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Coming up at 12 pm, a *\*second\** meeting of Heritage Guelph for this month! Two items on the agenda, and you can learn more here:



**MEETING PREVIEW: Heritage Guelph Meeting for September 18, 2023**

Two Heritage Guelph meetings in the same month?! This might be Christmas for all the history nerds out there, but this second meeting of the month comes with a couple of very specific purposes. On ...

<https://guelphpolitico.ca/2023/09/10/meeting-preview-heritage-guelph-meeting-for-s...>

Vice-Chair Carroll is taking the wheel today and is calling the meeting to order.

No Disclosure of Pecuniary Interest and General Nature Thereof.

Regrets from Epp and Winters today.

First item, 33-35 James Street West: Intention to Demolish a Cultural Heritage Resource. The owner will have to come back to HG for a construction permit, this is only for the demolition.

Jack Mallon notes that no one gets into heritage planning to demolish stuff, so this application represents the most difficult part of the job.

This property is within the Brooklyn and College Hill Heritage Conservation District and first shows up on the fire insurance plan in 1922. It was expanded sometime before 1946. Some portions of the original stone remains, but much of it was taken out.

Mallon says the main historic concern was to rule out any connection to Matthew Bell's property directly behind. Bell's workshop was within a metre of the property line. The original doors, floors, windows and roof are all gone.

It's staff's opinion that too many of the original heritage assets have been removed in order to uphold its cultural significance, so they recommend approval of the demolition.

Member Cameletti asks if any alterations were made to accelerate this decision. Mallon says no, most of the changes were done sometime between the 1940s-80s and they seem to be done in the "handy man style."

Member Abou-Jaoude asks if the new building will preserve low density character. Mallon says he will limit his comments to the demo since they will have to approve the plan when it comes back.

Member Tilley asks if this just pertains to the building and no one's tearing down trees. Mallon says that's the impression, and the HCD allows for the protection of trees as part of the cultural character. Trees are not part of the permit though.

Mike Atkinson and Ryan Pollard are delegating. Atkinson is the owner and he purchased it in 2010, he says everything's been summed up nicely by Mallon and will answer any additional questions.

Tilley asks about saving any portion of the building. Atkinson says he and Pollard both work in construction and notes that it takes considerable efforts to save what's there. They're open, but are set on starting with "a clean slate."

Cllr Downer asks about re-using the stone for landscaping. Atkinson says they have looked at that, and have tried to identify limestone but they've found none. She asks if anyone used the second storey, Atkinson says no, and there are signs the roof leaks.

Recommended Motion: THAT Heritage Guelph advises City Council that they do not object to the demolition of the detached dwelling located at 33-35 James Street West is approved.

Next, Downtown Guelph Heritage Conservation District Study Workshop #1.

Presenting are:

Victoria Nagy, Heritage Planner

Kristina Martens, Senior Cultural Heritage Specialist, ASI

As you're probably aware, there's a review meant to establish an HCD downtown, presently one of three such reviews taking place. The purpose here is to evaluate the character of the study area and see if all, or just some, parts of the study area are worth designating.

The goals:

## Goals for the Meeting

- Provide context for past cultural heritage work completed in downtown Guelph
- Learn about the Heritage Conservation District legislative process
- Receive feedback on areas of cultural heritage importance within downtown Guelph from Heritage Guelph



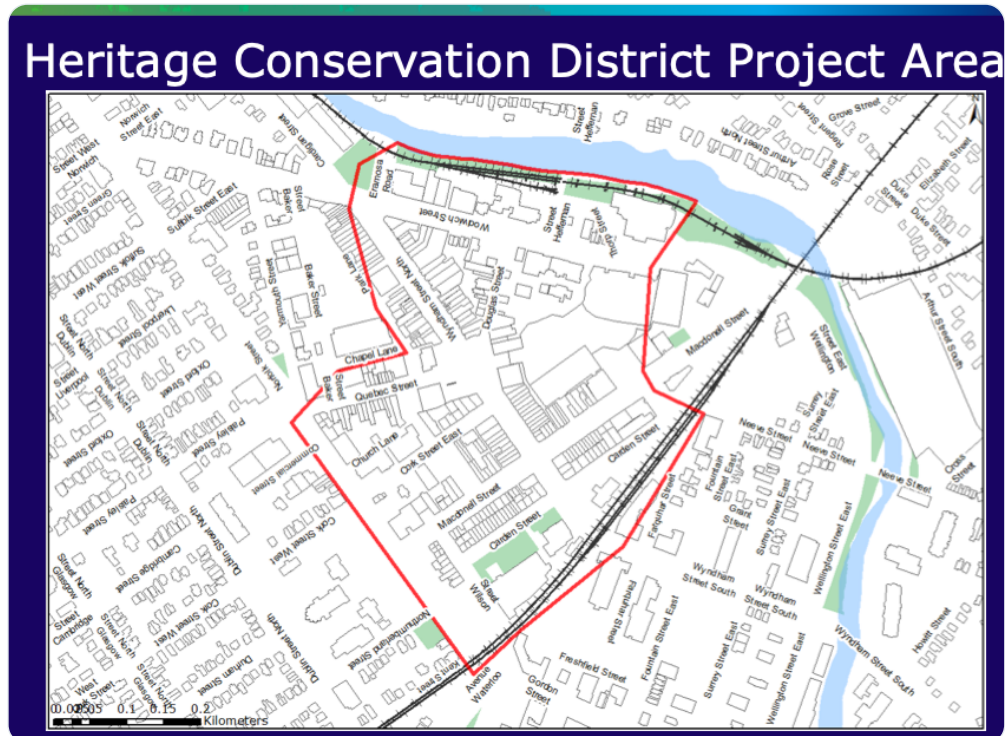
Western Hotel (Image source: Mark Steele)

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So why an HCD? Many of different policies govern the protection of heritage downtown, and while many are listed they are not designated. Reminder: All heritage properties in Ontario not already

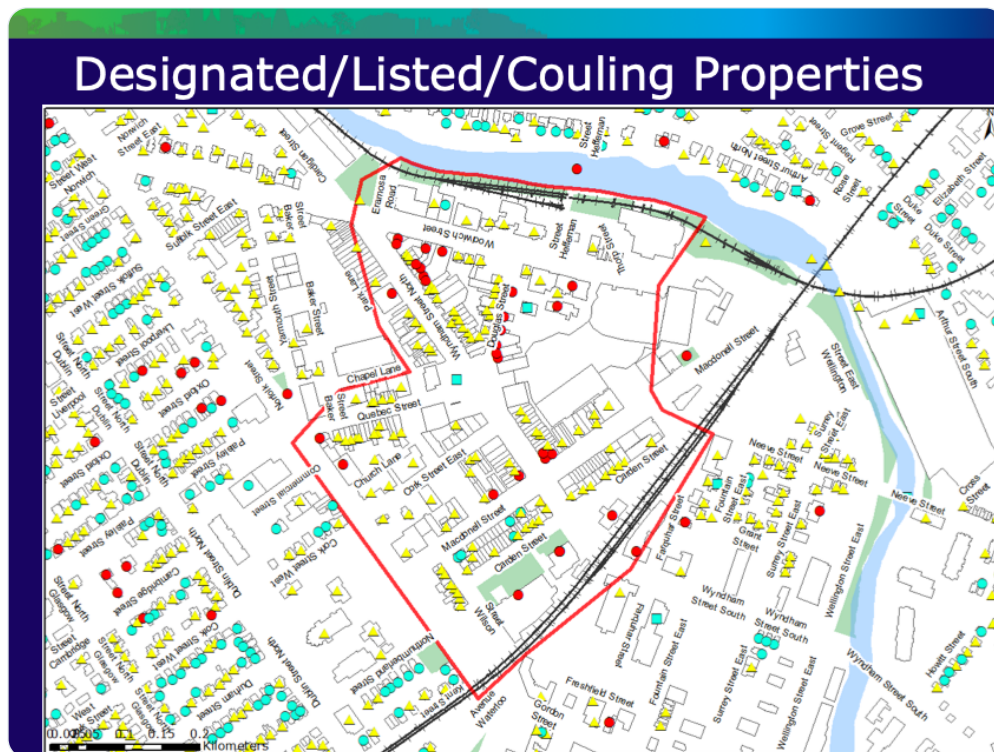
designated will be deleted from the list in Jan 2025 according to ONgov policy.

Project area: (Note that this is not the proposed boundary.)



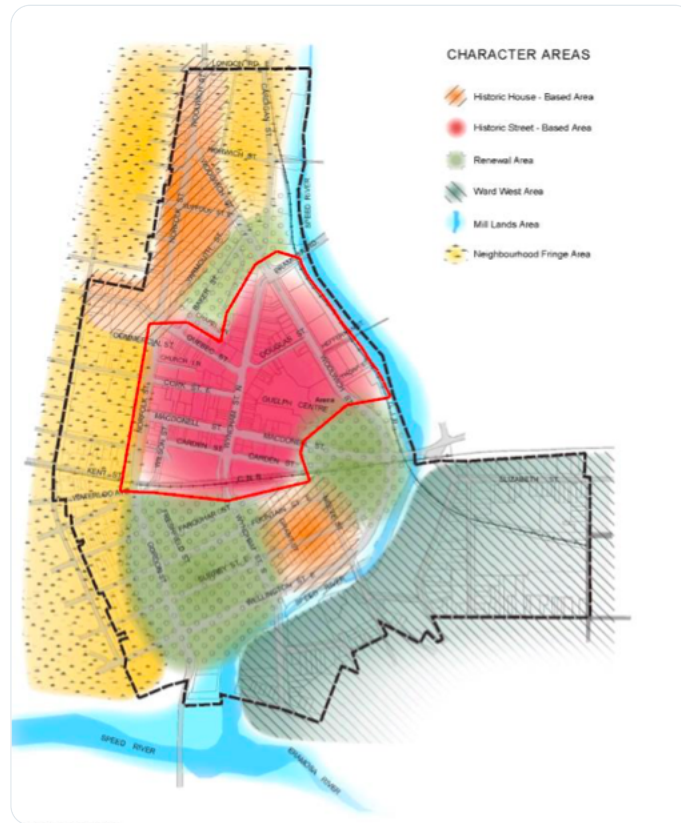
Martens notes that outreach is going to extend north to Yarmouth Street and south to Fountain Street, which is beyond the project areas.

Buildings of note in the boundary.

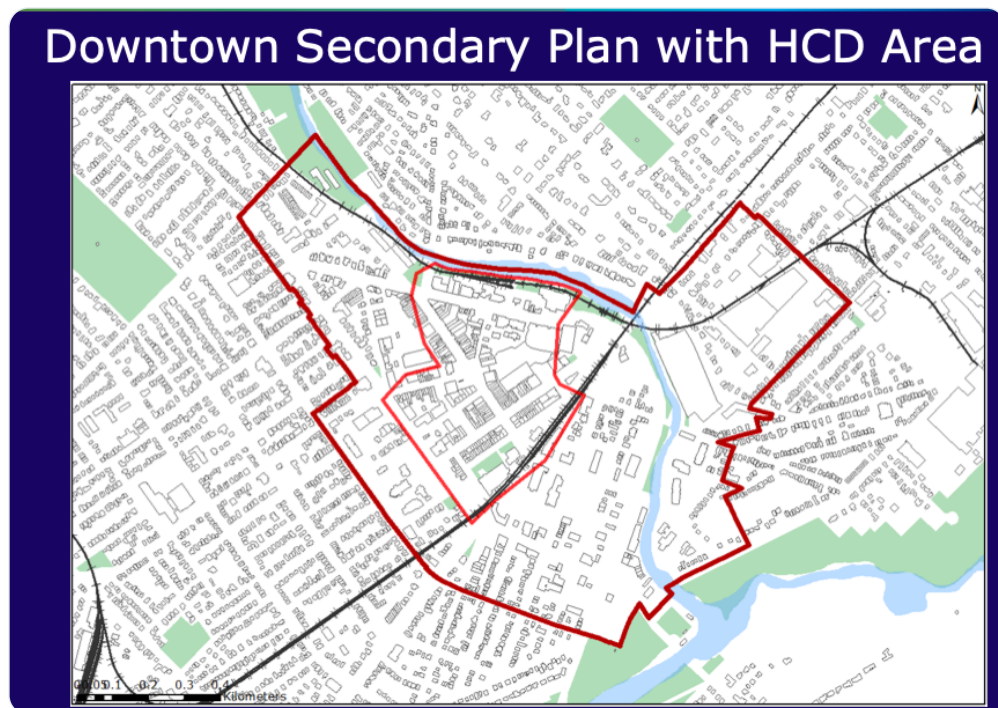


Downtown broken up into character areas:





HCD area (smaller) vs the Downtown Secondary Plan area:



Reminder: An HCD is a planning tool meant to guide change, and maintain the cultural significance of a whole area. That includes the interrelationship between the buildings and things like roads, trees and the streetscape. It also looks at how those things change over time

HCD includes:

- Identifying what is significant about the district's heritage

- Creating policies to conserve what is significant
- Outlining guidelines for new development to be compatible with the district character.
- An HCD does not...
- Prevent or stop changes from happening
- Require property owners to restore their property or reimagine it being from a particular time period
- Regulate building interiors

The Brooklyn and College Hill HCD came into effect in 2014, and while it was appealed to the old OMB those appeals were dismissed. The HCD review of the OR Lands is presently in phase #2 and there will be more public engagement on that coming later this year.

Steps in the HCD:

- 1) Study phase, and those results will come back to HG in Feb
- 2) Study then goes to council for approval
- 3) Once approved, then it goes to plan phases, which can take about 12 months.

The big question: What is the story of Downtown Guelph?

The study starts with the info received in the Cultural Heritage Action Plan including places of connection, Galt's radial plan, industries that shaped Guelph, institutions and community identities.

Community input will help shape the Study's recommendations, and will focus on what the community values and sees as important to preserve downtown. That input will start to be gathered in October.

People are downtown today doing an inventory for an on the ground survey of features such as: Building styles, Heights, Massing, Decorative features, Materials, Views, Natural features, and Open spaces.

Then there's character analysis:

- Concentration of contextually linked buildings, sites, landscapes
- Framework of structured elements: streets, paths, watercourses, topography, etc.
- Visual coherence that creates a sense of time and place
- Distinctiveness from surrounding areas

This moves to evaluation using criteria from Ontario Regulation 9/06 which addresses:

- Physical or design values
- Historical or associative values
- Contextual values

Each property within the area is evaluated and 25% of the properties must meet two criteria.

The HCD Study Will:

- Recommend whether the area should be designated
- Recommend District Boundaries
- Create a Statement of Significance
- Identify periods of significance
- Recommend objectives for the HCD Plan
- Advise on changes to existing municipal policies

That concludes the presentation. It's now open to HG for some questions.

Cameletti asks if a building is part of the HCD, what's different about what a property owner that has to do to make changes. Martens says the plan will determine what kinds of changes will require a permit or

not.

Nagy adds that presently any property listed (not designated) can make any changes but if they want to demolish, that's when it comes to HG. (see earlier in this meeting)

Tilley asks who has the right to appeal an HCD? Martens says anyone in the city can appeal it.

Cameletti asks who appealed the Brooklyn and College Hills HCD. Senior Planner Robinson can't remember off the top of his head, but he recalls that it had to do with what properties on the border fell within the district.

Waverman asks if any groups have been identified for focus groups, specifically conservation or Indigenous groups. Nagy says they've identified communities to talk to, incl. Indigenous, who the City will be dealing with one-on-one. Residents, biz owners, historians, GBHS too

Now onto the workshop portion starting with character:

- Identify special park, streets and buildings that are special.
- Identify any areas that might not reflect character.
- Identify any areas for improvement.

Waverman says these things always think about above ground, any consideration about underground? Martens says that's something they will look out for in secondary research and invites people with knowledge to contribute to that.

Cameletti says the Douglas Street area and 74 Woolwhich have a long tradition intersecting the legal profession. Since the 40s, much of the local legal business has been handled in this area, and hangings use to take place in the yard just outside the Crown attorney's office.

Tilley asks about how bridges tie into the waterways and their treatment in the HCD. Martens says they can look at bridges as part of the story in how people entered and exited downtown from the surrounding area.

Tilley, while noting that Catholic Hill is its own landscape, mentions the views of the Basilica, which is a reminder that it's still a part of downtown in spirit if not technically on paper.

Member Corman notes the Petrie building and that corner of Wyndham and Macdonell as one of Guelph's great streetscapes.

Waverman asks about the possibility of a walking tour with the ASI team. Martens says there will be a regular open house, which will include walking tours where info will be shared.

Martens asks if there are any places within the boundary that are not part of the downtown story. She points to River Run and Sleeman Centre as iffy. HG, in their silence, seems to indicate that it's all good.

Heritage Guelph is asked about some of the important characteristics. Tilley says the old limestone buildings. Waverman adds the age patina that shows the passing of that era. Carroll adds the ornate streetlights.

Tilley adds the lost buildings, especially in St George's Square where the old stone buildings were replaced with the more brutalist architecture of the time. Member Abou-Jaoude wants some more awareness about the social aspects, and where community gathers like markets.

Member Wood points out the Remembrance Day ceremony at Sleeman and how people use Old Quebec Street to access Wyndham for the parade.

On to the boundary exercise: What do you think is the boundary of downtown Guelph, what tells its story, what areas needs to managed into the future?

Tilly says there should be consideration to extend NW boundary to incl. Baker and Yarmouth. Martens ask if we would have the border go down the middle of Norfolk and he says yes.

How does it connect? Tilley says it feels like you're walking through the same part of time, similar types of buildings. Wood concurs. She says it's a mixture of storefronts, walkable space and where people are living. Baker/Yarmouth good example of that triad.

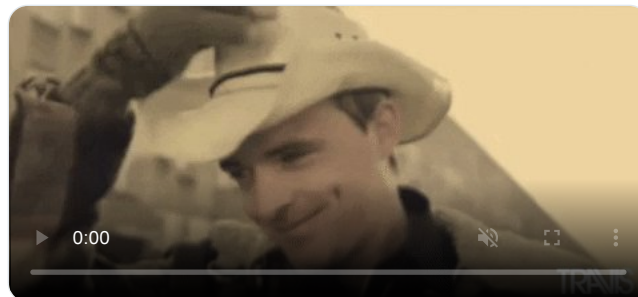
Corman also extends up the five corners area, and suggests the Farmers' Market area and down to Surrey area where there's some townhouses and the old Schurr Electric building.

Any final thoughts? Tilley notes the train bridge area at Allan's Dam as a key historical point, the place where John Galt cut down the tree that started the Guelph settlement.

ASI will come back to Heritage Guelph in the new year. Public info session coming on October 18, where members of the public will be taken through a similar exercise.

Recommendation: THAT the comments provided by Heritage Guelph committee members on the Downtown Guelph Heritage Conservation District Study Workshop #1 be provided to staff and Council for their consideration. Approved!

That's a wrap for this meeting!



@threadreaderapp unroll please!

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