

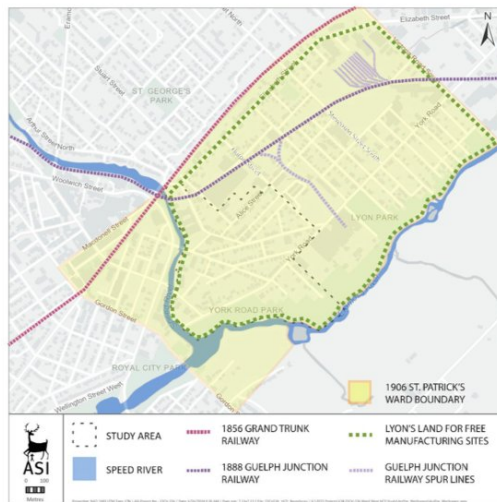


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Guelph Junction Railway emerged as a competitor in the 1880s, and industrial development continued to boom. Several industries were attracted to Guelph with the offer of land, and that created narrow lots that were offered to workers and families.

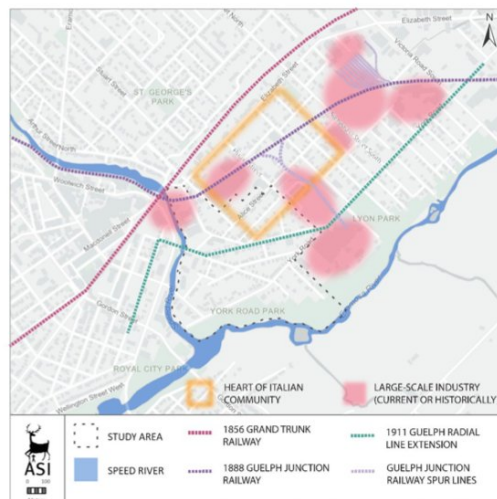
1880s to 1900s



1911 - Workers in front of the Gilson Manufacturing Company factory (no longer extant) on York Road

Industrial growth continued in the first half of the 20th century, and the wave of new immigrants developed portions of the Ward long-time Guelphites weren't interested in. Being close to work was also a plus.

1910s to 1960s



Circa 1920 – Valeriote's shoe repair shop at 47 Alice Street

Then came a decline in rail traffic in the 1950s, and the CPR railway ended passenger and freight services in the 1960s. Larger industrial parks in Guelph also created a decline, and the Ward as it exists today started to be realised.

So why a heritage conservation district? There are density targets applicable here, plus a range of vacant or ageing industrial land that may be redeveloped. Given the change that might be coming, it's important to shape that change to maintain cultural qualities.

What would an HCD do in the Ward?

- Guide change anticipated
- Maintain and sustain what is valued

Given the sense that this area is part of a much bigger area, Stewart points to Toronto's Cabbagetown as an example of multiple HCDs for one area, in this case five. all approved over a 20-year span.

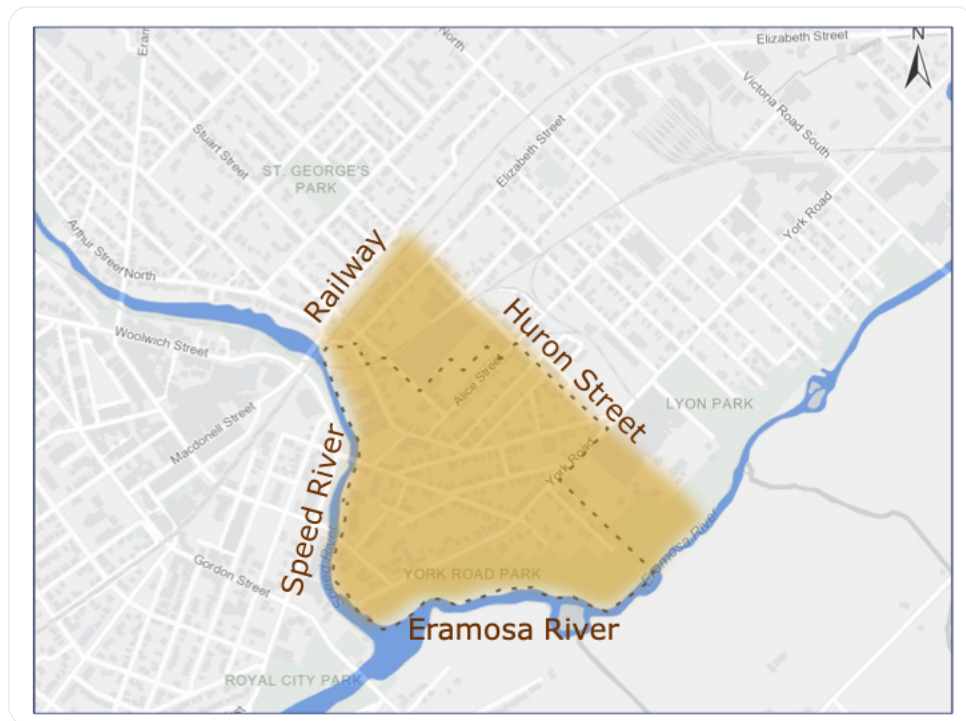
Obviously, the finished HCD will not be "Ward West". Examples:

Historic or Neighbourhood Name -
Victoria Park and Square (Brantford)

Location/Descriptor -
Cookstown Downtown (Town of Innisfil)

Defining Feature or Use -
The Square (Goderich)

So here's the preliminary boundary. The hatched line is the original study area:



The blurred edges are important because the formal boundary is still under development.

So now the committee will chew the fat, as it were. Question #1: Is there anything from the material covered that needs more explanation?

Member Caldwell asks if there's anything more about why the name didn't resonate. Stewart says that people don't like the "West" portion of "Ward West". They see it as one continuous Ward.

Member Krucker asks why an HCD vs. Part IV designations? Mallon says council directed them, which is not entirely true. A study of a Ward West HCD was proposed in the CHAP.

Stewart adds that an HCD understands an area in its relationships between individual buildings and streetscapes and how they stack up to create something unique together. It creates a framework to guide new development too.

Next:

Are there any major historical themes that we're missing?

Are there any characteristics or features of the Ward that are important to include/consider?

What are your reactions to the preliminary boundary? Why?

Krucker says it jumps out at him the mix of industrial and employment lands to residential properties. So does part of the study involve understanding the present zoning and those impacts?

Stewart says they look at existing land uses and zoning for the purposes of classification, but zoning doesn't necessarily reflect the look and feel of the property. During the plan phase they will be making more detailed guidelines for different types of properties.

Krucker: So in the next phase, will we receiving info about land use in the study area?

Stewart: At the end of the study phase, there will be a report that documents existing zoning and land uses and that will be available to the public.

Krucker asks if the study area might stretch out to Wyndham/Wellington, that might be outside the Downtown HCD. Stewart says they hadn't thought about the other side of the river, they would need to get a better understanding of why.

Krucker says the area is consistent with some of the characteristics of Ward West, so worth looking at. Stewart says they will.

Caldwell says that the boundary is short of the ICC, which is a hugely important building to the Italian community, and if she was drawing the map she would make sure it's included. She also thought it was initially small, but is fine with the size with Alice Street at heart.

Member Corman notes that the parking lot across the street from the ICC was also the home of the Italian Festival for many, many years. Also, she's always believed that the Ward boundary in the east has been Victoria, so why just west and not whole Ward?

Stewart says there are benefits to a phased approach, and HCDs are most effective when it applies to an area that will be relatively consistent in the future. An HCD can be unwieldy if the area is too big and with too many land use planning objectives.

Stewart also notes that the grid layout past Huron is also a difference from the Ward West area, so there's a different consistency to patterns and buildings and age on either side of

Huron.

Mallon adds that it's a bit harder with changes to Bill 23 to make a case for an HCD, and it's very clear when walking around the West area that there's a district age and quality. If it were up to him, they would designate from the river to Victoria.

Corman: So is this area feasible?

Mallon: It is.

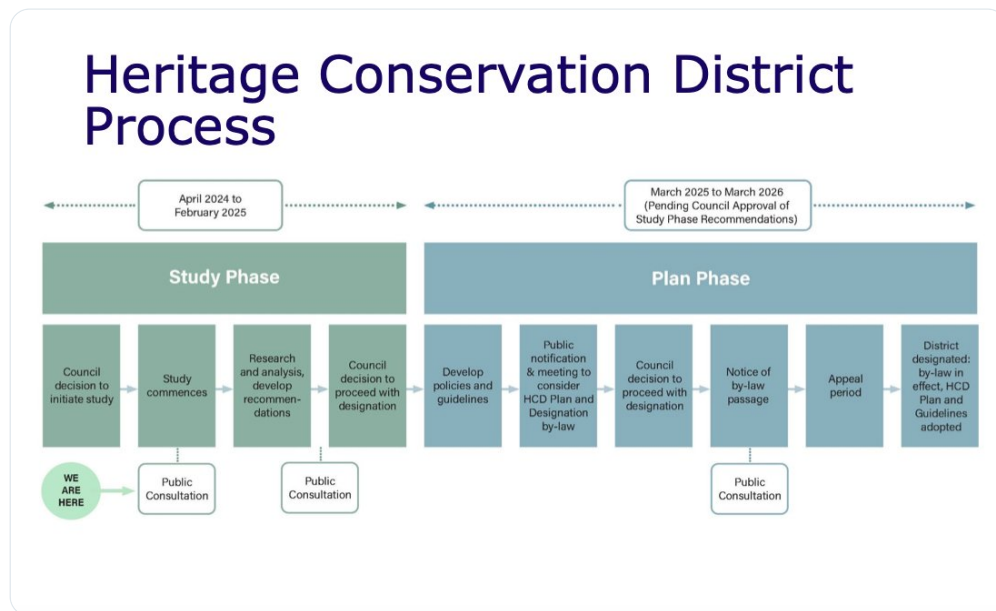
Caldwell says the grid east of Huron is a good point, but she also hates to see some of the "lollypop streets" between York and the river not included. Trail connectivity should be considered, and they're a secret gem.

Stewart adds that HG is the first place they shopped these boundaries, so coming out of this there will be engagement with property owners. She points out that notification when beyond the study area.

Next Steps:

- Working Group Meeting (end of Oct)
- Analysis of individual building survey information
- Refinement of analysis based on Heritage Guelph and Working Group feedback
- Heritage assessment of the area

Next steps in graphic form:



That's a wrap for this workshop!



@threadreaderapp unroll please!

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