *Heritage Register* or to list or remove *non-designated properties* from the *Heritage Register* (City of Guelph Official Plan, 2024).

Cultural Heritage Value or Interest: A *property* is of *cultural heritage value or interest* if, where criteria for whether the property is of *cultural heritage value or interest* has been prescribed by regulation, the property meets the criteria (City of Guelph Official Plan, 2024).

Designated property means *property* designated by a municipality under Part IV of the *Ontario Heritage Act* or within a *Heritage Conservation District* designated under Part V of the *Ontario Heritage Act*.. (City of Guelph Official Plan, 2024).

Development: means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or
- b) works subject to the Drainage Act; or
- c) for the purposes of policy 4.1.4.a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5.a). (PPS, 2024).

Hazardous means destabilized or structurally compromised to an extent that an imminent danger of death, injury or structural damage exists. (City of Guelph Private Tree Protection By-law).

Heritage attributes means, 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).

Heritage fabric means all those historic physical building, landscaping, and construction materials of the heritage property.

Heritage building means a building that generally exhibits their historic form or architectural style and heritage building fabric.

Heritage Conservation District: An area with a group or complex of buildings, or a larger area with many buildings and properties, with a concentration of *cultural heritage resources* with special character or historical association that distinguishes it from its surroundings (City of Guelph Official Plan, 2024).

Heritage Conservation District Plan: A document adopted by the City to manage and guide future change in a *Heritage Conservation District*, through the adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the *Heritage Conservation District's* special character (City of Guelph Official Plan, 20224).

Heritage Tree means a single tree (or group of trees) which has *cultural heritage value or interest*. *Heritage trees* may be located on private and/or public property or form part of a *cultural heritage landscape*. *Heritage trees* may be identified as a *heritage attribute* of a *non-designated property* listed in the Municipal Register of *Cultural Heritage Properties* under the *Ontario Heritage Act*. *Heritage trees* may be identified as part of a *Cultural Heritage Resource Impact Assessment, Cultural Heritage Conservation Easement Agreement, Cultural Heritage Review, Environmental Impact Statement, Environmental Assessment Study* or through a specific tree study.

Non-contributing properties: Properties that do not support the visual coherence of the OR HCD through incompatible treatment of elements such a building scale, massing, height, material, proportion and style, elements that are otherwise found in the heritage properties in the OR HCD, as defined in the OR HCD Plan. They do not support the overall cultural heritage value, character and integrity of the HCD (Wellington Heritage Conservation District Plan and Guidelines, 2022).

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. (Parks Canada 2022).

Property: as defined in Parts IV and V of the *Ontario Heritage Act*, means: Real property and includes all buildings and structures thereon. This includes anything fixed to the *property* "fixture" but excludes anything portable "chattel". Generally, a fixture is something affixed to the property by means other than its own weight, which cannot be removed without causing damage to the building. A chattel is a

moveable item of property not permanently attached to land or a building (City of Guelph Official Plan, 2024).






Protected heritage property means real property designated under Parts IV, V, or VI of the *Ontario Heritage Act*; heritage *conservation easement* property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of the property and a conservation body or level of government, registered on title and executed with primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss. (City of Guelph Official Plan – OPA 48).

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 (Parks Canada 2022).

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 history, while protecting its heritage value (Parks Canada 2022).

**Appendix B: Ontario
Reformatory HCD
Property Information
Database**

Appendix B-1: Ontario Reformatory HCD Property Information Database (Buildings and Structures)

Building No.	Common Name	Photograph	Construction Date	Existing Recognition	Cladding Materials	Construction Materials	Storeys	Architectural Style	Architect / Builder	Architectural Description	Contributing (Yes / No)	Notes
B13421; B13431; B13437	Main Corridor (comprised of Corridor; Tower & Main Corridor; K Corridor)		1914 to 1915	Part IV	Corridor and Tower & Main Corridor: Rough-cut limestone K Corridor: Brick	Corridor and Tower & Main Corridor: Concrete and steel covered with a flat membrane roof K Corridor: Reinforced concrete	Corridor: One storey (double height) Tower & Main Corridor: Four (originally five) K Corridor: Three storeys (north portion); Two storeys (south portion), inclusive of basement	Corridor and Tower & Main Corridor: Beaux-Arts K Corridor: Vernacular	Original Building: John Lyle (Architect); James Govan (Architect, Department of Provincial Secretary); 1953 additions to Corridor and Tower & Main Corridor: Department of Public Works. 1954 additions to K Corridor: Department of Public Works	Corridor: Early structure on the site is clad with rough-cut limestone quarried on site set in broken coursing with ribbon mortar joints. It features a flat membrane roof. The full-height openings of the western face are extant but the eastern openings were removed when a set of glass-covered visitor waiting areas was added to the eastern side of the corridor in the 1960s. A mezzanine at the point at which the corridor is connected to the tower block allowed guards to survey individuals traveling between the two buildings. Tower & Main Corridor: The Guard Tower mimics the architectural treatment of the Administration Building, including the pattern of its openings, the cornice, flat roof and the overall scale. The Guard Tower featured metal-frame multi-pane windows to provide greater security than wood sash windows. The tower was originally five storeys in height, but structural problems with the stone parapet and the reorganization of the upper storeys led to the removal of the top floor and cast-stone cornices. The tower served as the point of control for inmates. It contained reception services, receptions cells, lockers, temporary hospital quarters, shower baths for incoming prisoners, and offices (Contentworks Inc., 2006, p. 26). K Corridor: The Ontario Reformatory was designed to contain all living spaces in a series of interconnected buildings. K Corridor, designed by John Lyle, connects the Tower Block (B13431) to the dining halls (B13441 and B13442) and kitchen (B13443). It was a multifunctional structure containing offices, stores and cells. Over time it was used exclusively for offices. The structure is three stories in height at the north end and two stories at the south end. A basement leads to the long tunnel that connects the main complex to the powerhouse. It was reclad in brick and it has undergone numerous interior alternations (Contentworks Inc., 2006, p. 28).	Yes	Centre Guard Tower was the point of control for inmates. A photograph is not available for the K Corridor building as it was not accessible during the field review.
B13430	Administration Building		1911 to 1915	Part IV	Rough-cut limestone	Concrete and steel	Two with three storey central section	Beaux-Arts	Original Building: John Lyle (Architect); James Govan (Architect, Department of Provincial Secretary); 1987 additions: Department of Public Works. Built partially using prison labour.	The building's Beaux-Arts style is evident in its frontal symmetry, neoclassical detailing, and axial-cross plan. The building features a flat roof, and a strong cornice that encircles the structure to create a shortened attic story. The building ornamentation is restrained, with cast-stone cornices, a bas-relief panel bearing the Ontario coat of arms. The rusticated ashlar masonry entrance arch containing a carved keystone makes reference to the building's correctional associations. Decoration at the ends of the building is limited to the delicate outline of the massive fireplaces that are located in each of the end rooms. The Administration Building is constructed of concrete and steel and covered with a flat membrane roof. The exterior is clad with rough-cut limestone quarried on site set in broken coursing with ribbon mortar joints. The building has undergone several modifications including: windows replaced, the parapet removed and portions have been reclad. The building is located at the terminus of the circular, tree-lined driveway (Contentworks Inc., 2006, p. 25-26)	Yes	Limestone for the building was quarried on-site. The building has undergone several modifications including: windows replaced, the parapet removed and portions have been reclad.
B13432	B Cells		1914 to 1915	Part IV	Red brick in stretcher bond	Reinforced concrete	Three (with basement)	Vernacular	Original Building: John Lyle (Architect); James Govan (Architect, Department of Provincial Secretary); 1974 additions: Department of Public Works	Long, narrow building that acts as a connecting corridor between the Tower Block and the dormitory wings. The exterior walls were originally covered in roughly treated concrete panels that had the appearance of stucco. In 1974, the panels were removed and the building was reclad in red brick laid in the stretcher bond. The windowsills and foundation are concrete. A flat membrane roof covers the cell blocks (Contentworks Inc., 2006, p. 26-27).	Yes	Building was originally clad in concrete panels resembling stucco.
B13433	B Dormitory		1914 to 1915	Part IV	Main (north) facade clad in rough-cut limestone. The west facade is clad in red brick in stretcher bond.	Reinforced concrete	Three	Vernacular	John Lyle (Architect), James Govan (Architect, Department of Provincial Secretary)	The three storey rectangular plan building with a flat membrane roof. The façade features regularly placed rectangular window openings which are covered with the original steel multi-pane sashes. Similar to the Administration Building, the façade is clad in rough-cut limestone and features a two cornices. The west façade, now clad in brick laid in the stretcher bond, has three elliptical bays which extend the height of the building. The T Dormitory faces toward the northwest, and served as the outside wall of the complex as it was originally constructed (Contentworks Inc., 2006, p. 27-28).	Yes	Building referenced as "T Dormitory" in Infrastructure Ontario documentation in error. Building was originally clad in concrete panels resembling stucco.
B13434	C Cells		1914 to 1915	Part IV	Red brick in stretcher bond	Reinforced concrete	Three (with basement)	Vernacular	Original Building: John Lyle (Architect); James Govan (Architect, Department of Provincial Secretary); 1974 additions: Department of Public Works	Long, narrow building that acts as a connecting corridor between the Tower Block and the dormitory wings. The exterior walls were originally covered in roughly treated concrete panels that had the appearance of stucco. In 1974, the panels were removed and the building was reclad in red brick laid in the stretcher bond. The windowsills and foundation are concrete. A flat membrane roof covers the cell blocks (Contentworks Inc., 2006, p. 28).	Yes	Building was originally clad in concrete panels resembling stucco.









Appendix B-1: Ontario Reformatory HCD Property Information Database (Buildings and Structures)

Building No.	Common Name	Photograph	Construction Date	Existing Recognition	Cladding Materials	Construction Materials	Storeys	Architectural Style	Architect / Builder	Architectural Description	Contributing (Yes / No)	Notes
B13435	C Dormitory		1914 to 1915	Part IV	Red brick in stretcher bond	Reinforced concrete	Three	Beaux-Arts	John Lyle (Architect), James Govan (Architect, Department of Provincial Secretary); 1974 addition	The three-storey rectangular plan building with a flat membrane roof. The façade features regularly placed rectangular window openings still covered with the original steel multi-pane sashes. Similar to the Administration Building, the façade is clad in rough-cut limestone and features a two cornices. The east façade, now clad in brick laid in stretcher bond, has three elliptical bays extending the height of the building. The C Dormitory faces the northeast. While it originally served as the outside wall of the complex, it now faces a courtyard created with the construction of new cell blocks (B13436) in 1938-39. C Dormitory is the mirror image of B dormitory. It has also been reclad in red brick and its parapet has been removed (Contentworks Inc., 2006, p. 28).	Yes	Building was originally clad in concrete panels resembling stucco.
B13436	D Cells		1914 to 1915	No Protection	Rough-cut limestone and brick	Reinforced concrete	Three storeys	Beaux-Arts	Department of Public Works; 1974 addition	The D Cells are located east of the Administration building. The D Cells consist of a U-shaped building, which forms a courtyard immediately east of the C Dormitory (B13435). The exposed fronts are of rough cast limestone on brickwork with gables of stone to match the existing façade (Contentworks Inc., 2006, p. 28). The façade features regularly placed rectangular window openings which are covered with the original steel multi-pane sashes.	Yes	
B13438	Staff Dining Hall	Photograph not available	1956 to 1957	No Protection	Unknown	Unknown	Unknown	Vernacular	Department of Public Works	Building was not visible during field review	Yes	A photograph is not available for this building as it was not accessible during the field review.
B13439	Assessment Centre Corridor	Photograph not available	1956 to 1957	No Protection	Red brick	Unknown	Two	Vernacular	Department of Public Works	Building was not visible during field review	Yes	A photograph is not available for this building as it was not accessible during the field review.
B13440	Assessment Centre		1948 to 1950	No Protection	Red brick	Unknown	Two	Vernacular	Department of Public Works	The Assessment Centre consists of a two-storey structure, clad in brick, laid in the stretcher bond. The building has an irregular plan and a flat roof. The building featured window openings that are uniformly placed. The windows have cast concrete sills and are covered with the original steel multi-pane sashes.	Yes	
B13441	Library & Canteen		1914 to 1915	Part IV	Red brick in stretcher bond, originally concrete panels resembling stucco	Reinforced concrete	One (double height)	Vernacular	Original Building: John Lyle (Architect); James Govan (Architect, Department of Provincial Secretary); 1950 additions: Department of Public Works	Only a small portion of the south façade of the building was visible during the field review. The Library & Canteen is a single-storey building of double height constructed of reinforced concrete and covered by flat membrane roof. The building appears to be sited on a concrete foundation and has a rectangular plan. The visible portion of the Library & Canteen building had five evenly spaced windows with cast concrete sills. The exterior, now clad in brick laid in the stretcher bond, was originally faced in concrete panels resembling stucco.	Yes	The interior iron columns are also included in the Part IV designation.
B13442	Large Dining Hall		1914 to 1915	Part IV	Red brick in stretcher bond, originally concrete panels resembling stucco	Reinforced concrete	One (double height)	Vernacular	Original Building: John Lyle (Architect); James Govan (Architect, Department of Provincial Secretary); 1950 additions: Department of Public Works	Only a small portion of the west and south elevations of the Large Dining Hall were visible during the field review. The Large Dining Hall is a single-storey building of double height constructed of reinforced concrete and covered by flat membrane roof. The building appears to be sited on a concrete foundation and has an L-shaped plan. The visible portion of the Large Dining Hall building had five evenly spaced windows with cast concrete sills. The exterior, now clad in brick laid in the stretcher bond, was originally faced in concrete panels resembling stucco.	Yes	The interior iron columns are also included in the Part IV designation.
B13443	Kitchen		1914 to 1915	No Protection	Red brick	Reinforced concrete	One (double height)	Vernacular	John Lyle (Architect), James Govan (Architect, Department of Provincial Secretary); 1960s and 1790s additions	The Kitchen building is a single-storey double-height structure, constructed of reinforced concrete and covered by a flat membrane roof. The building has an irregular footprint and is void of window and door openings. The Kitchen is linked to the Cannery Storage (B13454) by the Services Tunnel (B13448).	Yes	
B13444	Clothing Dispensary		1939	No Protection	Corrugated metal	Unknown	One (double height)	Vernacular	Not identified; likely Department of Public Works	Only a small portion of the east façade was visible during the field review. The building is a two storey structure located between the Assembly Hall (B13445), the Recreation Hall (B13446), the Library and Canteen (B13441), and the C Dormitory (B13435). The building has a flat roof and an irregular plan. The visible portion of the building is clad in corrugate metal and had three rectangular window openings (covered with the original steel multi-pane sashes) and single fire escape door.	Yes	
B13445	Assembly Hall		1936 to 1937	No Protection	Red brick laid in the stretcher bond	Concrete and brick, timber trusses	One (double height)	Vernacular	Department of Public Works with help of inmate labour; 1950-1951 addition	The Assembly Hall was constructed in 1936 by prisoners, to plans prepared by the Department of Public Works. The hall is connected by an enclosed passageway, to the main building complex. The building consists of a one-storey, double-height structure. The hall is constructed of concrete and brick with a flat deck roof with timber trusses. The building is clad in red brick, laid in the stretcher bond and sited on a concrete foundations. The rectangular windows are irregularly placed and have cast stone sills (Contentworks Inc., 2006, p. 29).	Yes	A series of four murals believed to be created by an Indigenous artist (or artists) are located in the basement level of the Assembly Hall. The pieces have been created directly onto structural elements and are considered integral parts of the building. Two of the paintings appear to reflect motifs and designs connected to the so-called Woodland School, pioneered by the work of Norval Morrisseau (Martin, Correspondence, 2022).

Appendix B-1: Ontario Reformatory HCD Property Information Database (Buildings and Structures)

Building No.	Common Name	Photograph	Construction Date	Existing Recognition	Cladding Materials	Construction Materials	Storeys	Architectural Style	Architect / Builder	Architectural Description	Contributing (Yes / No)	Notes
B13446	Recreation Hall (Gym)		1969 to 1970	No Protection	Red brick	Unknown	Ranges from one to two storeys	Vernacular with Mid-Century Modern influences	Department of Public Works	The Recreation Hall was constructed between 1969 and 1970. The building ranges in height from one-to-two storeys, has a flat roof and is clad in red brick. The exterior is void of ornamentation with the exception of vertical projections extending down from the roofline.	Yes	
B13447	Chapel		1966	Listed	Red brick	Unknown	One (double height)	Vernacular	Department of Public Works	The Chapel has a symmetrical façade and a rectangular footprint. The front-facing gable has a low-pitched roof, the gable of which is clad in siding. Decorative details include a gabled portico and segmentally arched windows with keystones and divided-light windows. The exterior is clad in red brick laid in the stretcher bond.	Yes	
B13448	Services Tunnel		1914 to 1915	Listed	Concrete	Cast-in-place concrete	One	Vernacular	John Lyle (Architect), James Govan (Architect, Department of Provincial Secretary)	The Services Tunnel connects the Kitchen Building (B13443) to the Cannery Storage (B13454), south of the Cannery Storage, the tunnel is located partially above ground. The above ground portion of the tunnel is constructed of cast-in-place-concrete, has a flat roof and small rectangular windows with divided-light windows with concrete sills.	Yes	
B13449	Woolen Mill Building		1914 to 1915	Listed	Rough-cut limestone	Concrete with brick and terracotta masonry infill	Two	Neo-Classical	Original Building: John Lyle (Architect); James Govan (Architect, Department of Provincial Secretary); Additions: Department of Public Works	The Woolen Mill Building was constructed in three phases in 1912 – 1914, 1915, and in the 1970s, all of which are single-storey height buildings under a flat membrane roof. The 1912-1914 building was clad in rough-cut limestone laid in a broken coursing, similar to that of the Machine Shop Building (B13450). The 1915 portion of the building was constructed of concrete panel walls. In the 1970s, the entire building was clad in corrugated metal. The original openings of the oldest sections of the building were segmentally arched; blocks were later installed to change the shape to rectangular when the windows were replaced (Contentworks Inc., 2006, p. 29-30).	Yes	
B13450	Machine Shop Building		1910 to 1911	Part IV	Rough-cut limestone	Concrete with brick and terracotta masonry infill	Two	Neo-Classical	Original Building: John Lyle (Architect); James Govan (Architect, Department of Provincial Secretary)	The Machine Shop buildings is the oldest permanent building on the Reformatory site (Contentworks Inc., 2006, p. 30). The two-storey building is constructed of concrete with brick and terracotta masonry infill and clad in rough-cut limestone, laid in a broken coursing. The building is covered by a flat membrane roof. The building features restrained Neo-Classical detailing, evident in the pilasters which separate each bay, the repeated arch window openings and the smooth cornice. The windows have been reduced in size and are partially filled in with concrete blocks.	Yes	Oldest permanent building on site.
B13451	Powerhouse & Chimney Stack		1910 to 1911	Listed	Corrugated metal panels, originally rough-cut limestone	Concrete with brick and terracotta masonry infill	One (double height)	Neo-Classical	Original Building: John Lyle (Architect); James Govan (Architect, Department of Provincial Secretary)	The Powerhouse is a one-storey, double-height building with a rectangular footprint and a flat roof. The building is constructed of concrete with brick and terracotta infill; it was originally clad in rough-cut limestone laid in broken coursing. The building is now clad with corrugated metal panels. Despite the modern cladding, the three-quarter height pilasters are present on all facades, similar to those on the Machine Shop Buildings (B13450). A 100 foot chimney is extant on the south façade. The powerhouse is one of the oldest buildings on the reformatory site. It was built in 1910-1 by inmates. An addition was made to the structure a year after it was constructed (Contentworks Inc., 2006, p. 31-32).	Yes	
B13454	Cannery Storage		1948	No Protection	Red brick, siding	Unknown	One	Vernacular	Not identified	One-storey building with walkout basement, built into the natural topography. The Cannery Storage building has an end gable roof and a rectangular plan. The south façade has two large garage doors. The west façade has one opening in the lower level and the east façade connects to the Services Tunnel. All of the openings on the building have cast concrete surrounds.	Yes	
B13455	Wood Kiln Building		1914 to 1915	Listed	Corrugated metal panels, originally concrete panels resembling stucco	Unknown	One (double height)	Vernacular	John Lyle	The Wood Kiln Building is a single-storey, double-height building, constructed during the initial industrial building program. The building is utilitarian in design, with two large doors on the main (south) façade, articulated with pilasters. The building was originally clad in concrete panels and is now clad in metal siding.	Yes	
B13456	Planing Mill & Stores		1914 to 1915	Listed	Corrugated metal panels, red brick	Concrete and brick	Two	Vernacular	Original Building: John Lyle (Architect); James Govan (Architect, Department of Provincial Secretary)	The Planing Mill and Stores buildings were originally constructed in 1914-15 as two separate buildings, and linked together at an unknown date. The original sections of the building and the central addition are constructed of concrete and brick construction, the later additions from the 1950s or 60s are constructed of wood (Contentworks Inc., 2006, p. 30). Despite the structure being clad in corrugated metal, evidence of the original three-quarter height pilasters and cornice are visible.	Yes	
B13457	Oil & Cement Shed		1970s	No Protection	Corrugated metal panels	Concrete and terra cotta fire blocks	One	Vernacular	None identified	The Oil & Cement Shed is a one-storey rectangular with a flat roof. The building attached to the south façade of the Mechanical Storage building (B13456) and is accessed by a single door on the west façade. Two square window openings are present on the south façade.	Yes	

Appendix B-1: Ontario Reformatory HCD Property Information Database (Buildings and Structures)

Building No.	Common Name	Photograph	Construction Date	Existing Recognition	Cladding Materials	Construction Materials	Storeys	Architectural Style	Architect / Builder	Architectural Description	Contributing (Yes / No)	Notes
B13458	Paint Shed		Prior to 1967	No Protection	Corrugated metal panels / red brick	Unknown	One	Vernacular	None identified	The Paint Shed is a one-storey structure with a rectangular plan and a flat roof. The building is clad in red brick which has been covered in corrugated metal. The building is accessed by a single door on the east and west façades, and two rectangular window openings are presents on the north and south façades.	No	
B13459	Stores Building		1950s	No Protection	Red brick, siding	Unknown	One	Vernacular	None identified	The Stores is a one-storey structure with an L-shaped plan and a front-facing gable. The façade is asymmetrical with three rectangular window openings, two large garage doors and one door providing pedestrian access. Cast concrete lintels span the window and door openings; the windows have cast concrete sills. A concrete loading platform is located on the south side of the building. The structure is clad in red brick laid in the common bond pattern.	Yes	
B13460	Lumber Storage		1960s	No Protection	Red Brick	Concrete blocks	One	Vernacular	None identified	The Lumber Storage building is a one-storey structure with a rectangular plan and a front-facing gable. The building is constructed of concrete blocks and the gable ends are clad in horizontal siding. The east and west façades have large garage door openings and the north and south façades feature evenly spaced rectangular window openings just below the roofline.	No	
B13461	Implement Building 2		1950s	No Protection	Corrugated metal panels	Cut stone foundation, timber framing	One storey with basement	Vernacular	None identified	Implement Building 2 is a one storey (with basement) barn structure. The building has an asymmetrical end gable roof, and a rectangular plan. The building is void of openings on the upper levels of the north and south façades and one door on the east façade. Uniform window openings are presents on the west façade just below the roofline. Access to the lower level, including the root cellar, is via the west façade.	Yes	
B13462	Implement Building 1		1950s	No Protection	Red brick, wood siding	Unknown	One	Vernacular	None identified	Implement Building 1 is a one-storey structure with an end gable roof and a rectangular plan. The façade has a centrally placed garage door with a gable peak clad in horizontal siding. One window, a second garage door and two doors providing pedestrian access are also located on the main façade. All of the openings on the façade have cast concrete surrounds.	Yes	
B13463	Ministry of Health Garage		1970s	No Protection	Corrugated metal panels, red brick	Brick	One (double height)	Vernacular	None identified	The Ministry of Health Garage is a one-storey (double height) building with an L-shaped plan and a flat roof. The main (west) façade has three large garage doors, one door providing pedestrian access and a single window opening. The north façade has no openings and is clad in brick; the south remaining facades are clad in corrugated metal.	No	
B13465	Greenhouse		1916 to 1917	Part IV	Covered in plastic sheeting	Concrete block foundation	One and one-and-a-half	Vernacular	James Govan, Architect, Department of the Provincial Secretary.	Large greenhouse with L-shaped plan. Greenhouse ranges in height from one-to-one-and-a-half storeys. The one storey portion of the greenhouse has a functioning louvre vent on the ridge of the roof and intact raised garden beds. The large scale reflects its use as a facility for food production (Contentworks Inc., 2006, p. 108).	Yes	
B13467	Greenhouse Stores		1970s	No Protection	Red brick; siding	Unknown	One	Vernacular	None identified	The Greenhouse Stores is a one-storey building with a side-gable roof, with a rectangular plan. The building is clad in a combination of brick laid in the stretcher bond and horizontal siding in the gable ends. The main (west) façade is symmetrical, with two doors at the north and west bays. The east façade features two small rectangular windows covered with metal bars, there are no openings on the north or south facades.	Yes	
B13469	Services Building		1960s	No Protection	Concrete blocks	Concrete blocks	One	Vernacular	None identified	The Services Building is a one-storey structure with an end gable roof with a shallow pitch. The building is rectangular, with a rectangular projection on the west façade. Large garage doors are present on the north and south façades as are large lite-divided windows and doors providing pedestrian access. The building is constructed of concrete blocks and is built into the natural topography.	Yes	
B13477	New Reservoir		1950s	No Protection	Vertical siding	Unknown	One-and-a-half	Vernacular	None identified	The New Reservoir building is a large, one-and-a-half storey structure with a rectangular plan. The building has an end gable roof with a medium-pitch; window openings (now covered) are located in each of the gable ends. The building is clad in vertical siding.	No	
B13498	Willowbank Hall		1915	Part IV	Stucco, stone, wood	Concrete with terracotta brick infill	Three	Tudor-Revival; also known as English Domestic	James Govan (Architect, Department of the Provincial Secretary)	Large three-storey house in the Tudor-Revival style, with a two-storey, three-bay, sidehill position, a hip roof, multi-paned sash, bell-cast eaves, and stone plinth course. Its domestic use is conveyed by its massing and scale, exterior detailing and interior centre-hall plan.	Yes	Former residence for the Chief Engineer

Appendix B-1: Ontario Reformatory HCD Property Information Database (Buildings and Structures)

Building No.	Common Name	Photograph	Construction Date	Existing Recognition	Cladding Materials	Construction Materials	Storeys	Architectural Style	Architect / Builder	Architectural Description	Contributing (Yes / No)	Notes
B13499	Superintendent's Residence		1921	Part IV	Fieldstone, stucco, stone	Fieldstone, stucco	One-and-a-half	Arts and Crafts	Not identified, likely Department of the Provincial Secretary	One-and-a-half storey house with an L-shape plan, the house features a raised fieldstone foundation and two large stone chimneys. The upper levels are clad in stucco. The intersection gable, with a jerkinhead roof, is clad in asphalt shingles. The Arts and Crafts influence can be seen in the use of a variety of exterior materials (combination of stucco and stone) the use of bay windows, hipped gables and shed dormers.	Yes	Also known as the Ontario Board of Parole building.
B15965	Industrial Building		1970s	No Protection	Corrugated metal	Concrete foundation	One storey (double height)	Vernacular	None identified	The one-storey (double height) building has a rectangular footprint and a flat roof. The building is clad in corrugated metal and is sited on a concrete block foundation. The building is utilitarian in design and has no defining architectural features. The main entrance is located on the building's east façade and has a large garage door and a pedestrian door.	No	
B13471	Pump House		Prior to 1967	No Protection	Concrete	Concrete	One	Vernacular	None identified	Small one-storey pump house building with one door and one small rectangular window opening.	No	
n/a	Unknown Building		Unknown	No Protection	Concrete	Concrete	One	Vernacular	None identified	One storey building built into a slope. Façade (south elevation) is symmetrical with centrally placed double doors, flanked by sidelights. A row of windows is present on the facade just below the roofline. The building has a flat roof.	No	
n/a	Matthews Farmhouse and Shed (919 York Road)		1860	Part IV	Stone	Stone; timber log	One		Builders, Robert and Stephen Matthews (farmers and stone masons)	One storey house on a raised stone foundation, a rectangular plan and a hipped roof. The building features a central brick chimney; dormers punctuate each of the four roof lines. A one-storey stone outbuilding is located south of the house. The outbuilding has an end gable roof, a rectangular plan and an interior end chimney. It is of mid-nineteenth century rural farm building construction using fieldstone (limestone and granite) construction. An appeal to Council's approval of heritage designation By-law (2022)-20689 for 919 York Road has been settled through Ontario Land Tribunal Case Number OLT-22-003943 with direction to amend the list of heritage attributes and to carry out the approved Conservation Plan to stabilize the Matthews farmhouse building.	Yes	210 acre "Charles and George Matthews" farm: "Stone house with basement kitchen and cellar. A small implement shed and milk house. In 1910 the farmhouse was used as a residence for Reformatory staff whose duties included watching for escapees or "go boys." In 1877, the portion of the subject property in the north half of Lot 4 of Concession 2 was owned by H. Matthews. The property has contextual value as it is important in defining, maintaining and supporting the character of the former Ontario Reformatory lands; and it is visually and historically linked to the adjacent Ontario Reformatory cultural heritage landscape at 785 York Road. An appeal to Council's approval of heritage designation By-law (2022)-20689 for 919 York Road has been settled through Ontario Land Tribunal Case Number OLT-22-003943 with direction to amend the list of heritage attributes and to carry out the approved Conservation Plan to stabilize the Matthews farmhouse building.
n/a	Wood Trestle Bridge Demolished by Province of Ontario in July 2025		1910-1911	Listed	Wood	Wood	n/a	Trestle	Built for the Province of Ontario to transport materials in and out of the Ontario Reformatory.	Seven span wood trestle bridge. It is an early, and now rare type of railway bridge due to its timber construction.	Yes	The bridge carried a spur line from the Canadian Pacific Railway (CPR) line to the Ontario Reformatory railway near the lime kiln at the quarry, known as The Rocks. No longer extant. Demolished by the Province of Ontario in July 2025.
n/a	McQuillan's Bridge (Stone Road Bridge)		1916	Part IV	Concrete	Concrete	n/a	Bowstring Arch (Tied) Bridge	Charles Mattaini (Builder); Wellington County Engineer A.W. Connor (Engineer)	The single-span concrete bowstring arch bridge over the Eramosa River was constructed in 1916. The bridge is an early example of reinforced concrete bowstring truss construction or tied arch span, and was built to replace an earlier wood structure. As the only one of its type in Guelph, it was designated by the City in 2004 for its cultural heritage value or interest under Part IV of the Ontario Heritage Act (By-law (2004)-17357A). It is also listed on the Ontario Heritage Bridge List. The bridge serves as an important pedestrian connection across the Eramosa River and is well used today.	Yes	The bridge is commonly called McQuillan's Bridge due to the proximity of this river crossing to lots cleared and settled by the McQuillan family.

Appendix B-2: Ontario Reformatory HCD Property Information Database (Cultural Heritage Attributes)

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
1	Concrete and stone weir	Built Heritage Resource	No Protection	
2	Open meadow/swamp area	Landform/Topography	No Protection	Park is an open meadow swamp area. Small bridge path over creek into large pond. Native plantings.
3	Path along road and water feature	Drives, Trails and Paths	No Protection	Streaming water feature, small rock waterfall, pathway, tree line.
4	Limestone pillars of fence	Gates & Fences	No Protection	
5	Fieldstone weir	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation
6	Large pond (north)	Water Bodies	Part IV	Former trout pond. Referenced in 785 York Road Part IV designation.
7	Causeway	Landform/Topography	No Protection	Narrow area between two water bodies. Open views.
8	Large pond (south)	Water Bodies	Part IV	Former trout pond. Referenced in 785 York Road Part IV designation.
9	Fieldstone weir	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
10	Fieldstone weir and culvert	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
11	Fieldstone weir	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
12	Wing wall with sentinel (west)	Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
13	Wing wall with sentinel (east)	Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
14	Gateway entry - Stone wall	Gates & Fences	Part IV	Field stone wall leading into entry with bridge over stream. The stone wall is newer surrounded by evergreen vegetation with a delineated tree line vantage point that leads up the paved pathway. The stream buffers the stonewall. Referenced in 785 York Road Part IV designation.

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
15	Main entrance road bridge	Built Heritage Resource	Part IV	York Road entrance bridge. Referenced in 785 York Road Part IV designation.
16	Stone weir (riffle)	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
17	Stone steps	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
18	Fieldstone weir with cut stone terrace wall	Built Heritage Resource/Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
19	Stone entrance sign	Landmark Feature/ Focal Point	No Protection	
20	West field wall (ashlar)	Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
21	Curving main entrance road lined with mature trees	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
22	Start of west fieldstone wall	Site Walls	Part IV	Historical wall with distinctive tree line running long its entirety. It is an entry vantage point with views to an open field and lawn beyond the stonewall and pathways leading in many directions. The wall curves along the landscape with a 15 foot offset from the path to the wall. There is a distinctive tree line between with perennials and some larger shrubs. Referenced in 785 York Road Part IV designation
23	Open vantage point	Vantage Point	No Protection	View to the large pond when looking to the right side of the path. The left side of the path is an open field. A variety of trees are visible but the view is open to the pond.
24	West gate to north field	Gates & Fences	Part IV	Gate constructed of fieldstone and sentinel stones. Referenced in 785 York Road Part IV designation.

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
25	End of entry stonewall	Site Walls	Part IV	End of stonewall leads into large open meadow just before a small bridge crossover wall starts to run into the meadow area. A large opening into the meadow has tire tracks and a walking path. Referenced in 785 York Road Part IV designation.
26	Small pond	Water Bodies	Part IV	Referenced in 785 York Road Part IV designation.
27	Concrete bridge over water - Culvert Area	Built Heritage Resource	Part IV	Arts and Crafts style bridge over flowing water in the culverted area. Generally calm water body with streaming water going through a dam and under the bridge leading into another water body. A number of cedar shrub plantings, cedar trees and dogwood, and some dead brush along the stream, narrowing focal points on either side of the bridge. Referenced in 785 York Road Part IV designation.
28	Start of wall #2 fieldstone	Site Walls	Part IV	Pathway leading beside the fieldstone wall aligns with main pathways and trees aligned in rows moving up the large pathed walkway. On the opposite side of the pathed walkway is a smaller stone wall that looks to be buried into the side of a small hill embankment along the waterbody. Referenced in 785 York Road Part IV designation.
29	Path through water bodies	Drives, Trails and Paths	Part IV	There is a break in the stone wall looking out to the large ponds. A small bridge crosses the small canal. Evergreens are located along the large pond. Referenced in 785 York Road Part IV designation
30	Small pond	Water Bodies	Part IV	Referenced in 785 York Road Part IV designation.
31	Arched, stone foot bridge	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
32	Overlooking pond	Vantage Point	No Protection	Open path and water. Path is between the large ponds.
33	Concrete pumping chamber at large pond	Built Heritage Resource	No Protection	
34	Path Fork and Building Views	Drives, Trails and Paths	No Protection	There is a fork in the pathway with one side closed by cinder blocks. The paved walkway open to the left has large fieldstones leading to a view at the open hilltop with buildings. Large trees spaced about 20 feet apart lead up the hill and provoke a sense of entry.
35	Stone retaining wall meets fieldstone wall	Site Walls	Part IV	A small retaining wall meets the fieldstone wall and leads to a lawn path and branches off the newer paved path. Referenced in 785 York Road Part IV designation
36	Distinctive tree line	Distinctive Trees	Part IV	Unique tree line encircles the open lawn space in a circle. Referenced in 785 York Road Part IV designation.
37	Land change - stone retaining walls	Landform/Topography/ Site Walls	Part IV	A change in grade is notable near the stone retaining walls with steps and cultivated gardens. There is a meadow to stone field wall to lawn path, following from the first linear stone wall that curves around the path to the second open lawn space and then into another linear retaining wall. Referenced in 785 York Road Part IV designation.
38	Historical dwelling with open lawn space and stone wall running adjacent to dwelling	Landform/Topography/ Site Walls	Part IV	Shrubs and feature trees in this location. Referenced in 785 York Road Part IV designation.
39	Confluence of creek and intermittent stream	Water Bodies	No Protection	
40	Fieldstone weir and steps	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
41	Curved, cut stone terrace wall	Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
42	Fieldstone weir	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
43	Fieldstone weir beside gabion basket	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
44	Fieldstone weir	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
45	Tree row	Distinctive Trees	Part IV	Tree row between the meadowed area feels like rolling meadow hills. Referenced in 785 York Road Part IV designation.
46	Large boulder	Natural Heritage Resource	No Protection	
47	Fieldstone steps	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
48	Fieldstone weir with clay pipes	Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
49	Fieldstone steps with weir and sentinel stones	Drives, Trails and Paths/Built Heritage Resource	Part IV	Referenced in 785 York Road Part IV designation.
50	North entrance gate (stone)	Gates & Fences	Listed (included in Notice of Intention to Designate 919 York Road)	Referenced in 785 York Road Part IV designation.
51	North access road	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
52	Stone terrace wall	Site Walls	Part IV	Referenced in 785 York Road Part IV designation.
53	Farmhouse laneway	Drives, Trails and Paths	Listed (included in Notice of Intention to Designate 919 York Road)	Referenced in 785 York Road Part IV designation.

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
54	North field wall opening into meadow	Site Walls	Part IV	Opening in wall of fieldstone and sentinel stones. The wall is buried into the hillside formation along the meadow. At the break in the wall, a new wall starts and is above grade. Referenced in 785 York Road Part IV designation.
55	East gate to north field	Gates & Fences	Part IV	Open gate (constructed of fieldstone and sentinel stones) along the path. Looking into meadow and Reformatory buildings beyond. Referenced in 785 York Road Part IV designation.
56	Stone wall leading into meadow	Site Walls	Part IV	Stone wall with large distinctive trees leading up and around. Open meadow beyond the field stone wall. Distinctive like the walls seen at the entry of the site. Lots of foot paths branching off. Appears to be an old vehicle trail. Referenced in 785 York Road Part IV designation.
57	Marsh/meadow path	Landform/Topography	No Protection	The footpath appears to be well used and surrounded by patches of shrubs and trees. The Reformatory buildings can be seen. May be a historic path.
58	Swamp/marsh area	Landform/Topography	No Protection	Swamp/marsh area at forked pathway outside of the gated Reformatory. Features native shrubs and vegetation.
59	Agricultural View	Vantage Point	No Protection	Feels like an agricultural path behind a farm field, secluded by layers of different types of vegetation. Features a cedar hedge then a swamp culvert, a path and small shrub line and finally a gated area.
60	Forked foot path	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
61	Start of footpath along marsh	Drives, Trails and Paths	No Protection	Footpath branching off of the Reformatory gated area. The fencing is high and inside appears to be a mowed lawn.

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
62	Reformatory hillside	Landform/Topography	Part IV	The Reformatory can be seen rising up the hillside, following the tree row up the hill. The vantage point beyond features the swamp/marsh area. Small footpaths are located in view. Referenced in 785 York Road Part IV designation.
63	Former roadway	Drives, Trails and Paths	Part IV	Open vantage point to an unpaved road with tire marks and trees along one side and a stone wall on the other with an open meadow beyond. The roadway is located just outside of the Reformatory complex of buildings. Referenced in 785 York Road Part IV designation.
64	Small pond	Water Bodies	Part IV	Referenced in 785 York Road Part IV designation.
65	Entry to Reformatory buildings	Vantage Point	Part IV	The entry to the Reformatory is grand and distinct with an entry roundabout with branching drive paths paved on either side of the Administration Building. There is more tree build-up than open lawn space. Referenced in 785 York Road Part IV designation
66	Circular termination of entrance road at Administration Building	Drives, Trails and Paths	Part IV	Referenced in 785 York Road Part IV designation.
67	Area approaching Administration Building	Vantage Point	Part IV	Contains a number of monumental features. The landscape wraps around the Administration Building with lawn and healthy tree vegetation, as well as defining shrubs, flagpoles and a garden bed before the entrance. Gated areas around the building are inaccessible. Overgrown paved areas, likely once parking lots, flank the building. Light poles are placed along the path and around the building. Referenced in 785 York Road Part IV designation

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
68	Gated entry	Gates & Fences	Part IV	Distinctive stone pillars with chain-link fencing coming up to either side but not attached. Trees leading into the entry on both sides. Referenced in 785 York Road Part IV designation.
69	Pedestrian path - unpaved to large pond	Drives, Trails and Paths	Part IV	Well-used, unpaved pedestrian-made path with segments of tree types along the top of the hill and along the bottom. Can see glimpses of the south large pond through the trees. Referenced in 785 York Road Part IV designation.
70	Entry to gated area	Gates & Fences	No Protection	This area features a distinctive tree row along the top of the bank, then open lawn with distinctive mature trees carried through the path and site. The area is not accessible by vehicles. The gated area contains abandoned historical buildings and a parking lot to the right. Views to the open meadow area can be seen from here.
71	Spur Line (CPR)	Drives, Trails and Paths	No Protection	
72	Crusher	Built Heritage Resource	No Protection	Remnants
73	Quarry Area No. 1	Landform/Topography	Listed	
74	Lime plant	Built Heritage Resource	No Protection	Remnants
75	Quarry Area No. 2	Landform/Topography	Listed	
76	Concrete base of stone loader	Built Heritage Resource	No Protection	Remnants
77	Quarry Site No. 3	Landform/Topography	Listed	
78	Timber retaining wall	Site Walls	No Protection	
79	Main Corridor	Built Heritage Resource	Part IV	Main Corridor is comprised of the Corridor (B13421); Tower & Main Corridor (B13431); K Corridor (B13437)
80	Administration Building	Built Heritage Resource	Part IV	IO Building number is B13430

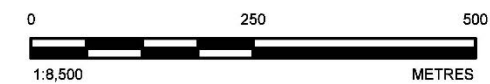
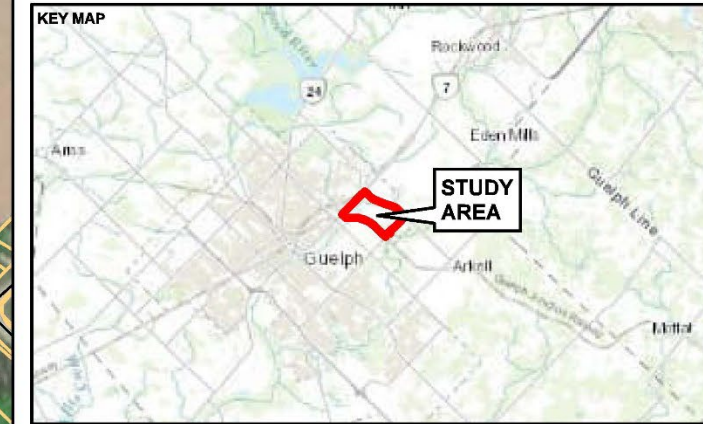
Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
81	B Cells	Built Heritage Resource	Part IV	IO Building number is B13432
82	B Dormitory	Built Heritage Resource	Part IV	IO Building number is B13433
83	C Cells	Built Heritage Resource	Part IV	IO Building number is B13434
84	C Dormitory	Built Heritage Resource	Part IV	IO Building number is B13435
85	D Cells	Built Heritage Resource	No Protection	IO Building number is B13436
86	Staff Dining Hall	Built Heritage Resource	No Protection	IO Building number is B13438
87	Assessment Centre Corridor	Built Heritage Resource	No Protection	IO Building number is B13439
88	Assessment Centre	Built Heritage Resource	No Protection	IO Building number is B13440
89	Library & Canteen	Built Heritage Resource	Part IV	IO Building number is B13441
90	Large Dining Hall	Built Heritage Resource	Part IV	IO Building number is B13442
91	Kitchen	Built Heritage Resource	No Protection	IO Building number is B13443
92	Clothing Dispensary	Built Heritage Resource	No Protection	IO Building number is B13444
93	Assembly Hall	Built Heritage Resource	No Protection	IO Building number is B13445
94	Recreation Hall (Gym)	Built Heritage Resource	No Protection	IO Building number is B13446
95	Chapel	Built Heritage Resource	Listed	IO Building number is B13447
96	Services Tunnel	Built Heritage Resource	Listed	IO Building number is B13448
97	Woolen Mill Building	Built Heritage Resource	Listed	IO Building number is B13449
98	Machine Shop Building	Built Heritage Resource	Part IV	IO Building number is B13450
99	Powerhouse & Chimney Stack	Built Heritage Resource	Listed	IO Building number is B13451

Attribute No.	Heritage Attribute Name	Heritage Attribute Type	Existing Recognition	Notes
100	Cannery Storage	Built Heritage Resource	No Protection	IO Building number is B13454
101	Wood Kiln Building	Built Heritage Resource	Listed	IO Building number is B13455
102	Planing Mill & Stores	Built Heritage Resource	Listed	IO Building number is B13456
103	Oil & Cement Shed	Built Heritage Resource	No Protection	IO Building number is B13457
104	Stores Building	Built Heritage Resource	No Protection	IO Building number is B13459
105	Implement Building 2	Built Heritage Resource	No Protection	IO Building number is B13461
106	Implement Building 1	Built Heritage Resource	No Protection	IO Building number is B13462
107	Greenhouse	Built Heritage Resource	Part IV	IO Building number is B13465
108	Greenhouse Stores	Built Heritage Resource	No Protection	IO Building number is B13467
109	Services Building	Built Heritage Resource	No Protection	IO Building number is B13469
110	Willowbank Hall	Built Heritage Resource	Part IV	IO Building number is B13498
111	Superintendent's Residence	Built Heritage Resource	Part IV	IO Building number is B13499
112	Matthews Farmhouse and Shed	Built Heritage Resource	Part IV	Located at 919 York Road. An appeal to Council's approval of heritage designation By-law (2022)-20689 for 919 York Road has been settled through Ontario Land Tribunal Case Number OLT-22-003943 with direction to amend the list of heritage attributes and to carry out the approved Conservation Plan to stabilize the Matthews farmhouse building.
N/A	Wood Trestle Bridge (Demolished)	Built Heritage Resource	Listed	Demolished by the Province of Ontario in July 2025
114	McQuillan's Bridge	Built Heritage Resource	Part IV	Also known as Stone Road Bridge

Appendix C: Ontario Reformatory HCD Character Areas



- LEGEND**
- 1 VANTAGE POINT
 - CULTURAL HERITAGE CHARACTER AREA
 - CHARACTER AREA A: WILLOWBANK ENTRY AND DRIVE
 - CHARACTER AREA B: REFORMATORY BUILDINGS AND CENTRAL GROUNDS
 - CHARACTER AREA C: OPERATIONS
 - CHARACTER AREA D: GREENHOUSES AND FARMING
 - CHARACTER AREA E: NORTH FIELDS AND MATTHEWS FARMHOUSE
 - CHARACTER AREA F: RAIL CORRIDOR AND LIMESTONE QUARRIES
 - STUDY AREA
 - ROADWAY
 - RAILROAD
 - WATERCOURSE
 - ERAMOSIA RIVER
 - WETLAND
 - PROPERTY PARCEL



NOTE(S)
 1. LOCATIONS ARE APPROXIMATE.

REFERENCE(S)
 1. BASE DATA - MNRF 2021
 2. PROPERTY BOUNDARY - CITY OF GUELPH, 2022
 3. BASE IMAGE - WORLD TOPOGRAPHIC MAP: CITY OF GUELPH, REGION OF WATERLOO, ONTARIO BASE MAP, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, USGS, NGA, EPA, USDA, NPS, AAFC, NRCAN
 4. WORLD IMAGERY: VANTOR
 5. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT
CITY OF GUELPH

PROJECT
**ONTARIO REFORMATORY HERITAGE CONSERVATION DISTRICT
 PLAN AND GUIDELINES**

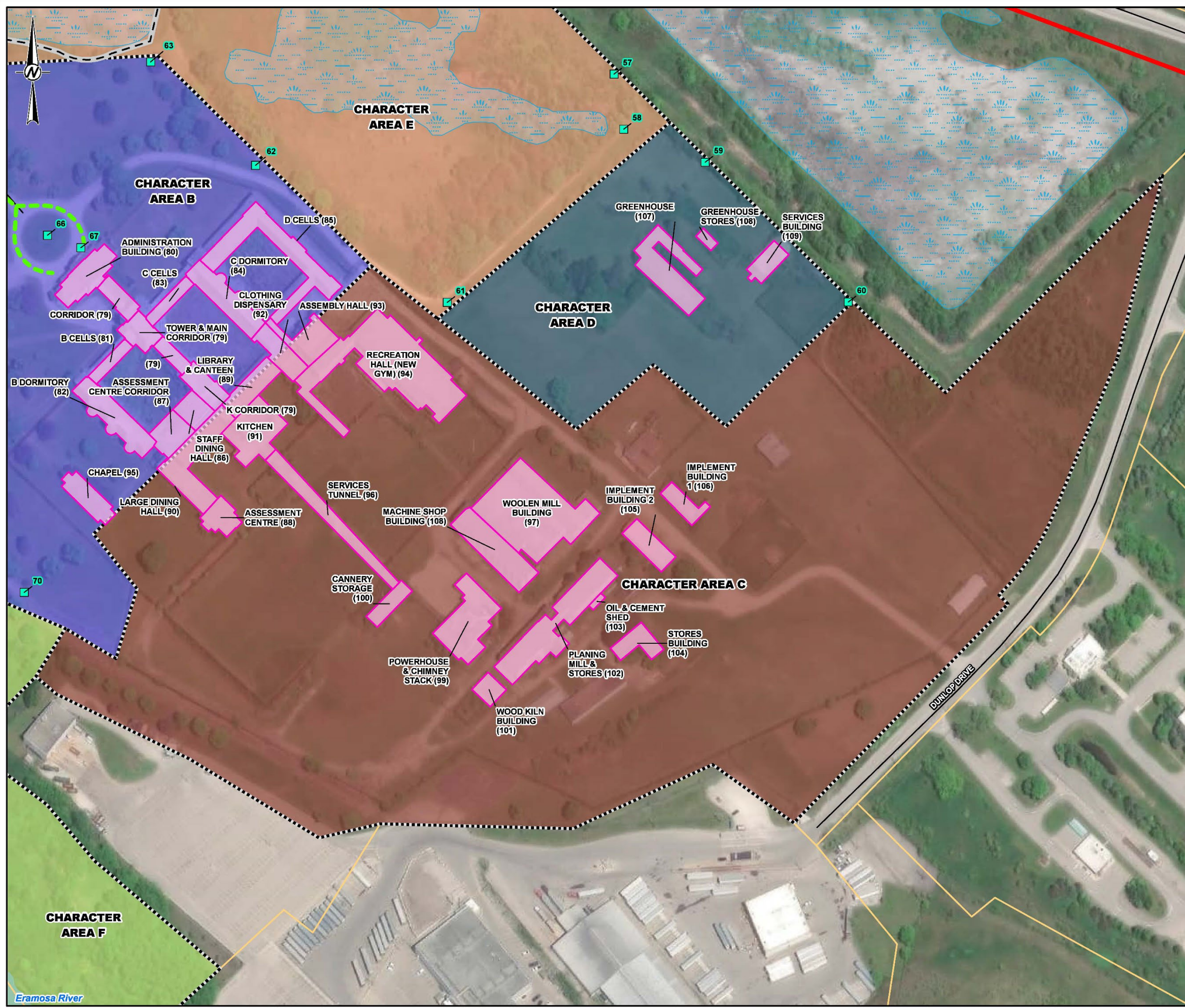
TITLE
IDENTIFIED CULTURAL HERITAGE CHARACTER AREAS

CONSULTANT	DATE
	2025-12-16
DESIGNED	CGE
PREPARED	DB
REVIEWED	KK
APPROVED	HS

PROJECT NO. 221-01978-00 CONTROL 0005 REV. 1 FIGURE Appendix C-1

2025-12-16 10:08 AM C:\Users\jguelph\OneDrive\Documents\221-01978-00\Map_221-01978-00-0000.dwg PRINTED ON: 2025-12-16 10:08 AM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANSI B



- LEGEND**
- LANDSCAPE HERITAGE ATTRIBUTE
 - ORHCD STONE FENCE
 - ORHCD TREE LINED DRIVE
 - BUILT HERITAGE ATTRIBUTES
 - CULTURAL HERITAGE CHARACTER AREA
 - CHARACTER AREA B: REFORMATORY BUILDINGS AND CENTRAL GROUNDS
 - CHARACTER AREA C: OPERATIONS
 - CHARACTER AREA D: GREENHOUSES AND FARMING
 - CHARACTER AREA E: NORTH FIELDS AND MATTHEWS FARMHOUSE
 - CHARACTER AREA F: RAIL CORRIDOR AND LIMESTONE QUARRIES
 - STUDY AREA
 - ROADWAY
 - ERAMOSA RIVER
 - WETLAND
 - PROPERTY PARCEL



NOTE(S)
 1. LOCATIONS ARE APPROXIMATE.

REFERENCE(S)
 1. BASE DATA - MNRF 2021
 2. PROPERTY BOUNDARY - CITY OF GUELPH, 2022
 3. BASE IMAGE - WORLD IMAGERY: MICROSOFT, VANTOR
 WORLD TOPOGRAPHIC MAP: CITY OF GUELPH, REGION OF WATERLOO, ONTARIO BASE MAP, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, USGS, NGA, EPA, USDA, NPS, AAFC, NRCAN
 4. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT
 CITY OF GUELPH

PROJECT
 ONTARIO REFORMATORY HERITAGE CONSERVATION DISTRICT
 PLAN AND GUIDELINES

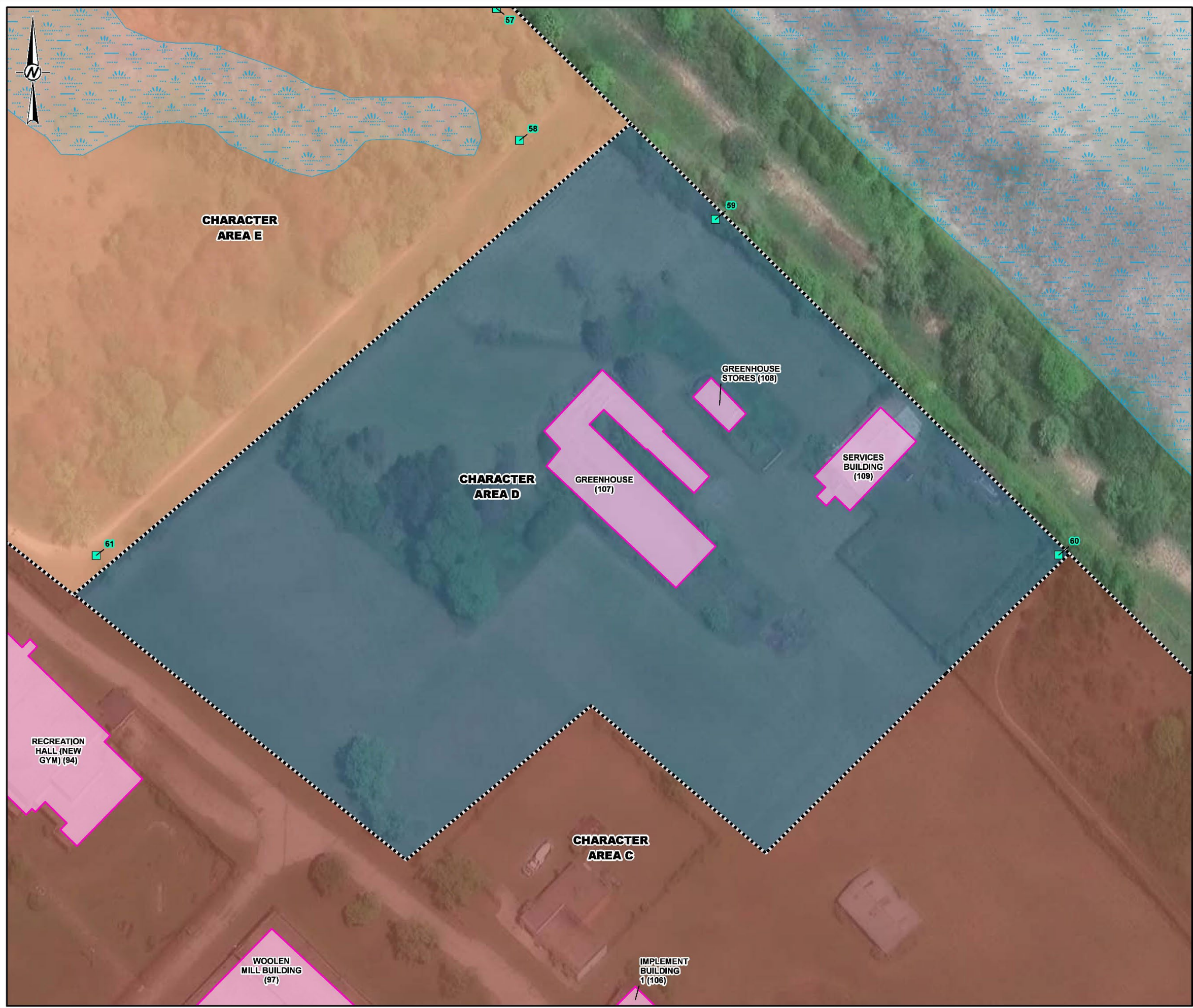
TITLE
CHARACTER AREA C: OPERATIONS

CONSULTANT	YYYY-MM-DD	2025-12-16
	DESIGNED	CGE
	PREPARED	DB
	REVIEWED	KK
	APPROVED	HS

PROJECT NO. 221-01978-00 CONTROL 0005 REV. 1 FIGURE Appendix C-4

PATH: S:\Clients\City of Guelph\Ontario Reformatory\08_PRC\2021-01\174\0140_PRC\0005_HIC-20000.aprx PRINTED ON: AT: 9:16:14 AM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



LEGEND

- LANDSCAPE HERITAGE ATTRIBUTE
- BUILT HERITAGE ATTRIBUTES
- CULTURAL HERITAGE CHARACTER AREA
- CHARACTER AREA C: OPERATIONS
- CHARACTER AREA D: GREENHOUSES AND FARMING
- CHARACTER AREA E: NORTH FIELDS AND MATTHEWS FARMHOUSE
- STUDY AREA
- WETLAND
- PROPERTY PARCEL



NOTE(S)
 1. LOCATIONS ARE APPROXIMATE.

REFERENCE(S)
 1. BASE DATA - MNRF 2021
 2. PROPERTY BOUNDARY - CITY OF GUELPH, 2022
 3. BASE IMAGE - WORLD IMAGERY; MICROSOFT, VANTOR
 WORLD TOPOGRAPHIC MAP: CITY OF GUELPH, REGION OF WATERLOO, ONTARIO BASE MAP, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, USGS, NGA, EPA, USDA, NPS, AAFC, NRCAN
 4. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT
 CITY OF GUELPH

PROJECT
 ONTARIO REFORMATORY HERITAGE CONSERVATION DISTRICT
 PLAN AND GUIDELINES

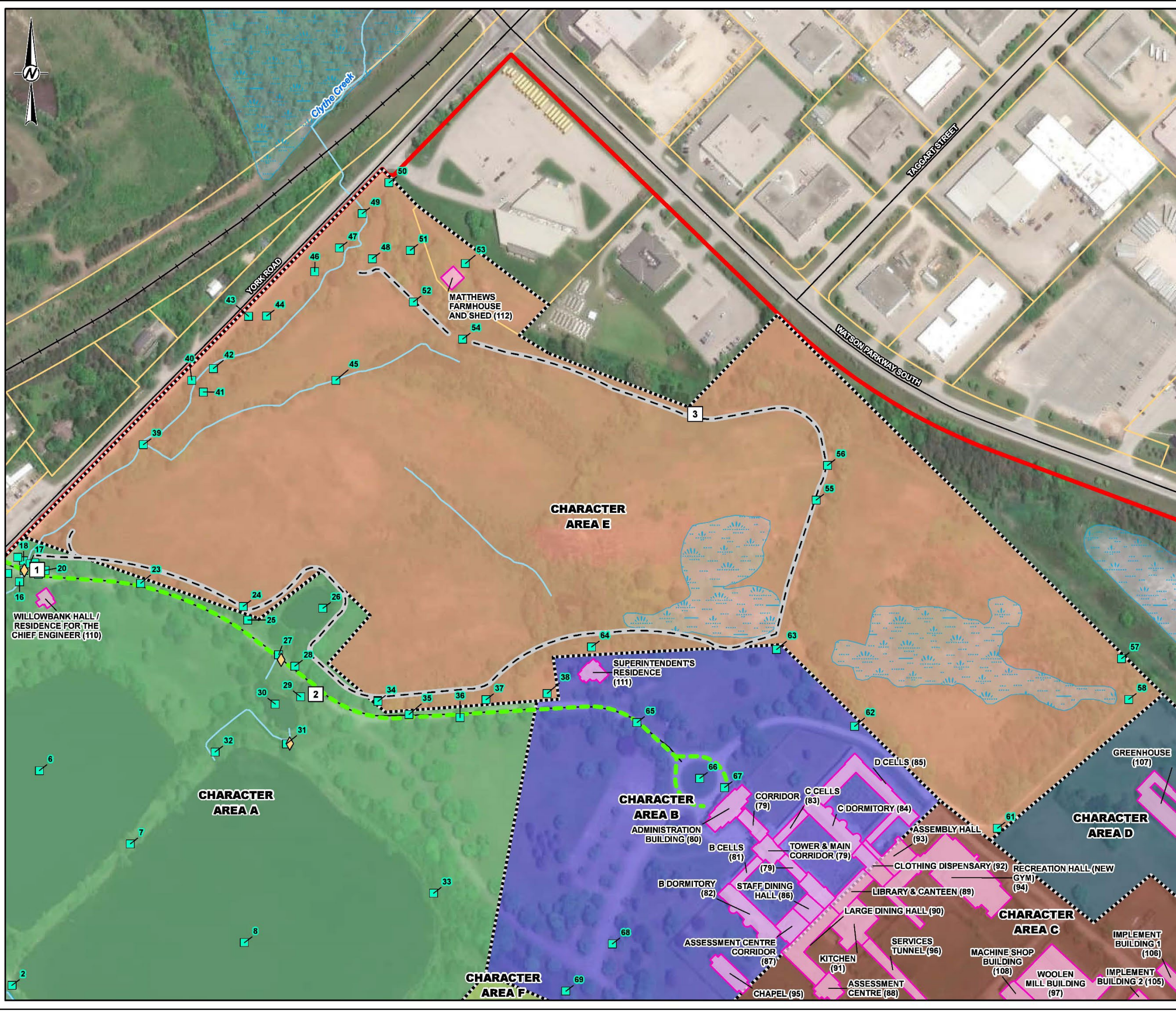
TITLE
CHARACTER AREA D: GREENHOUSES AND FARMING

CONSULTANT	YYYY-MM-DD	2025-12-16
	DESIGNED	CGE
	PREPARED	DB
	REVIEWED	KK
	APPROVED	HS

PROJECT NO. 221-01978-00 CONTROL 0005 REV. 1 FIGURE Appendix C-5

PATH: S:\clients\City_of_Guelph\Ontario_Reformatory\08_PROJ\221-01978-00\04_PROD\0005_HCD\221-01978-00-005-HC-0000.aprx PRINTED ON: AT: 9:16:17 AM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM A3/B



- LEGEND**
- 1 VANTAGE POINT
 - ◆ ORHCD BRIDGES
 - LANDSCAPE HERITAGE ATTRIBUTE
 - ORHCD STONE FENCE
 - ORHCD TREE LINED DRIVE
 - BUILT HERITAGE ATTRIBUTES
 - CULTURAL HERITAGE CHARACTER AREA
 - CHARACTER AREA A: WILLOWBANK ENTRY AND DRIVE
 - CHARACTER AREA B: REFORMATORY BUILDINGS AND CENTRAL GROUNDS
 - CHARACTER AREA C: OPERATIONS
 - CHARACTER AREA D: GREENHOUSES AND FARMING
 - CHARACTER AREA E: NORTH FIELDS AND MATTHEWS FARMHOUSE
 - CHARACTER AREA F: RAIL CORRIDOR AND LIMESTONE QUARRIES
 - STUDY AREA
 - ROADWAY
 - RAILROAD
 - WATERCOURSE
 - WETLAND
 - PROPERTY PARCEL



NOTE(S)
 1. LOCATIONS ARE APPROXIMATE.

REFERENCE(S)
 1. BASE DATA - MNRF 2021
 2. PROPERTY BOUNDARY - CITY OF GUELPH, 2022
 3. BASE IMAGE - WORLD_IMAGERY: MICROSOFT, VANTOR
 WORLD TOPOGRAPHIC MAP: CITY OF GUELPH, REGION OF WATERLOO, ONTARIO BASE MAP, PROVINCE OF ONTARIO, ONTARIO MNR, ESRI CANADA, ESRI, © OPENSTREETMAP CONTRIBUTORS, HERE, GARMIN, USGS, NGA, EPA, USDA, NPS, AAFC, NRCAN
 4. PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17N

CLIENT
CITY OF GUELPH

PROJECT
**ONTARIO REFORMATORY HERITAGE CONSERVATION DISTRICT
 PLAN AND GUIDELINES**

TITLE
**CHARACTER AREA E: NORTH FIELDS AND MATTHEWS
 FARMHOUSE**

CONSULTANT	YYYY-MM-DD	2025-12-16
	DESIGNED	CGE
	PREPARED	DB
	REVIEWED	KK
	APPROVED	HS

PROJECT NO.	CONTROL	REV.	FIGURE
221-01978-00	0005	1	Appendix C-6

PATH: S:\Clients\City of Guelph\Ontario Reformatory\99 PROJ\221-01978-00\40_PROD\0005_HCD\221-01978-00-005-HC-000-APP7 PRINTED ON: AT: 9:15:20 AM

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM ANS/B

