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Coming up at noon, this month's Heritage Guelph meeting.
Here's the preview:



There are some apparent technical issues holding up the start of the meeting.

Chair Epp calls the meeting to order.

Disclosure of Pecuniary Interest and General Nature Thereof? None.

Minutes from the July meeting approved.

One item on the agenda, a workshop: Ontario Reformatory Heritage Conservation District Plan and Guideline Consultation #1. Stephen Robinson, Senior Heritage Planner, will present.

Council approved phase #1 of the HCD study earlier this year, which established the boundaries of the OR lands district (or ORHCD if you will). Phase #2, now underway, will establish the guidelines and principles for managing the district.

Boundary reminder:

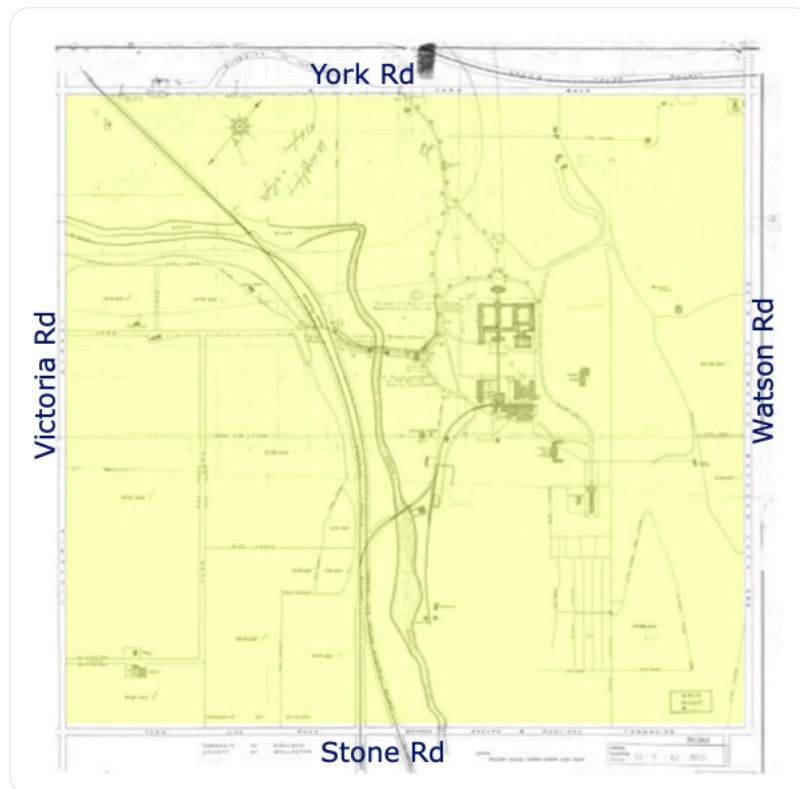
1. ORCHD Study and boundary



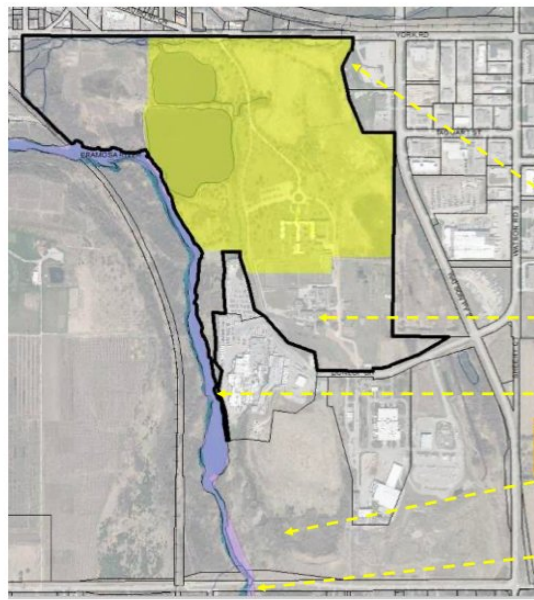
Ontario Reformatory
HCD boundary
approved with
ORHCD Study
in March 2023

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OR Lands circa 1910.



Breakdown of the site: The black line is the HCD boundary, the yellow portion is cultural landscape of provincial significance:



- 785 York Road (black outline) designated individually through By-law (2021)-20631
- Cultural heritage landscape (CHL) of Provincial significance (yellow area)
- 919 York Rd – North Gate, Matthews Farmhouse and stone shed (Intention to designate under appeal)
- Chapel, workshop buildings, powerhouse and chimney listed on heritage register
- Wooden tressle bridge (part of 785 York Rd) listed on heritage register
- 80 Dunlop Dr – Reformatory Quarry CHL area listed on heritage register
- McQuillan's Bridge designated individually through By-law (2004)-17357A

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So what does the plan do:

Confirm the HCD boundary as identified in Phase 1: HCD Study;

— Describe the HCD cultural heritage value and significance including the statement of objectives for the HCD Plan; and

1/2

— 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 Ontario Reformatory's cultural heritage attributes.

2/2

Statement of Objects, via the consultant for this project. 16 in all:

1. Conserve (as defined in the City of Guelph Official Plan and the Provincial Policy Statement), the cultural heritage value of the HCD and its heritage attributes;
2. Conserve the cultural heritage landscape attributes in alignment with the City's natural heritage policies and objectives;
3. Conserve the physical road pattern and layout as described in Part IV and Part V designation;
4. Conserve, recognize, and attribute the presence of the Indigenous, settler, and reformatory periods throughout the ORHCD;
5. Conserve the physical form, scale, architectural features, and heritage attributes of the built heritage resources;

6-16:

6. Conserve the scale and form depicted in each character area through the guidelines, the Guelph Innovation District Secondary Plan and Block Plan process;
7. Ensure that proposed alterations to contributing cultural heritage attributes are informed by the guidelines of this HCD Plan;
8. Recommend a heritage permit process for the ORHCD;
9. Ensure new development conserves, maintains, and enhances the cultural heritage value of the HCD;
10. Ensure the ORHCD Plan is referenced by professional archaeologists when archaeological assessments are carried out within the HCD;
11. Encourage high-quality design in new development, additions, and alterations that are complementary and compatible with the HCDs cultural heritage value;

12. Encourage development and alterations adjacent to the ORHCD to consider the ORHCD Plan and Guidelines to minimize negative visual impacts.
13. Ensure the City of Guelph's social, cultural, diversity and inclusivity, and community values are reflected in the HCD;
14. Commemorate the HCD's Indigenous heritage;
15. Conserve, maintain, and enhance the public realm; and,
16. Conserve, maintain, and enhance the recreational aspects and public amenities of the HCD.

Guiding Principles:

-Protect and maintain the cultural heritage landscape associated with watercourses while seeking a balance with natural heritage system objectives and ecological restoration initiatives;

— 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;

— 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 OR HCD;

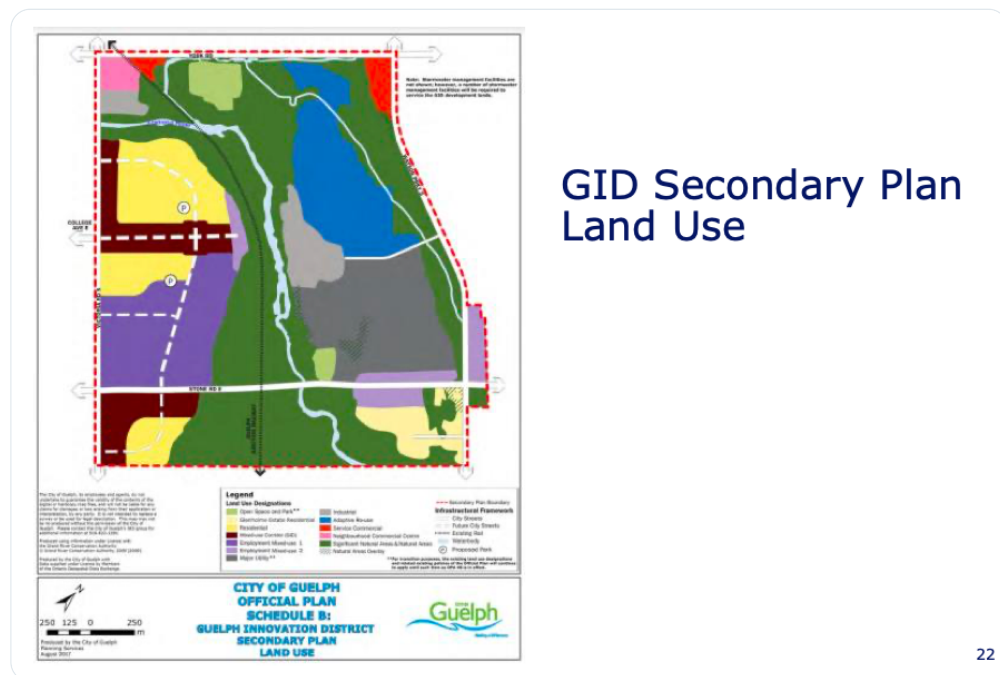
— The OR HCD shall be conserved and clearly differentiated from the contemporary adjacent developments through transitions in landscape and/or architectural design;

Guiding Principles continued...

- Ensure that alterations to cultural heritage landscapes, and to institutional and residential built cultural heritage resources reflect the City Beautiful movement, wherever possible;
- 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 Study;
- The cultural heritage character of the OR HCD will be preserved by discouraging false representations of history and design;
- Repair rather than replace cultural heritage resources through ongoing maintenance and conservation. Where repair is not feasible and replacement is necessary, replacement features should match the form and detail of original materials;

- Cultural heritage features that have deteriorated to a level that is beyond practical restoration or rehabilitation will be assessed and future options will be outlined;
- The continued function of built-form heritage resources is encouraged through adaptive reuse; and
- Building alterations for additions and other interventions should be undertaken in a manner that respects and enhances the cultural heritage resource and the OR HCD.

Keep in mind: Other land use planning tools will guide development of the ORHCD like the Guelph Innovation District 2ndary Plan. Land use will not be defined or changed in the HCD Plan although it could make potentially recommendations for OP policy & Zoning



Robinson notes the important of balancing cultural heritage with natural heritage objectives. Part of that is objective #16, which is about conserving, maintaining, and enhancing the recreational aspects and public amenities of the HCD.

The OR HCD Plan and Guidelines will be based on the accepted principles in Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada and include the principles developed from the Ontario Reformatory Heritage Conservation District Study.

Robinson now opens things up for discussion. Says staff are looking for input about whether the objective and guiding principles are appropriate, what committee would change, and whether they think they balance conservation and managing change?

Member Tilley asks about the difference between objectives and principles. Robinson says objectives can be specific in HCD plan, while the principles are more general/overarching.

Member Cameletti asks if there's a better way to organising things by category like heritage protection, Indigenous and policy. He says he gets lost between 27 different objectives and principles. Robinson says that's a good suggestion.

Member Corman notes she's worried about some of the wording, but leave some wiggle for someone in the future to just go with demo versus try and save a building. Robinson says that there will reporting requirements about the physical integrity of buildings to est. standards.

Policy Planning manager Melissa Aldunate notes that the draft plan will offering guidance and process of preservation of the buildings on the site, which might address some of Corman's concerns.

Member Abou-Jaoude asks about developing maintenance standards, and the role of the zoning bylaw. Robinson says the block plan and GID plan are in place to help guide development on the property, the HCD will also inform future zoning.

On maintenance, Robinson says there will be a section that will guide demolition and property standards.

Tilley asks about Province's role in developing the HCD. Robinson says it's important for the plan to speak to ownership and not assume that the Province will be out of the picture when the HCD goes into effect.

Aldunate adds that the HCD will not go into effect until the Province divests itself of the land.

Corman says that some of the wording in the guiding principles that should be stronger. Tilley agrees that there needs to be stronger language, "encourage high quality design" for example seems kinda vague.

Cameletti concurs saying that "encourage" seems very passive. Epp says she also likes the idea of having a more active voice to make conservation the first option, not just one of several equal options.

Epp asks about the timeline. Robinson says HG will be consulted again with the draft plan and that will be before the public consultation, which is in the mid-fall period. October meeting is most likely.

Tilley asks about individual designations, could there be more in the future? Robinson says it's possible, and they could make reference to that. The City can make individual designations, but notes again that they won't go into effect until after ONgov sells.

Tilley asks about water course, does that include the ponds? Robinson says it would include large and small ponds, any feature that contributes to cultural heritage value.

Corman says this property is important to all Guelphites, and it's unique in the province. Knowing that it's protected, and perhaps even restored, will be a real victory. You can't put a price on this property in terms of cultural value.

Abou-Jaoude says that he hopes the plan can get more specific in terms of protecting against certain zoning or land use. He's worried about potential future alterations.

Epp asks if the meeting about the phase #2 draft could be its own meeting given the committee's interest. Robinson says that could be something they pursue. Staff will want to give the members lots of time to be able to digest the information.

Tilley asks about public engagement. Robinson says it will come to HG and the community and landholder group, and then go to the wider public. There will also be a statutory public meeting with city council before the public consultation.

That seems to be the end of the discussion.

Staff announcement: Update about the barn at 2187 Gordon. Aldunate says that an order has been issued after a stone wall collapsed on the north side, and it's not in the purview of property standards.

She notes that the cultural heritage report for 2187 Gordon will be coming to HG at the September meeting. It is on the heritage register, so a demo order has to come thru city council. The property owner has been ordered to stabilise the building.

Reminder: The Clair-Maltby Secondary Plan is under review at the OLT, and that includes the cultural heritage aspects.

Tilley asks how long the barn's been an issue. Aldunate can't confirm any details on compliance, but she says that it appears weather this spring contributed to the decline and accelerated it. The City is doing everything possible to address.

That's a wrap for this Heritage Guelph meeting!



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