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Waiting for the start of this month's Heritage Guelph meeting. Stand by for live coverage...



MEETING PREVIEW: Heritage Guelph Meeting for January 23, 2023

With the new year, Heritage Guelph is now officially under the proverbial gun thanks to changes in Bill 23 and the ongoing efforts to preserve the Ontario Reformatory Lands in the east end. Both of...

<https://guelphpolitico.ca/2023/01/13/meeting-preview-heritage-guelph-meeting-for-janu...>

Chair Epp calls the meeting to order.

Epp thanks everyone for their patience as she adjusts to the new role, and says that she likes to run meetings less formally and more conversationally. So encourages the committee to keep things loose if they're amenable.

Disclosure of Pecuniary Interest and General Nature Thereof? None.

Regrets today from Winters and Cameletti


Meetings from the December meeting approved unanimously.

First item, is the Heritage Guelph Meeting Schedule. Jack Mallon, Heritage Planner, notes that April and October meetings are Tuesday for stat holidays. <https://pub-guelph.escribemeetings.com/filestream.ashx?DocumentId=33458>

Schedule approved.

Next, Ontario Reformatory HCD Study Workshop #3 – Phase 1 Study Recommendation workshop. Stephen Robinson, Senior Heritage Planner will present.

These materials are coming to the council planning meeting in March, and today is the committee's opportunity to provide some comment. To recap:



Purpose of the HCD Study

- The purpose of the HCD Study as Phase 1 of the HCD designation process is to determine if the Ontario Reformatory HCD Study Area merits designation as a heritage conservation district (HCD) in accordance with the Ontario Heritage Act, provincial guidelines, and municipal policies.
- The Study has included a process to engage the community in order to understand the unique character of the area, and to inform a proposed HCD boundary.

Also, much of this material was presented to members of the public back in September.



Standing Room Only for OR Lands Heritage District Open House

It's probably a good sign if you have to bring more chairs into your open house. Or a bad sign. Maybe though it's just a reflection of the remarkable interest in the fate of the Ontario...

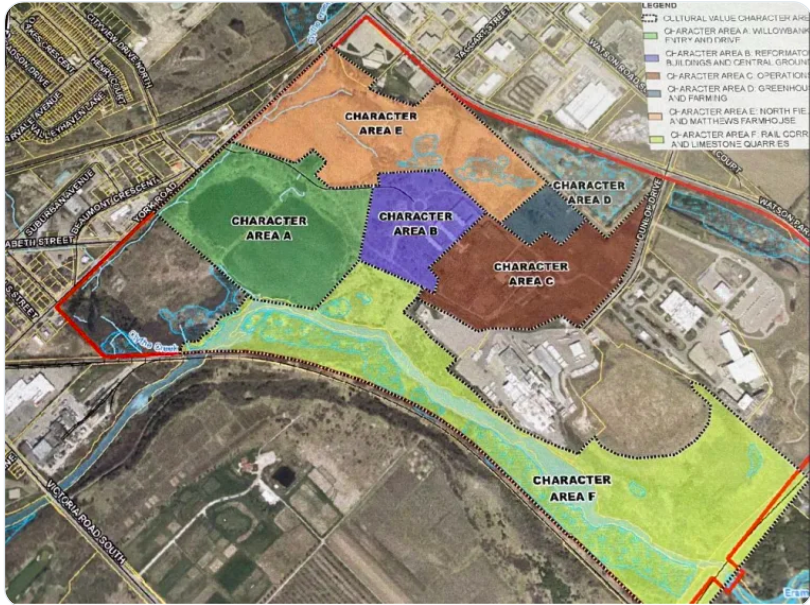
<https://guelphpolitico.ca/2022/09/30/standing-room-only-for-or-lands-heritage-district-o...>

On the left was the boundary presented in the Sept, and the right is the boundary that's being proposed now.



Robinson notes that none of the changes proposed in the HCD will take effect so long as the Province owns the land. Also, as of Jan 7, regulation 9/06 was replaced with 569/22, which means that HCD can be declared if 25% of buildings in defined area meets 2 criteria. OR has 75%

The consultant, WSP, created an inventory of heritage attributes, which have been organized into 6 main areas as identified on this map from the Sept. public meeting.



Fun fact: 919 York, the Matthews farmhouse, is also considered a part of the designated area, and so is the McQuillan Bridge, which has already been designated separately.

Recommended Heritage Attributes of the Ontario Reformatory 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 HCD area 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;

Recommended Heritage Attributes of the Ontario Reformatory HCD

- 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;
- Public and internal road and trail patterns within the HCD boundary;
- Ornamental landscape features including the stone walls, fences, stairs, gates, terraced gardens, gate posts, and bridges;
- Mature tree plantings;
- Ponds and watercourses;

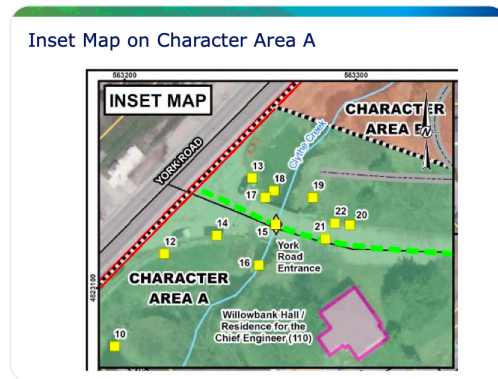
Recommended Heritage Attributes of the Ontario Reformatory HCD

- 919 York Road (Matthews farmhouse) a single-storey stone residence with hipped roof; stone shed outbuilding; stone gate on York Road leading to Matthews farmhouse and the original north access road to the Reformatory buildings.
- "The Rocks" - former Ontario Reformatory quarry area (now part of 80 Dunlop Drive) consisting of three quarry faces and remnant mining infrastructure.
- Reformatory wood trestle railway bridge over the Eramosa River.
- McQuillan's Bridge, a single-span bowstring arch bridge carrying a footpath over the Eramosa River; "1916" date stamp located on the cross brace.

This is the updated map of heritage areas:



To give you an idea of how much heritage is crammed into the OR lands, this is just Area A: The map, and the list of the heritage attributes contained within it:



Example Heritage Attributes from Character Area A

Ontario Reformatory HCD Property Information Database Inventory				
CULTURAL HERITAGE ATTRIBUTES				
Heritage No.	Heritage Attribute Name	Heritage Attribute Type	Listing Recognition	Notes
13	Brick wall with vertical panels	Site Walls	Part IV	Referenced in 195 York Road Part IV designation.
14	Entrance entry - Stone wall	Gates & Fences	Part IV	Field stone wall leading into entry with bridge over stream. The stone wall is never continuous, it is a series of segments with a decorative tree in the entrance point that leads up the paved pathways. The stream crosses the entrance. Referenced in 195 York Road Part IV designation.
15	Main entrance road bridge	Built Heritage Resource	Part IV	York Road entrance bridge. Subsequent to 195 York Road Part IV designation.
16	Stone wall gateway	Built Heritage Resource	Part IV	Referenced in 195 York Road Part IV designation.
17	Stone steps	Drives, Trails and Paths	Part IV	Referenced in 195 York Road Part IV designation.
18	Limestone wall with cut stone terrace wall	Built Heritage Resource/ Site Walls	Part IV	Referenced in 195 York Road Part IV designation.
19	Stone entrance gate	Landmark Feature/ Focal Point	No Protection	Referenced in 195 York Road Part IV designation.
20	Green field wall boundary	Site Walls	Part IV	Referenced in 195 York Road Part IV designation.
21	Curving main entrance road (lined with multiple trees)	Drives, Trails and Paths	Part IV	Referenced in 195 York Road Part IV designation.
22	Start of west Redstone wall	Site Walls	Part IV	Historical wall with distinctive tree the running along its entrance. It is an entry passage with views to an open field and has been the coronal and pathways leading in many directions. The wall crosses the Redstone with a 15 foot offset from the path to the wall. There is a distinctive tree the between with pines and some large shrubs. Referenced in 195 York Road Part IV designation.
110	Willowbank Hall	Built Heritage Resource	Part IV	CR Building number is 312408

Each area is covered individually in the back end of the presentation: <https://pub-guelph.escribemeetings.com/filestream.ashx?DocumentId=33456>

Robinson notes that two areas don't trace formal property lines including the 919 York and the City-owned property on Dunlop. Also, staff repeatedly heard from the public about protecting the Jaycees Park, which is included in the HCD boundary.

The wetlands at the north east didn't; make the cut though because "direct associations could not be made with the overall OR lands." Also the formal link between the reservoir and the reformatory were severed when Dunlop Drive was created.

Now for questions from the committee.

Member Tilley asks about next steps in the HCD process. Robinson says phase 1's most important aspect is to approve the boundary, in phase 2 consultants would work with staff to create policy to conserve the heritage attributes identified. That would launch 2nd public process.

Tilley asks to confirm: They're just voting to confirm the boundary, not the attributes. Robinson says the attributes are used to justify the boundary, which are themselves confirmed in the statement of significance. The boundaries packages all that up.

Member Corman asks if phase 1 is complete now. Robinson says it's nearing completion. If council accepts the boundaries and phase 1 study doc, that's the end.

Cllr Downer asks if there's been any pushback from the adjacent property owners. Robinson says there have been community and landowner meetings, and the reps from Fusion Homes were involved (their land intersects with HCD)...

Robinson says there was "only" positive response from Fusion, likely because it's only a small portion of the land they own there.

Downer asks if Guelph Junction Railway was involved in these discussion. Robinson says yes, b/c the original boundary went right up against their land and they were fine with that, they didn't want impact on the current operating line.

Corman asks about when HCD protections, as soon as they're sold? Robinson says it's been a positive process so far, Infrastructure ON was supportive of part IV protection. Again HCD doesn't go into effect until ONgov divests itself - all or in-part - of the OR Lands.

Tilley asks if there are records of the consultation meetings and who was involved that HG can access. Robinson asks if he means the community landowner group. Tilley says anything, incl them and First Nations.

Robinson says the summery doc offers all the feedback received. There's the material presented today, and other materials at the Have Your Say site too. The study has a whole will be released when it comes to council.

Downer asks if the discussion of adding a spur line was discussed with GJR. Robinson says that GJR made it clear that they would like to make sure that they have the room to add track if they need it, and that's in their property line. HCD never went further than the right of way

Epp asks about the time line for phase 2. Robinson says 6 months would be a short turnaround when considering all the consultation, one year seems more likely from the day council approves phase 1.

Tilley asks if there were any heritage attributes not included on the list. Robinson says he's not aware of any features that meet the criteria and not included. There's nothing outside the boundary that would force them to consider expanding the boundary.

Recommendation THAT the comments provided by Heritage Guelph committee members on the Ontario Reformatory HCD Study Workshop #3 – Phase 1 Study Recommendations be provided to staff and Council for their consideration passed unanimously.

The additional motion - THAT Heritage Guelph supports the recommended boundary for the Ontario Reformatory Heritage Conservation District - can't be passed in workshop so it's referred to the Feb meeting of HG.

Next:



Mallon notes that some of this may be a repeat of what was discussed in November's meeting, but somehow the news has gotten worse. HG can no longer review a property on Couling List when a demo application comes up. The Couling list is now a research tool and nothing else.

Properties to be designation now if to meet 2 criteria, and not just one, which is fine because most properties on the Guelph list meet 2. The bigger issue is the Part V designation, which now means that 25% of HCD must meet 2 of the criteria. That will affect size of HCDs

Provincial government doesn't have to follow heritage guidelines it affects one of these areas:

- Provincial Priorities:
 - Transit
 - Housing
 - Health and Long-Term Care
 - Other infrastructure
 - Such other priorities as may be prescribed

Questions? Cormon asks if a developer asks the ONgov to buy OR lands for housing, is that exemption? Mallon says the part IV regs come into effect when the land is sold, but until then they *could* do what they want.

Can the City do anything, Cormon asks. Not really, Mallon replies.

Corman asks if there's anything that HG can do to speed things up? Mallon says staff will talk about what assistance the committee can provide, and there's a lot of discussion between cities about what they can do about these changes.

Member Waverman asks if planning staff are concerned about applications of any time immediately going to the OLT. Mallon says the exemptions so far only apply to provincial properties, so there are *some* safeguards.

Waverman expresses nervousness. "I feel you," Mallon says.

Downey asks if there's a way to speed up the designations? More meetings? Mallon says he knows members have talked about designation subcommittee, that may come back. In terms of existing research, there is some, but it's an onerous process. Update about current work is next.

Melissa Aldunate, Manager Policy Planning and Urban Design, adds that the focus of the committee will be designations going forward since the HCD review is well on its way. Look for more research reports coming.

Aldunate adds that staff are looking at putting some consulting resources on the downtown, so the committee should be looking at areas outside of downtown.

Last item: Update on Part IV Designation Reports with Victoria Nagy, Heritage Planner. The four identified properties previously identified for part IV designation are moving forward smoothly. That's the Albion, Tytler, the Alice Street Club House, and old isolation hospital.

Also, look for a public tour of Basilica coming up on Heritage week near the end of February. A formal announcement will be coming soon. Nagy says she's also looking at speaker's series this spring and summer. Topics incl. Baker Street, and Indigenous insights

Nagy says that she's looking to put together a talk and program about the founding families of Guelph, and that's coming later in the fall. Asks committee members to submit their Top 10 lists in advance of next month's meeting.

Corman asks if there's any reason not to share their Top 10 lists with other members of the committee. Nagy says sure.

And that's a wrap for this month's Heritage Guelph meeting. Be back on February 13 for more.



[@threadreaderapp](#), unroll please!

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