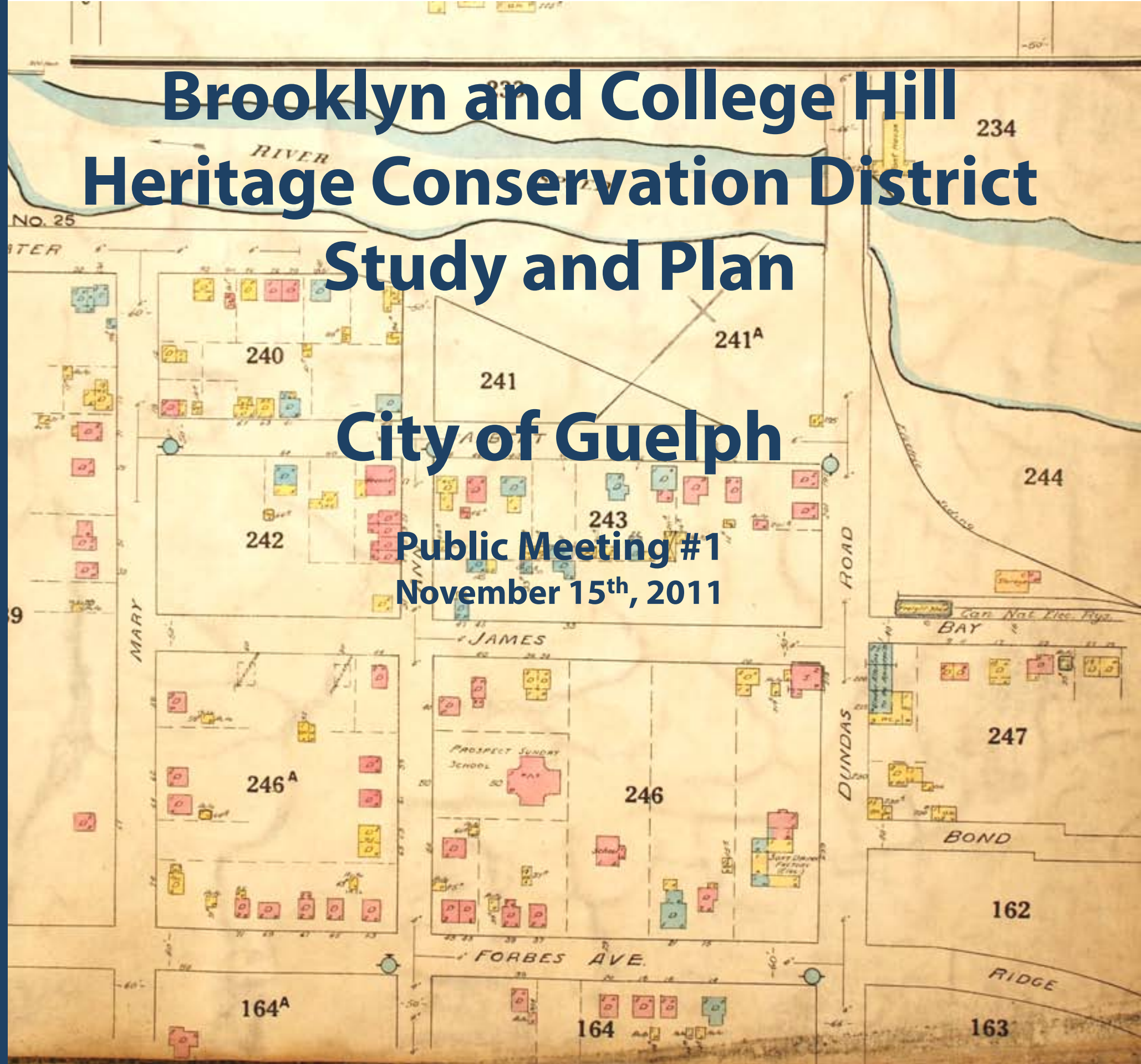


# Brooklyn and College Hill Heritage Conservation District Study and Plan

## City of Guelph

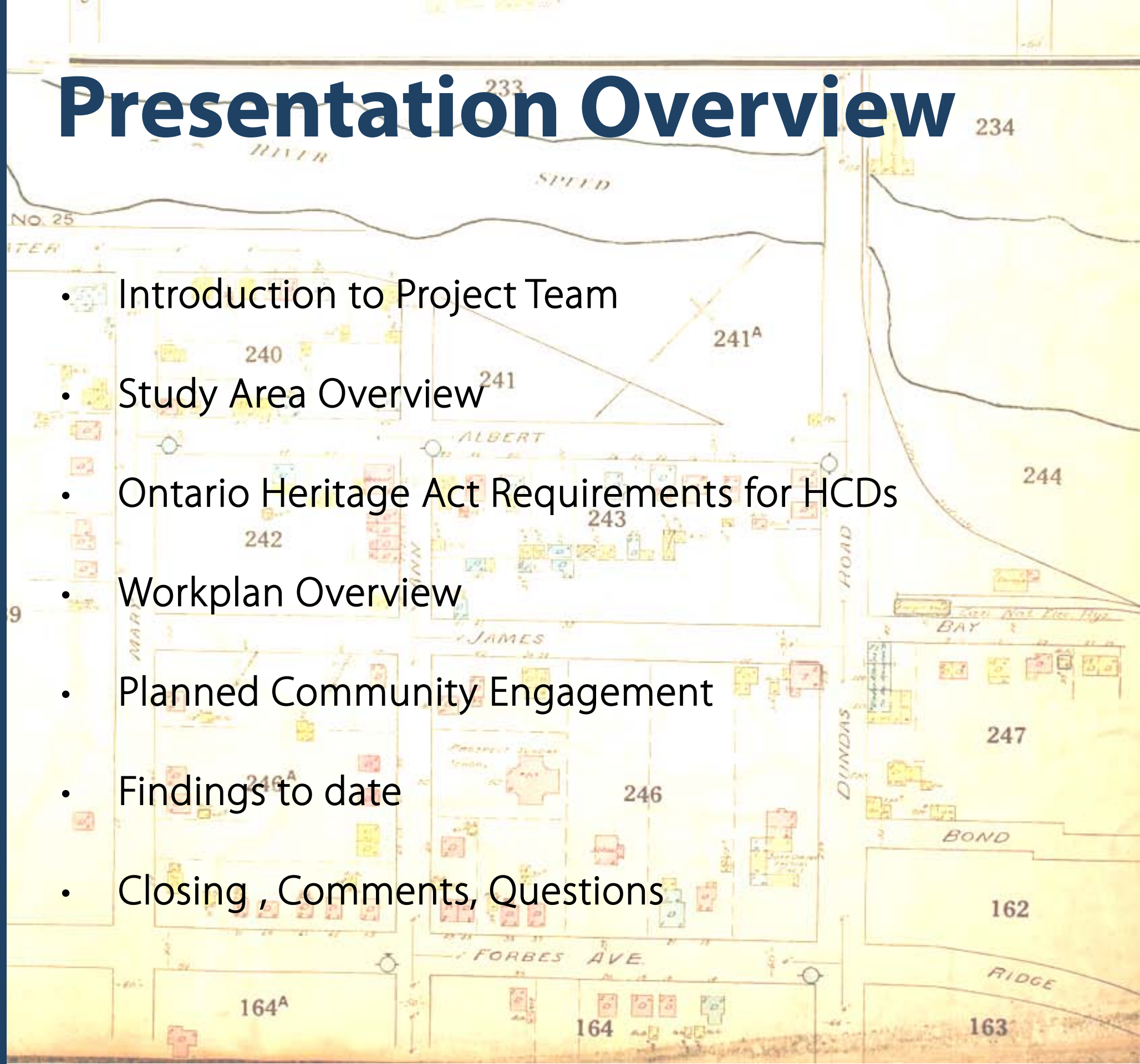
Public Meeting #1  
November 15<sup>th</sup>, 2011





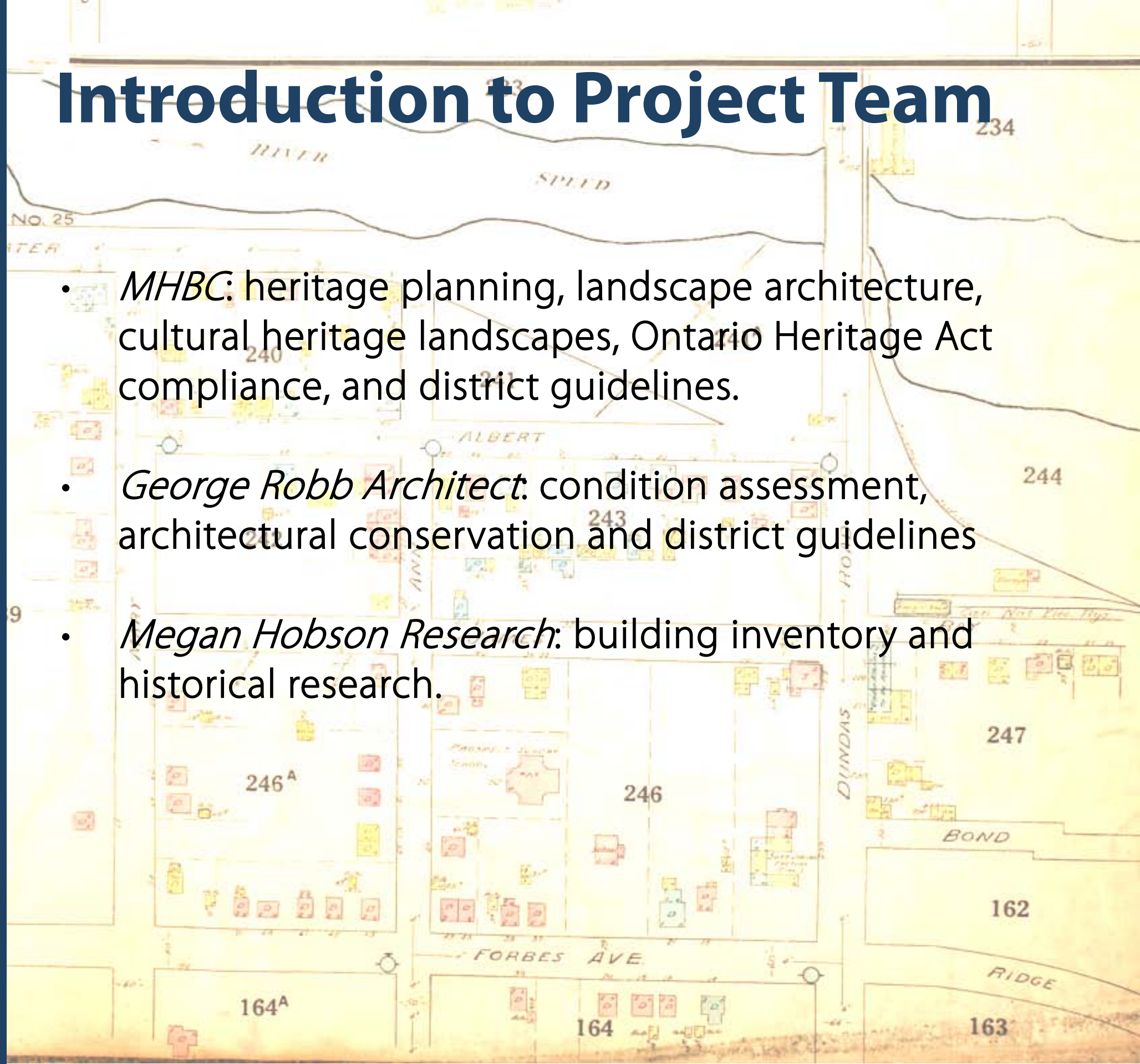
# Presentation Overview

- Introduction to Project Team
- Study Area Overview
- Ontario Heritage Act Requirements for HCDs
- Workplan Overview
- Planned Community Engagement
- Findings to date
- Closing , Comments, Questions



# Introduction to Project Team

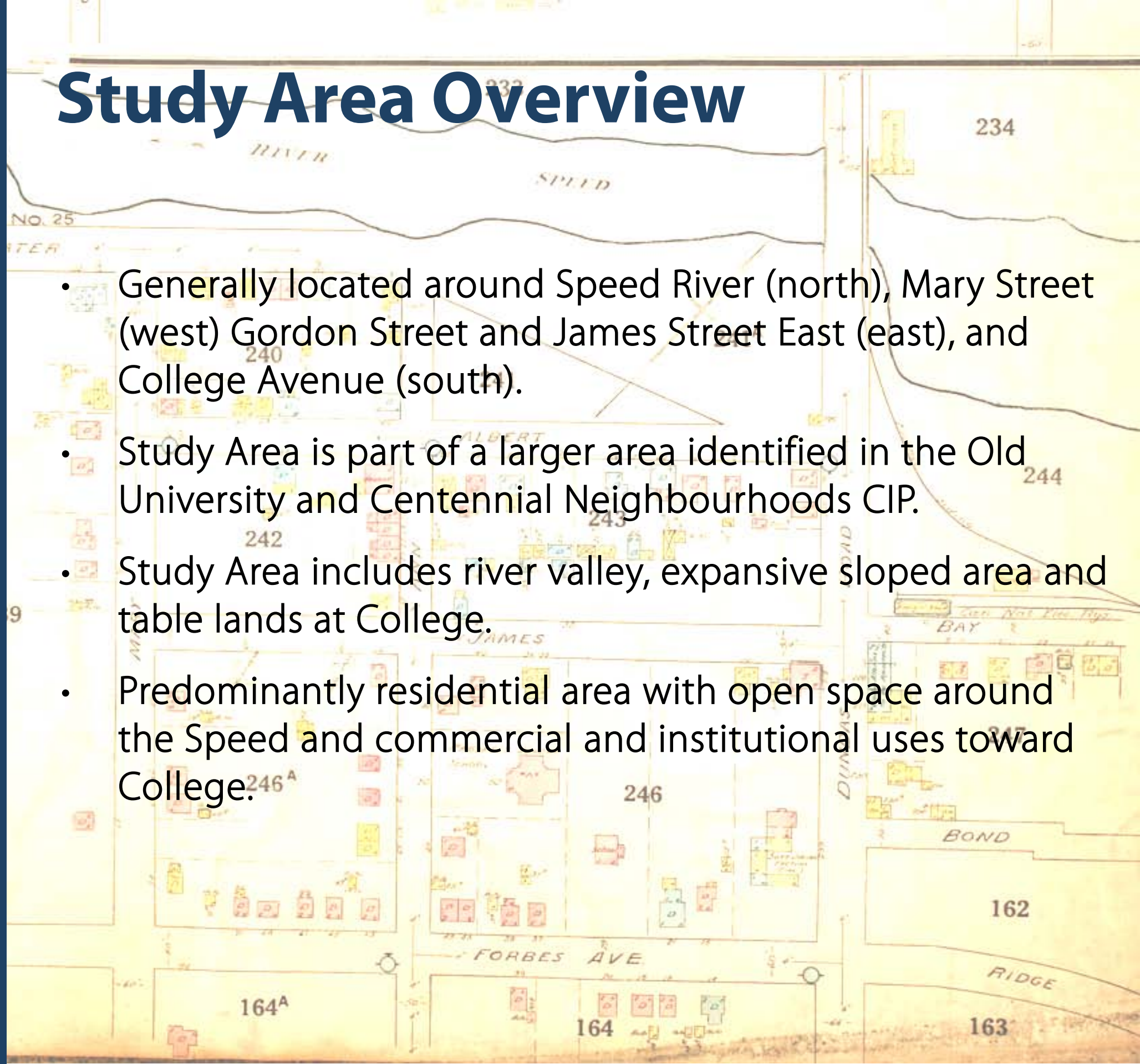
- *MHBC*: heritage planning, landscape architecture, cultural heritage landscapes, Ontario Heritage Act compliance, and district guidelines.
- *George Robb Architect*: condition assessment, architectural conservation and district guidelines
- *Megan Hobson Research*: building inventory and historical research.





# Study Area Overview

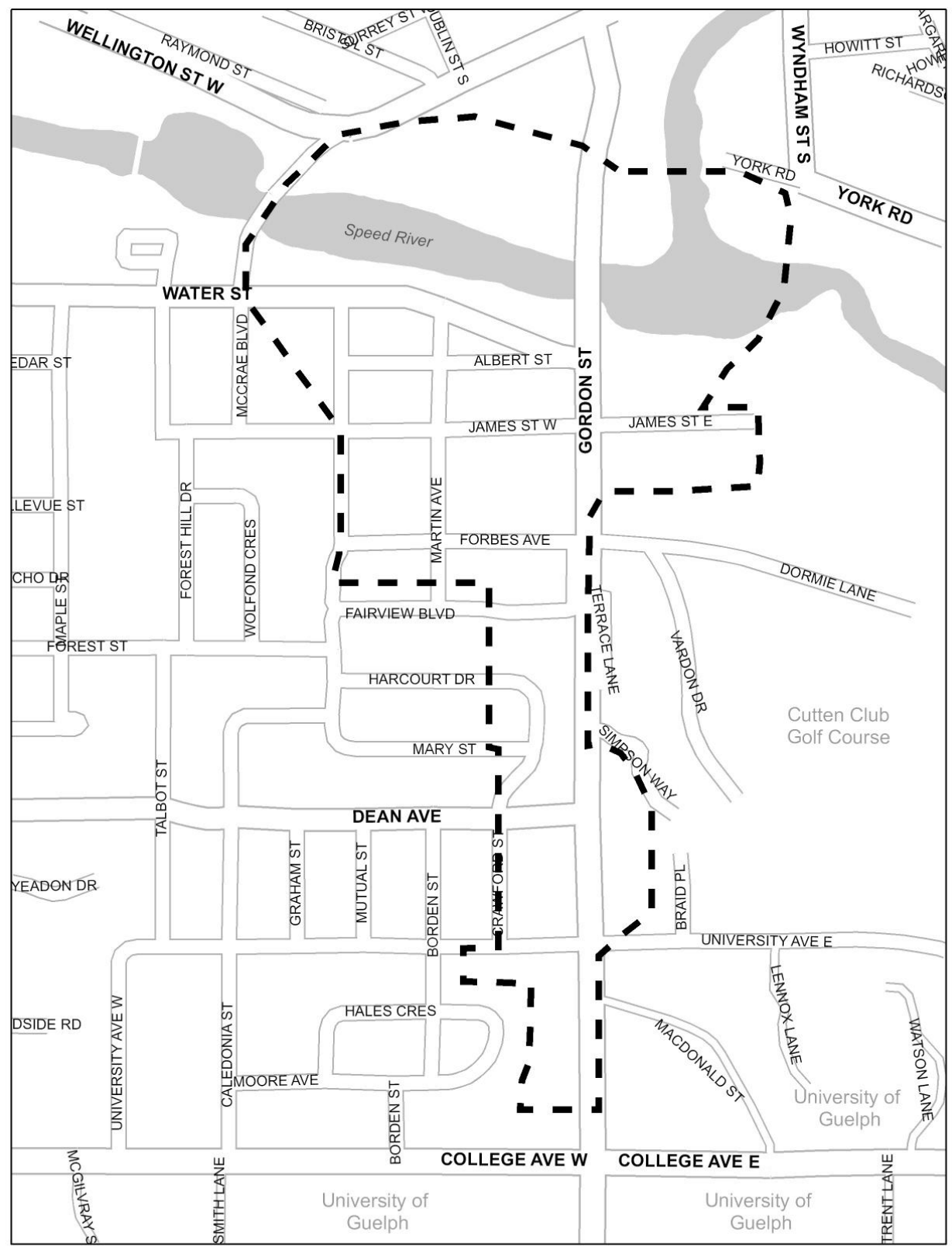
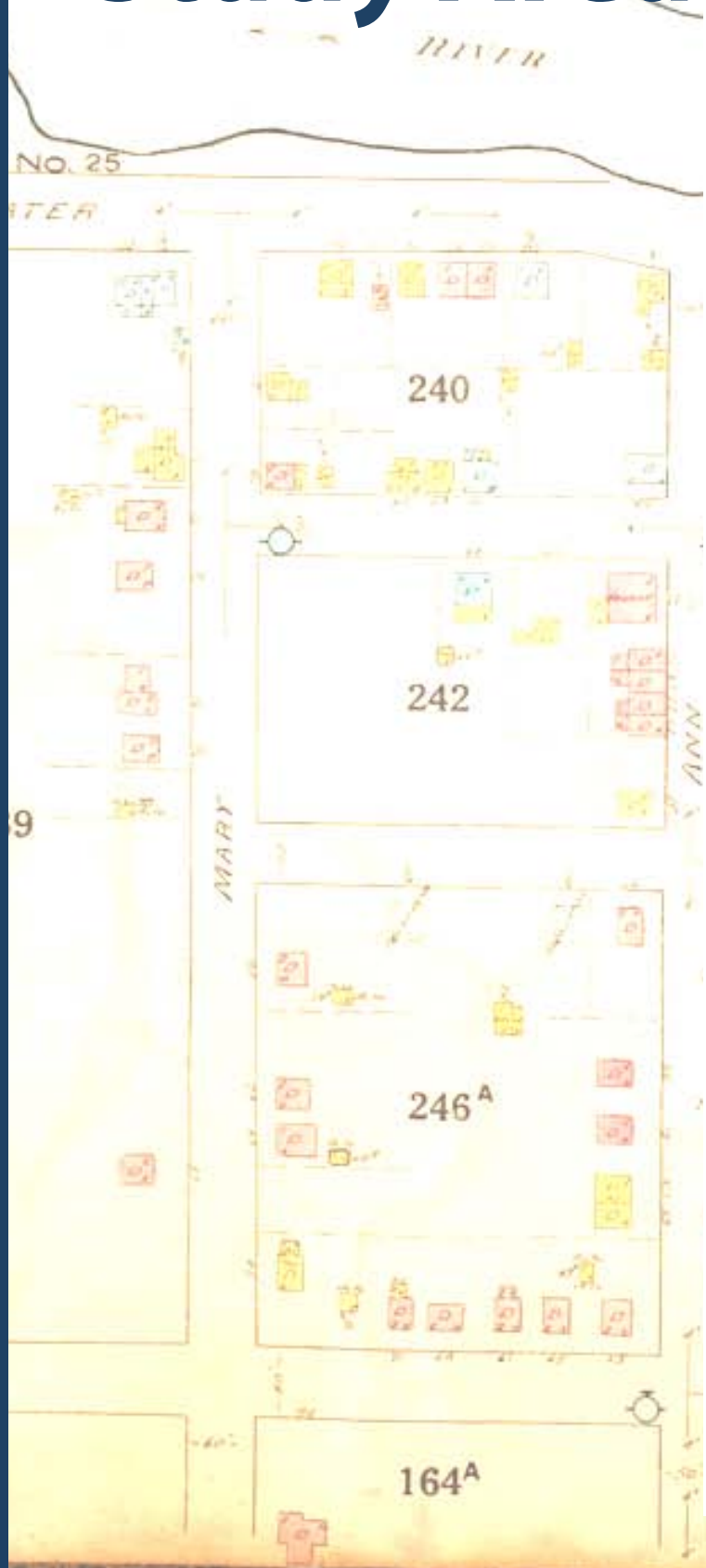
- Generally located around Speed River (north), Mary Street (west) Gordon Street and James Street East (east), and College Avenue (south).
- Study Area is part of a larger area identified in the Old University and Centennial Neighbourhoods CIP.
- Study Area includes river valley, expansive sloped area and table lands at College.
- Predominantly residential area with open space around the Speed and commercial and institutional uses toward College.



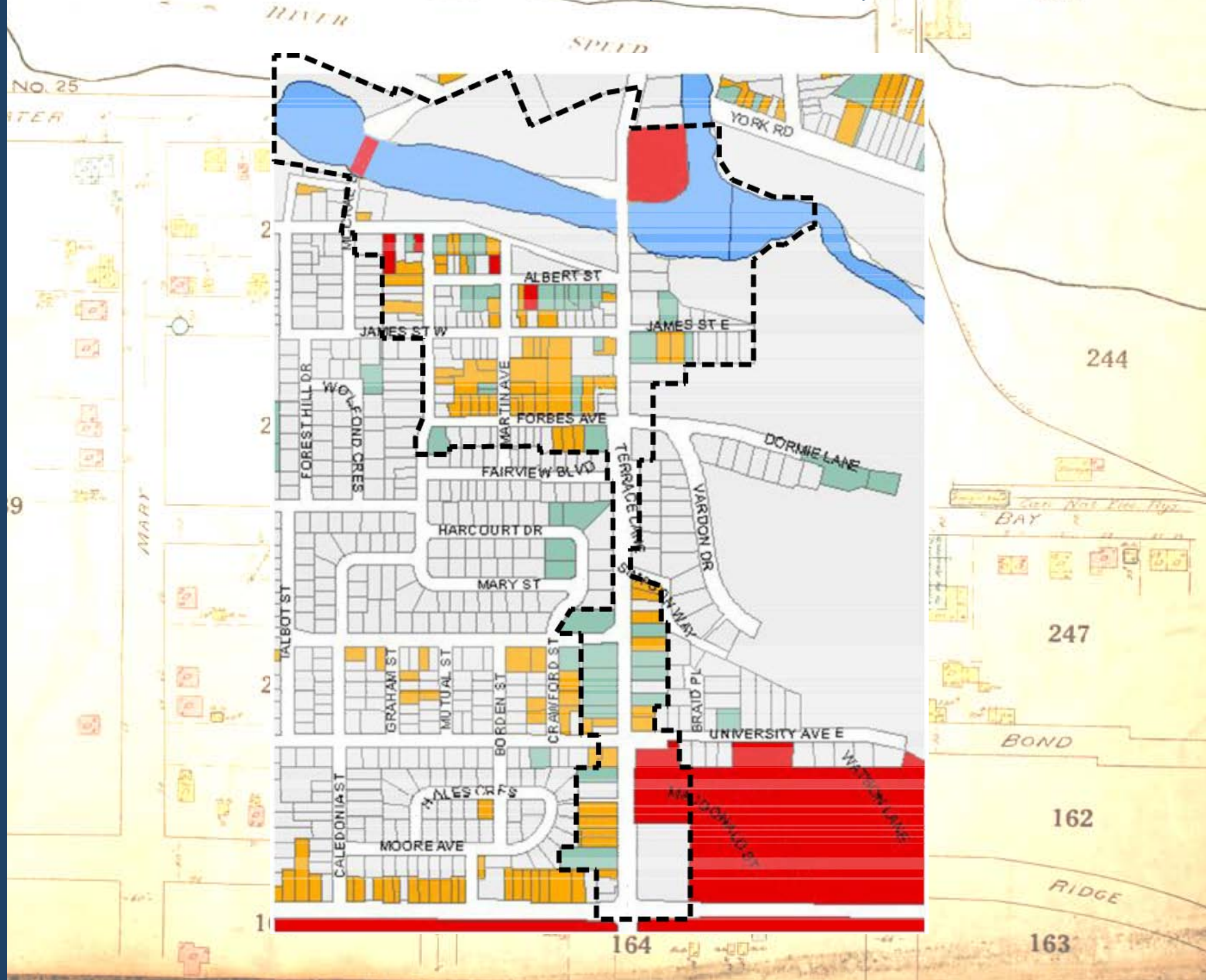




# Study Area



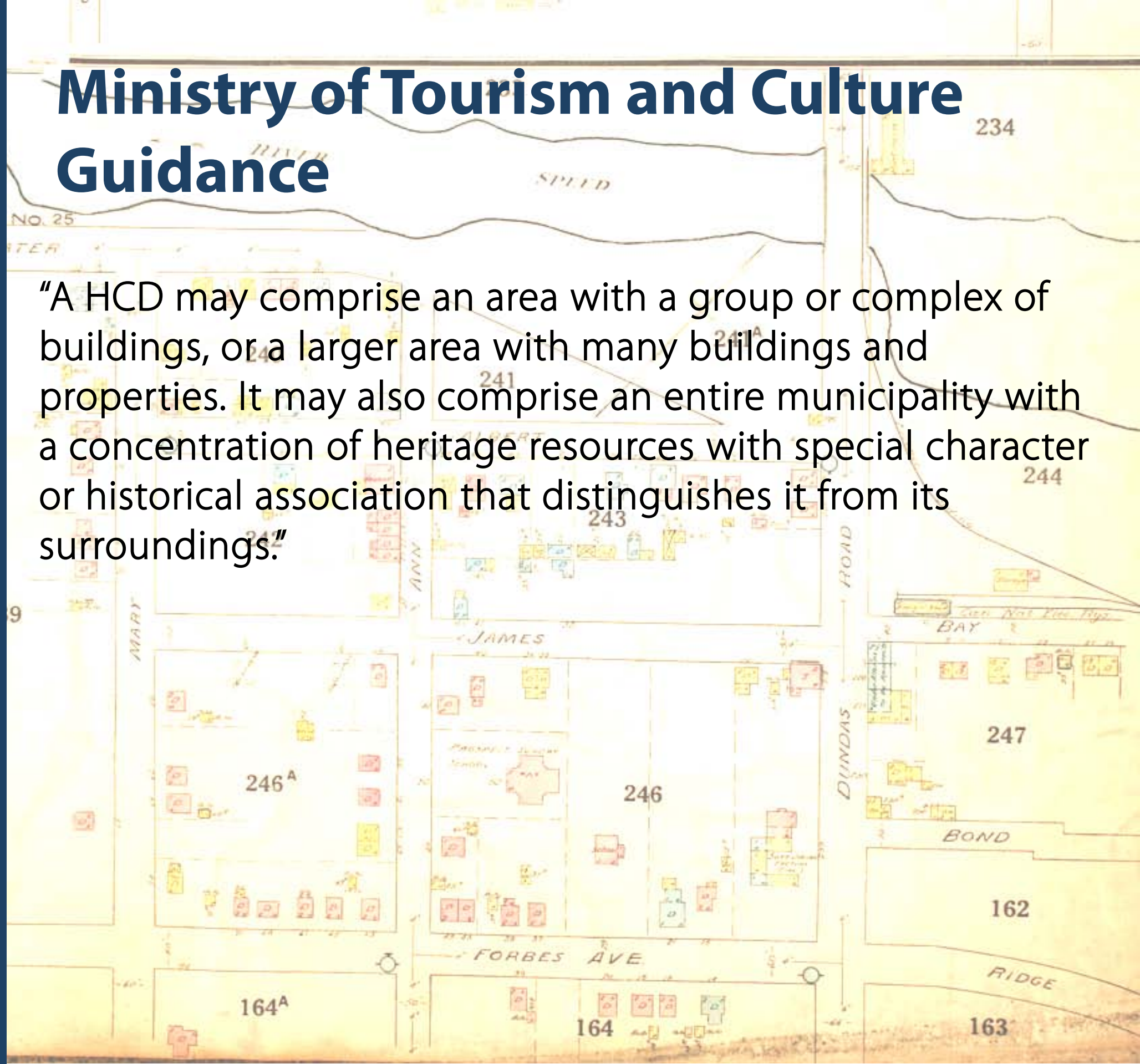
# Refined inventory study area





# Ministry of Tourism and Culture Guidance

"A HCD may comprise an area with a group or complex of buildings, or a larger area with many buildings and properties. It may also comprise an entire municipality with a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings."





# Ontario Heritage Act Requirements

## PART V: HERITAGE CONSERVATION DISTRICT SCOPE OF STUDY

40 (2) A study under subsection (1) shall,

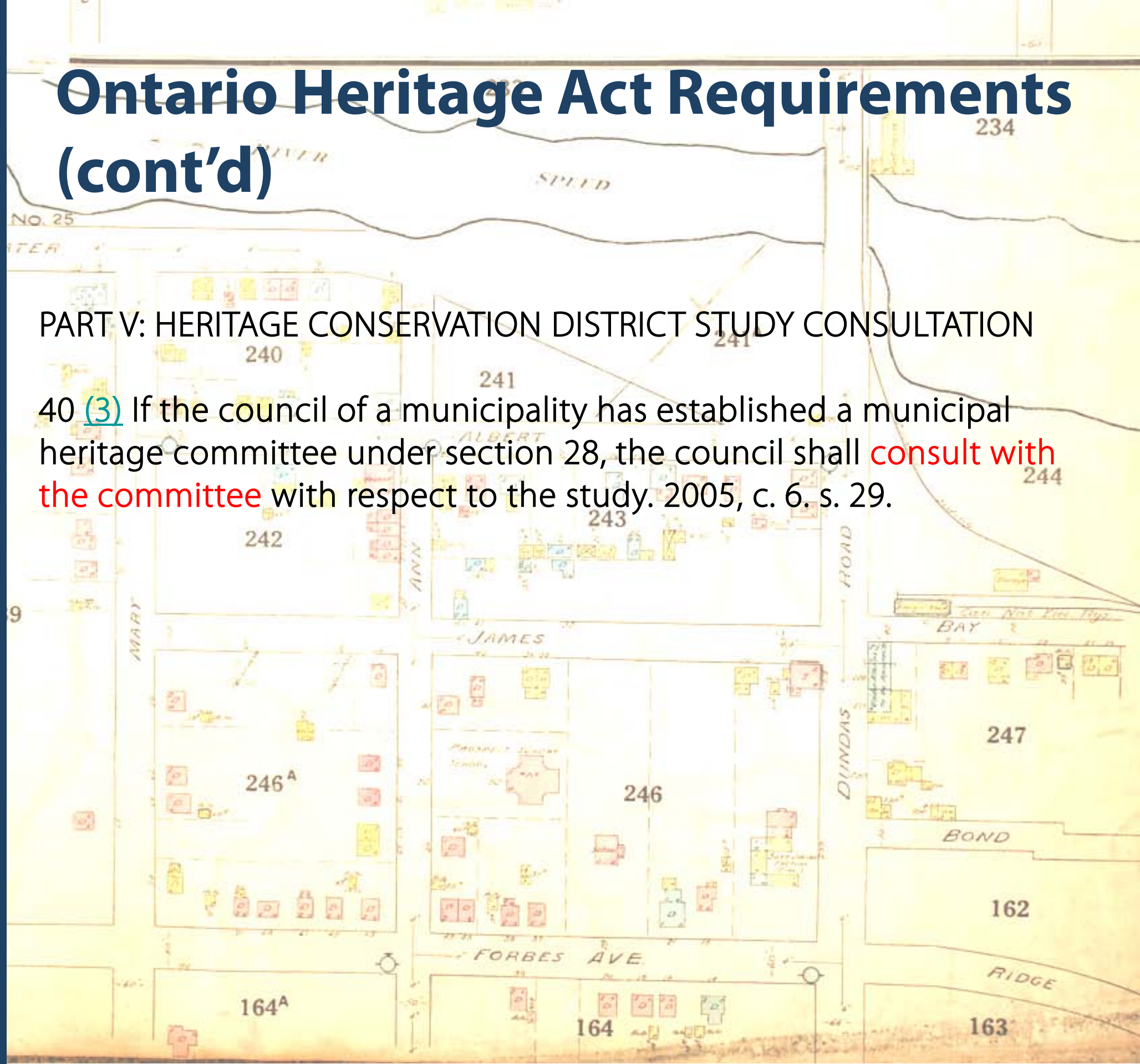
- a) examine the **character and appearance** of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;
- b) examine and make recommendations as to the geographic **boundaries** of the area to be designated;
- c) consider and make recommendations as to the **objectives of the designation** and the **content** of the heritage conservation district plan required under section 41.1;
- d) make recommendations 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**. 2005, c. 6. s. 29.



# Ontario Heritage Act Requirements (cont'd)

## PART V: HERITAGE CONSERVATION DISTRICT STUDY CONSULTATION

40 (3) If the council of a municipality has established a municipal heritage committee under section 28, the council shall **consult with the committee** with respect to the study. 2005, c. 6. s. 29.





# Ontario Heritage Act Requirements (cont'd)

## PART V: HERITAGE CONSERVATION DISTRICT PLAN CONTENT

- 41.1 (5) A heritage conservation district plan shall include,
- a) a statement of the **objectives to be achieved** in designating the area as a heritage conservation district;
  - b) a statement explaining the **cultural heritage value or interest** of the heritage conservation **district**;
  - c) a description of the **heritage attributes** of the heritage conservation district and of properties in the district;
  - d) policy statements, **guidelines and procedures** for achieving the stated objectives and managing change in the heritage conservation district; and
  - e) a description of **the alterations or classes of alterations** that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.



# Ontario Heritage Act Requirements (cont'd)

## PART V: HERITAGE CONSERVATION DISTRICT PLAN CONSULTATION

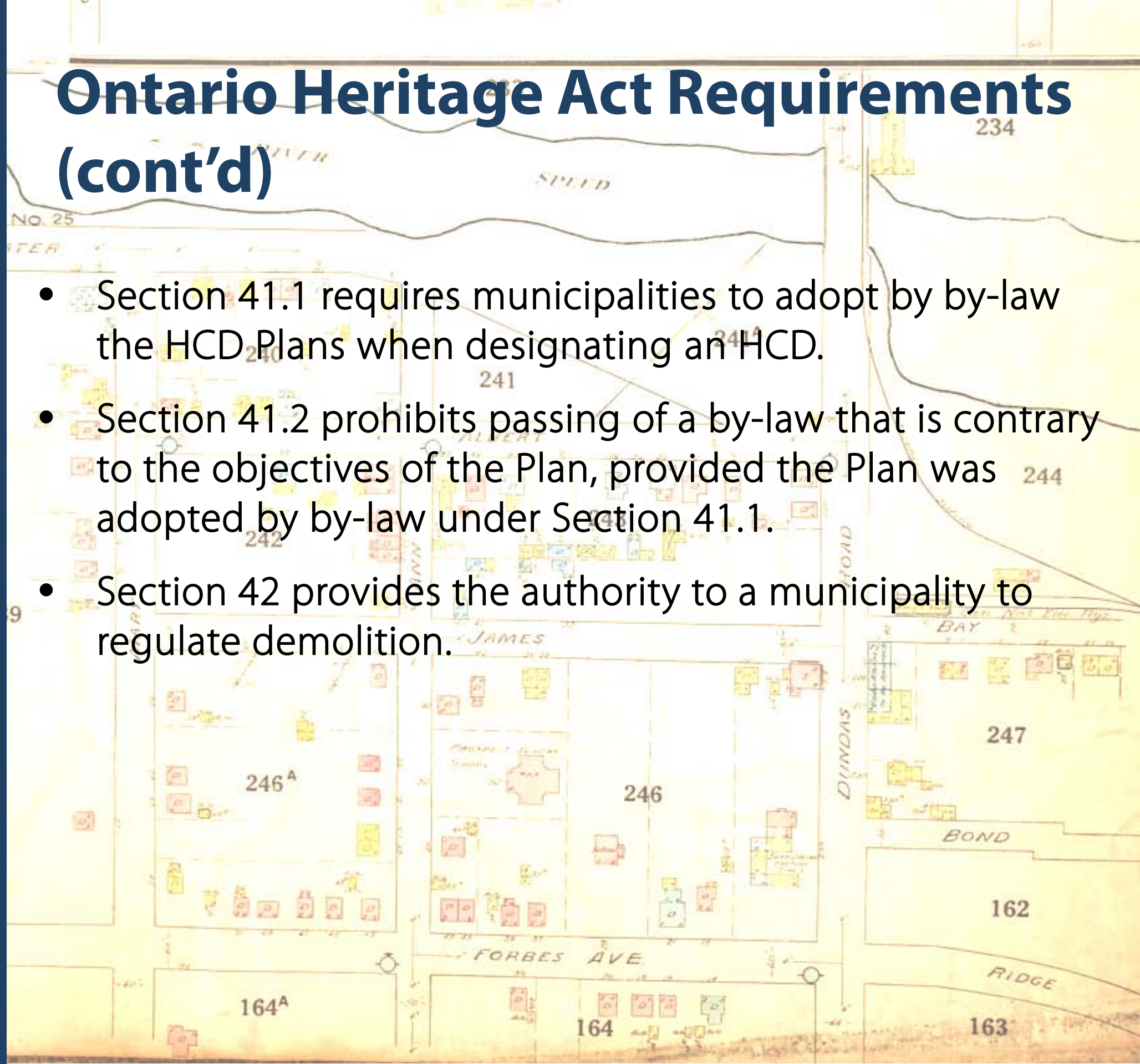
41.1 (6) Before a by-law adopting a heritage conservation district plan is made by the council of a municipality under subsection 41 (1) or under subsection (2), the council shall ensure that,

- a) **information** relating to the proposed heritage conservation district plan, including a copy of the plan, is made **available** to the **public**;
- b) at least **one public meeting** is held with respect to the proposed heritage conservation district plan; and
- c) if the council of the municipality has established a municipal heritage committee under section 28, the **committee is consulted** with respect to the proposed heritage conservation district plan. 2005, c. 6, s. 31.



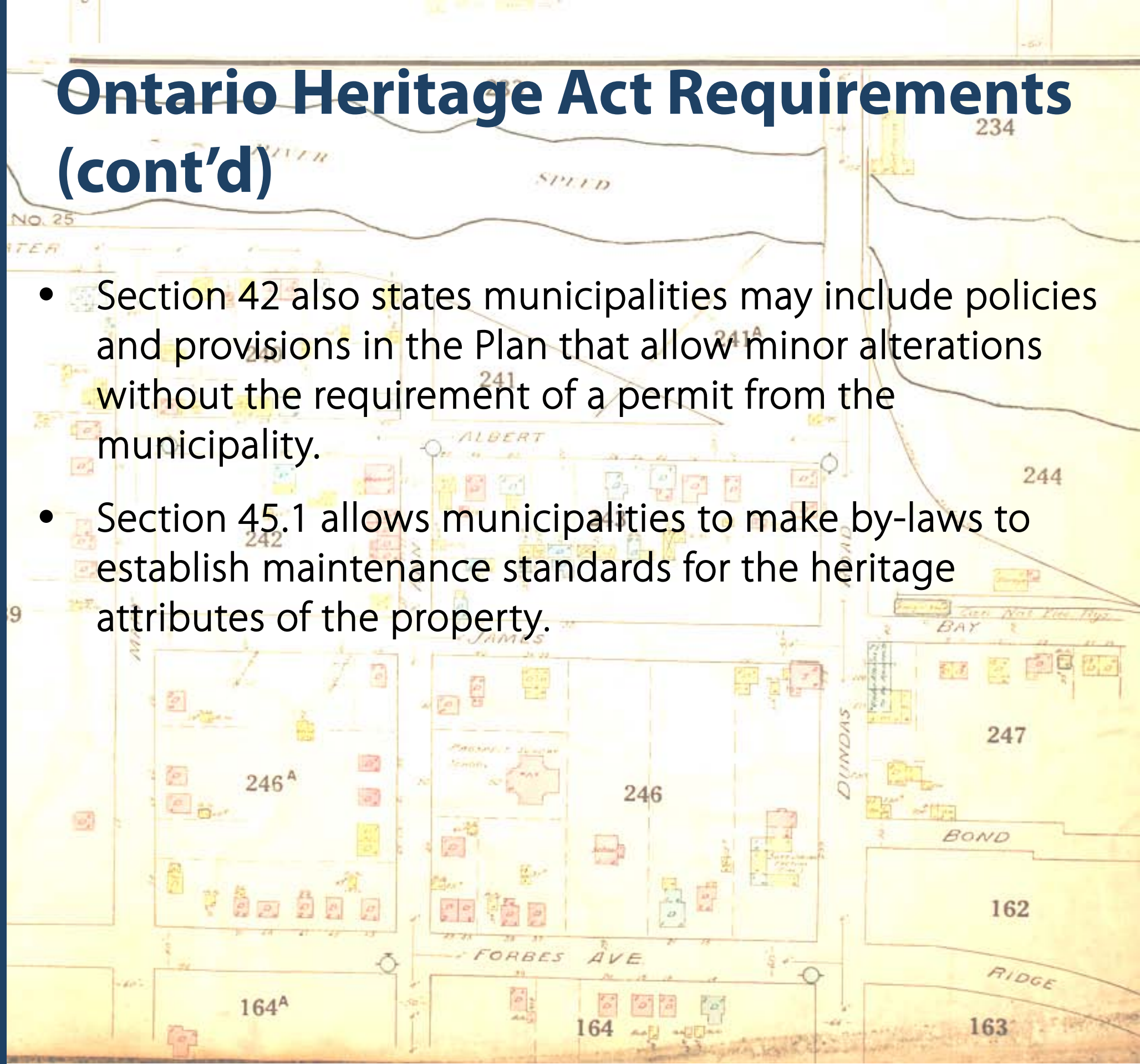
# Ontario Heritage Act Requirements (cont'd)

- Section 41.1 requires municipalities to adopt by by-law the HCD Plans when designating an HCD.
- Section 41.2 prohibits passing of a by-law that is contrary to the objectives of the Plan, provided the Plan was adopted by by-law under Section 41.1.
- Section 42 provides the authority to a municipality to regulate demolition.



# Ontario Heritage Act Requirements (cont'd)

- Section 42 also states municipalities may include policies and provisions in the Plan that allow minor alterations without the requirement of a permit from the municipality.
- Section 45.1 allows municipalities to make by-laws to establish maintenance standards for the heritage attributes of the property.





# Work Plan Summary

- Work is proceeding under Council direction.
- Incorporates a 2-stage process: HCD Study and HCD Plan and Guidelines.
- HCD Study examines what makes an area or place special.
- Council determines after Study whether to proceed to Plan stage.
- HCD Plan and guidelines provides framework for managing the special attributes of that area or place.
- Includes effective public consultation and engagement program and ongoing communications with City Staff, and public groups.



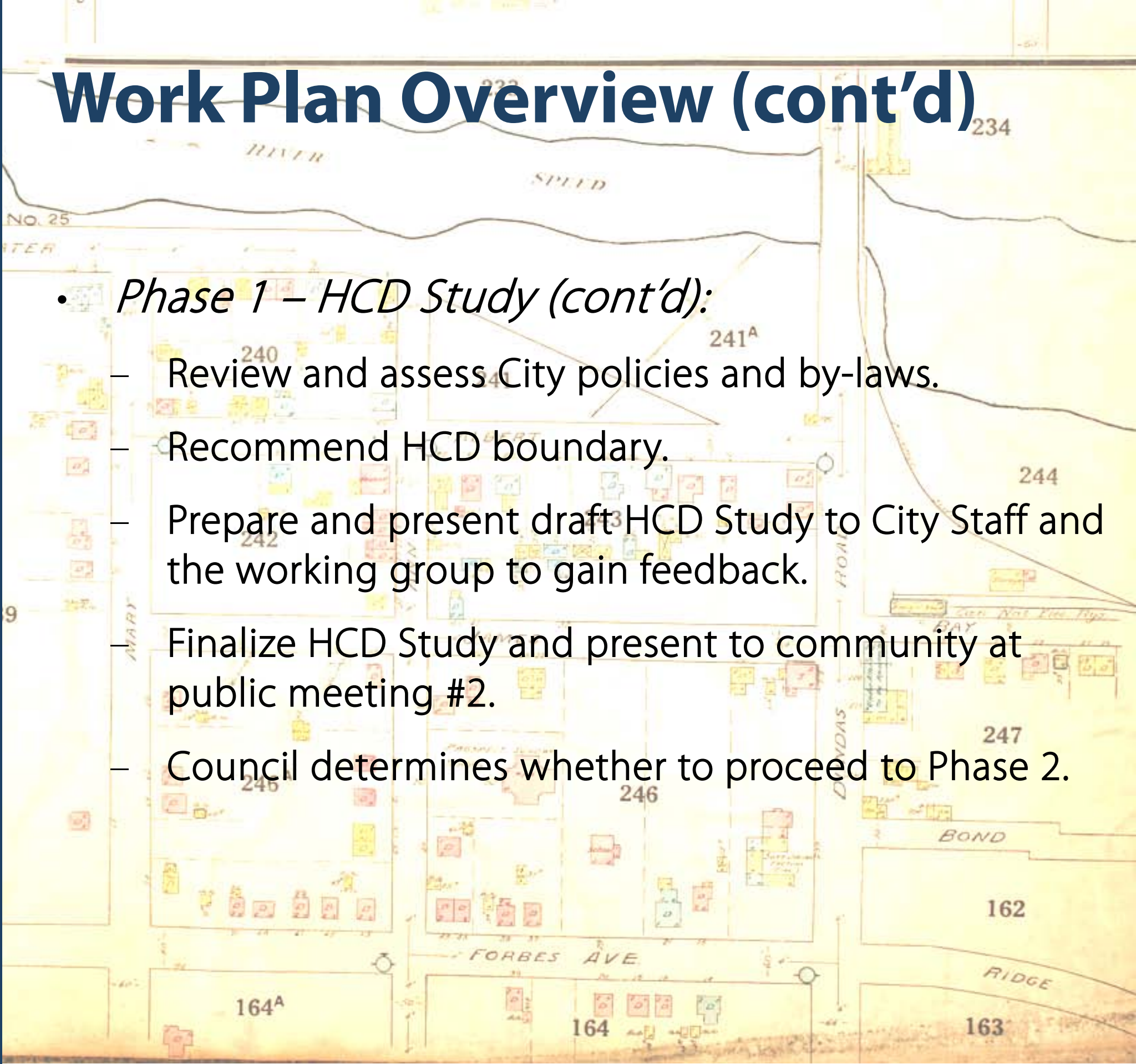
# Work Plan Overview (cont'd)

- *Phase 1 – HCD Study:*

- Meet with City Staff to discuss Phase 1 work and community engagement program.
- Engage with a working group of representatives.
- Hold a public meeting to introduce consultants and process (we are here).
- Circulate project newsletter and questionnaire survey to community and property owners.
- Complete historical research, evaluate building stock and landscapes within study area.
- Prepare documentation of heritage resources.



# Work Plan Overview (cont'd)

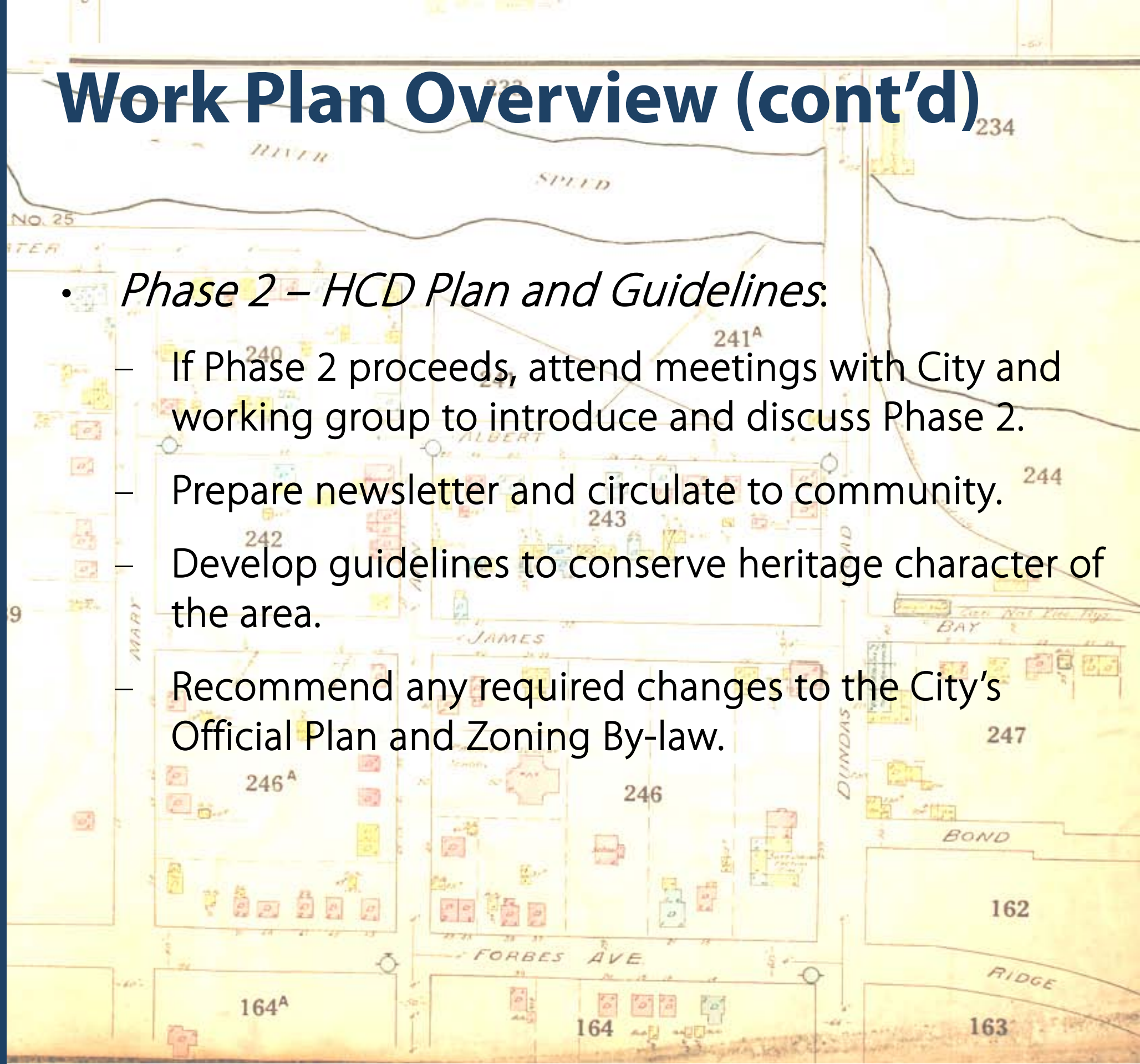
- 
- *Phase 1 – HCD Study (cont'd):*
    - Review and assess City policies and by-laws.
    - Recommend HCD boundary.
    - Prepare and present draft HCD Study to City Staff and the working group to gain feedback.
    - Finalize HCD Study and present to community at public meeting #2.
    - Council determines whether to proceed to Phase 2.



# Work Plan Overview (cont'd)

- *Phase 2 – HCD Plan and Guidelines:*

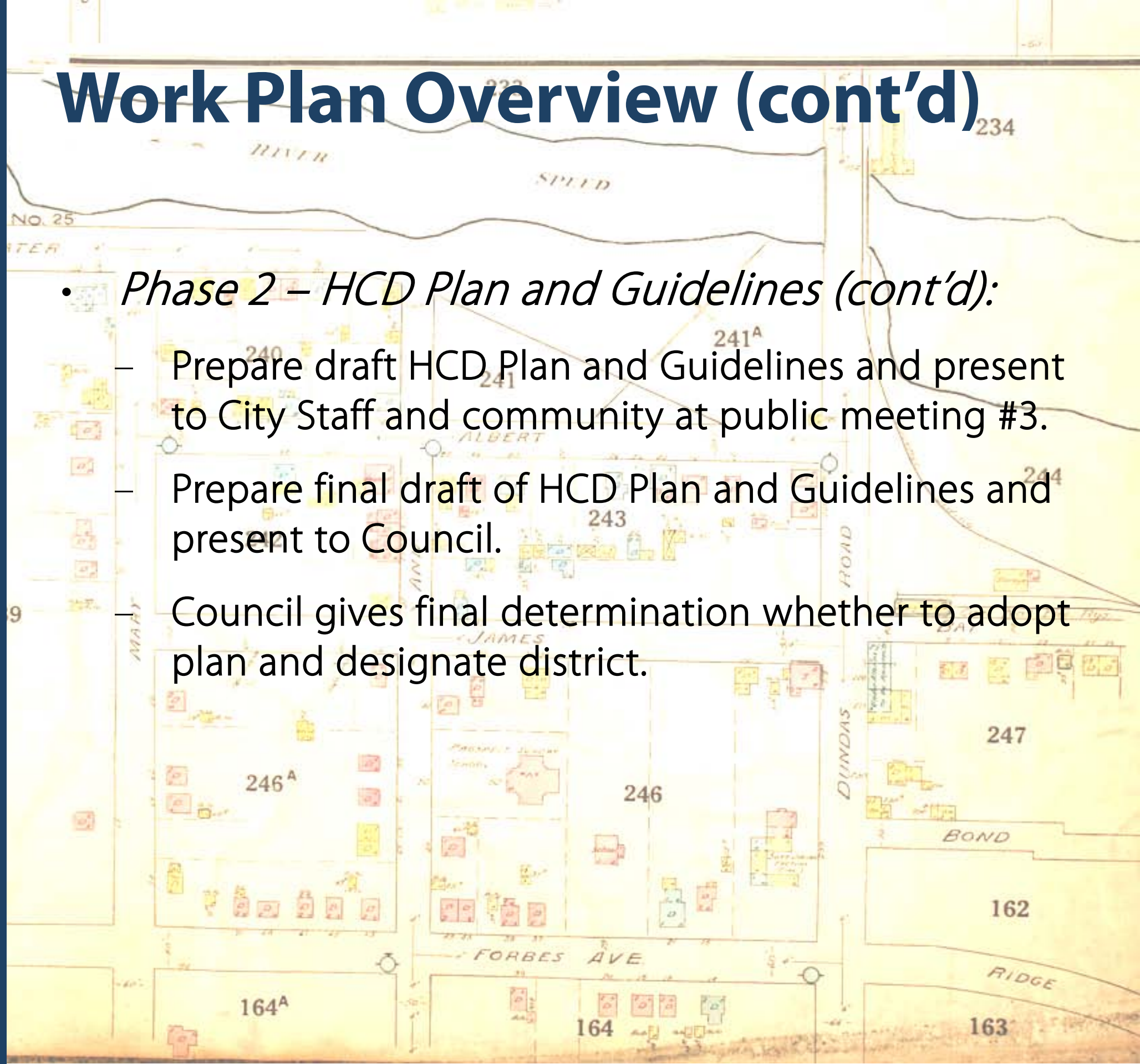
- If Phase 2 proceeds, attend meetings with City and working group to introduce and discuss Phase 2.
- Prepare newsletter and circulate to community.
- Develop guidelines to conserve heritage character of the area.
- Recommend any required changes to the City's Official Plan and Zoning By-law.





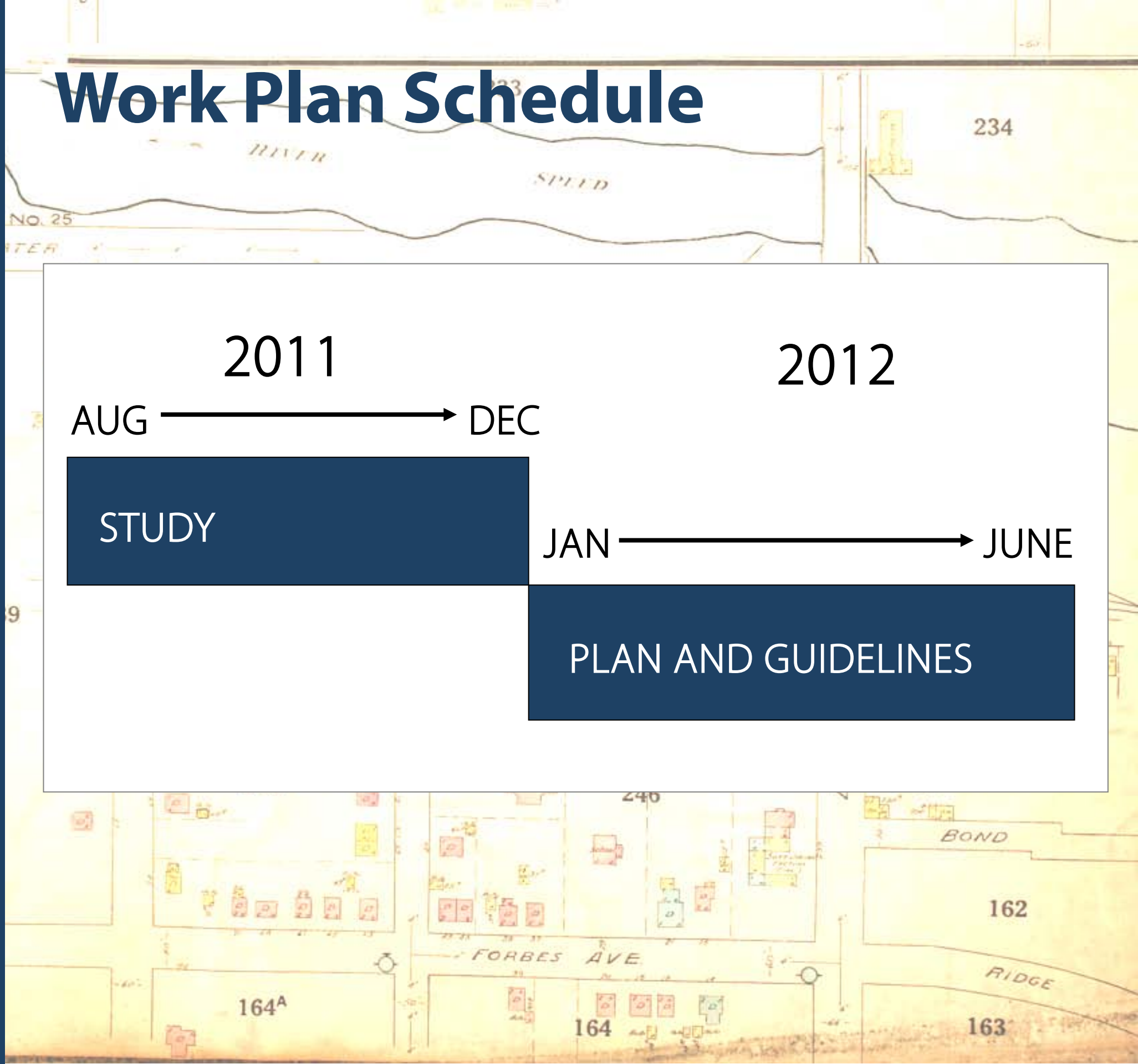
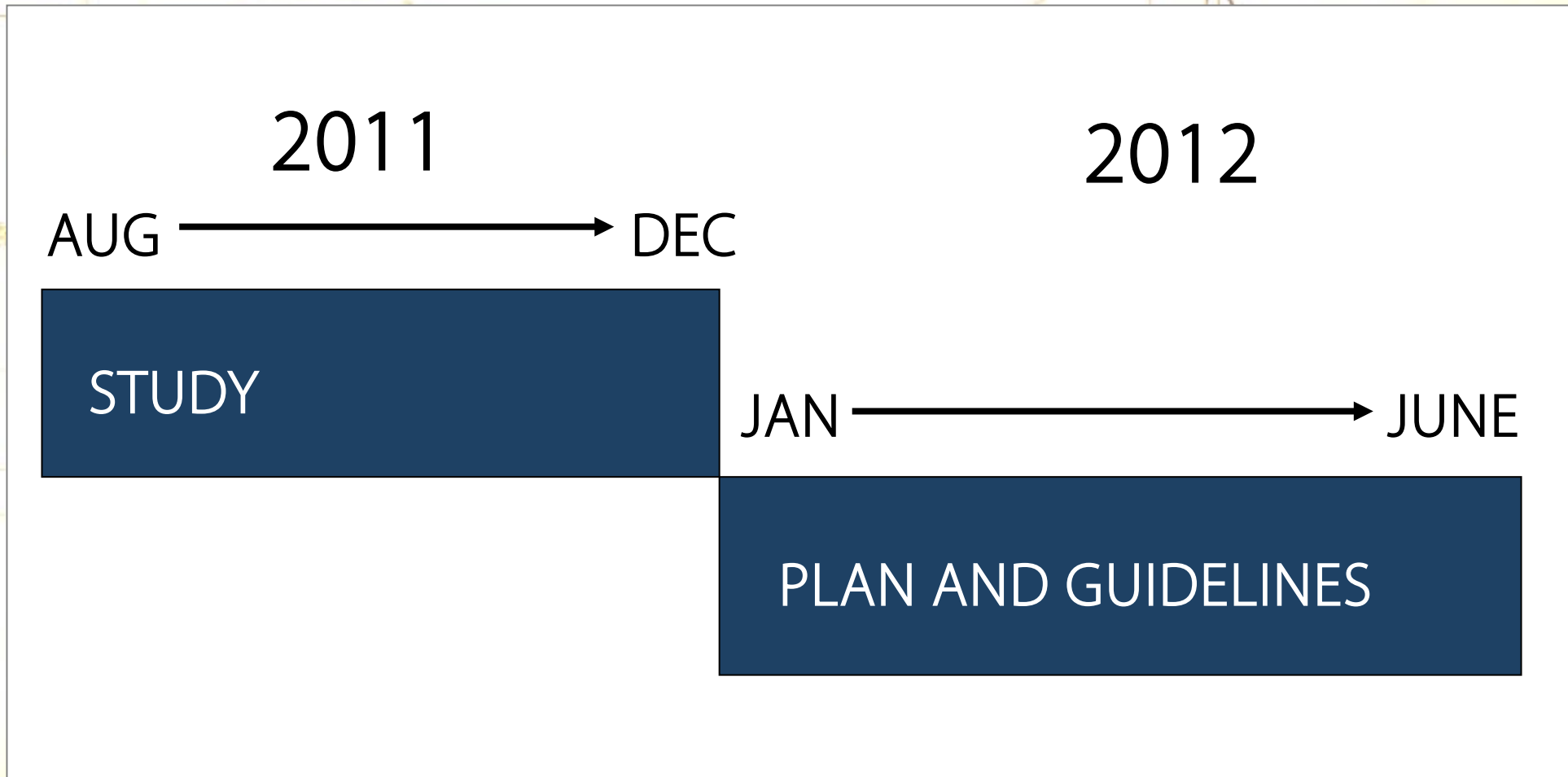
# Work Plan Overview (cont'd)

- *Phase 2 – HCD Plan and Guidelines (cont'd):*
  - Prepare draft HCD Plan and Guidelines and present to City Staff and community at public meeting #3.
  - Prepare final draft of HCD Plan and Guidelines and present to Council.
  - Council gives final determination whether to adopt plan and designate district.





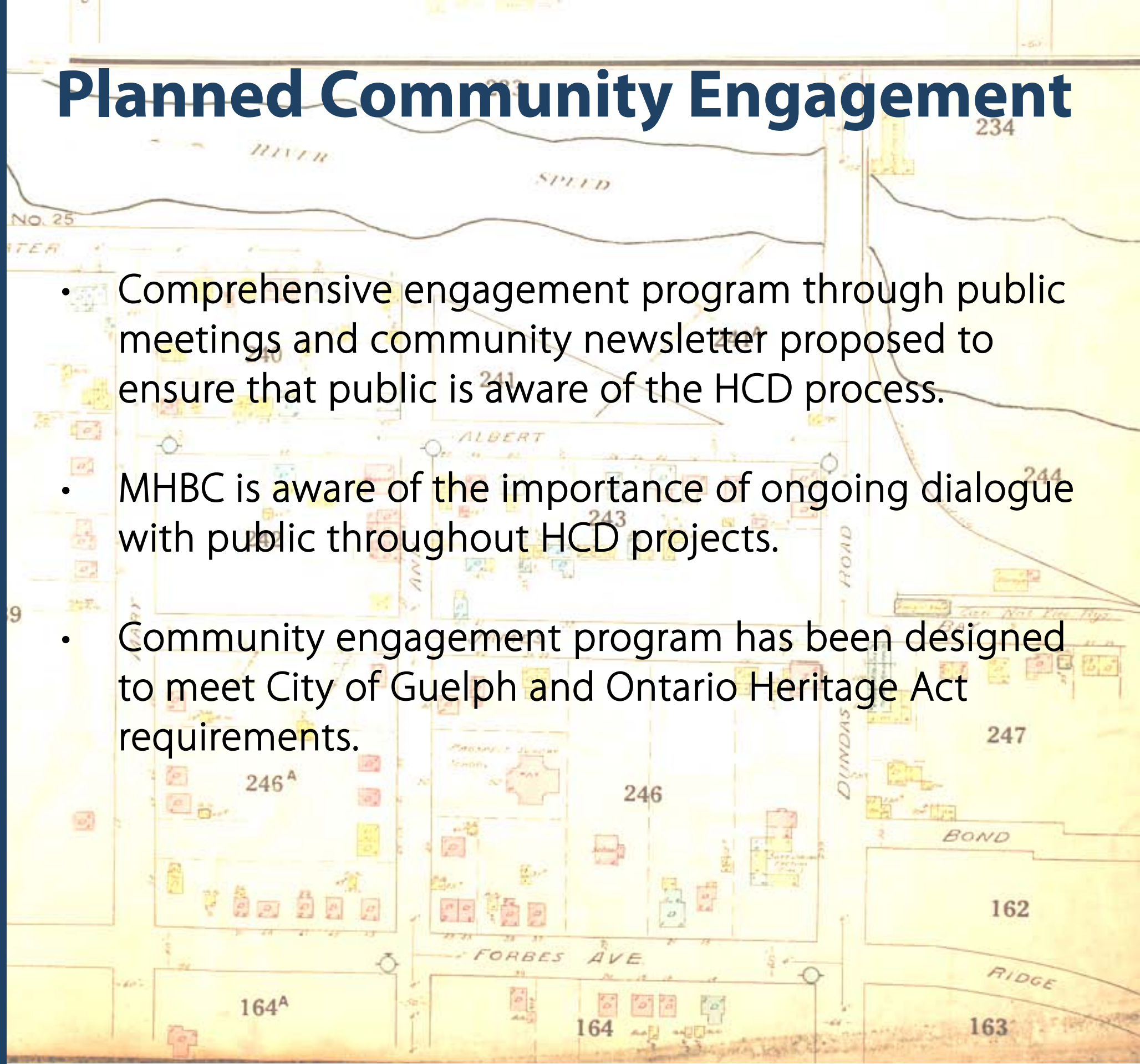
# Work Plan Schedule





# Planned Community Engagement

- Comprehensive engagement program through public meetings and community newsletter proposed to ensure that public is aware of the HCD process.
- MHBC is aware of the importance of ongoing dialogue with public throughout HCD projects.
- Community engagement program has been designed to meet City of Guelph and Ontario Heritage Act requirements.





# Findings to date

- Underlying topography: a glaciated landscape of Till Plain (College), outwash gravels creating slope to Speed (Gordon), and underfit or misfit streams of Speed and Eramosa on bedrock.
- Several historical themes of development include:
  - Transportation: road and bridges (1820s) and later rail (1890s Guelph Radial Railway and Toronto Suburban)
  - Milling and Peter Gow's use of the Speed River, with creation of mill pond, head race and tail race, mill and tannery (1850s)
  - Related residential use and workers' housing.



# Findings to date (cont'd)

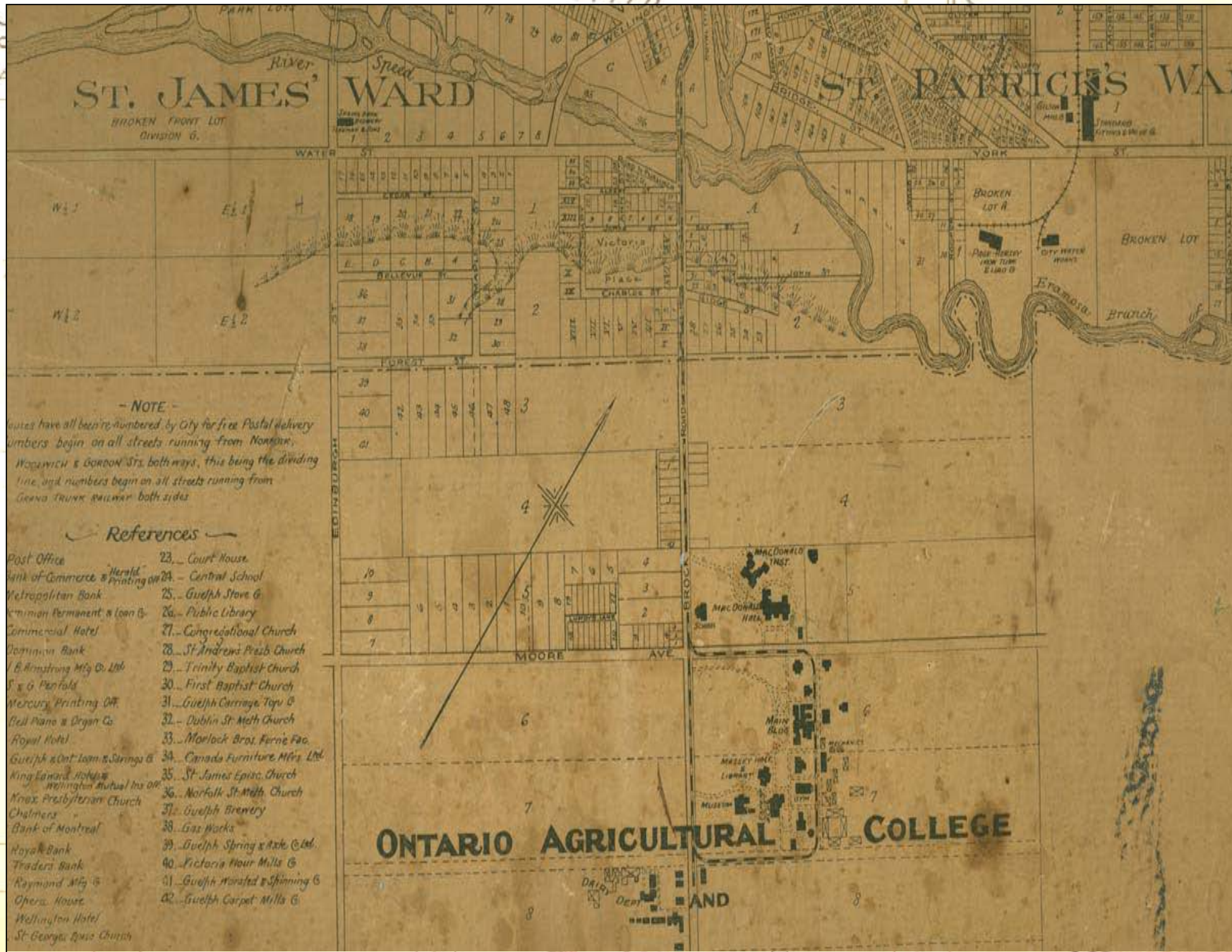
- Educational and institutional development, Ontario School of Agriculture (later Ontario Agricultural College) to south, and the Macdonald Consolidated School.
- Parks and recreation activities related to Speed River.
- Residential infill and suburban development (1930s onwards).
- Considerable variety and mix of spaces, buildings and architecture (1850s to present day): bridges, railway structures, schools, parks, commercial buildings and residences.

# 1860s





# 1908



233

234

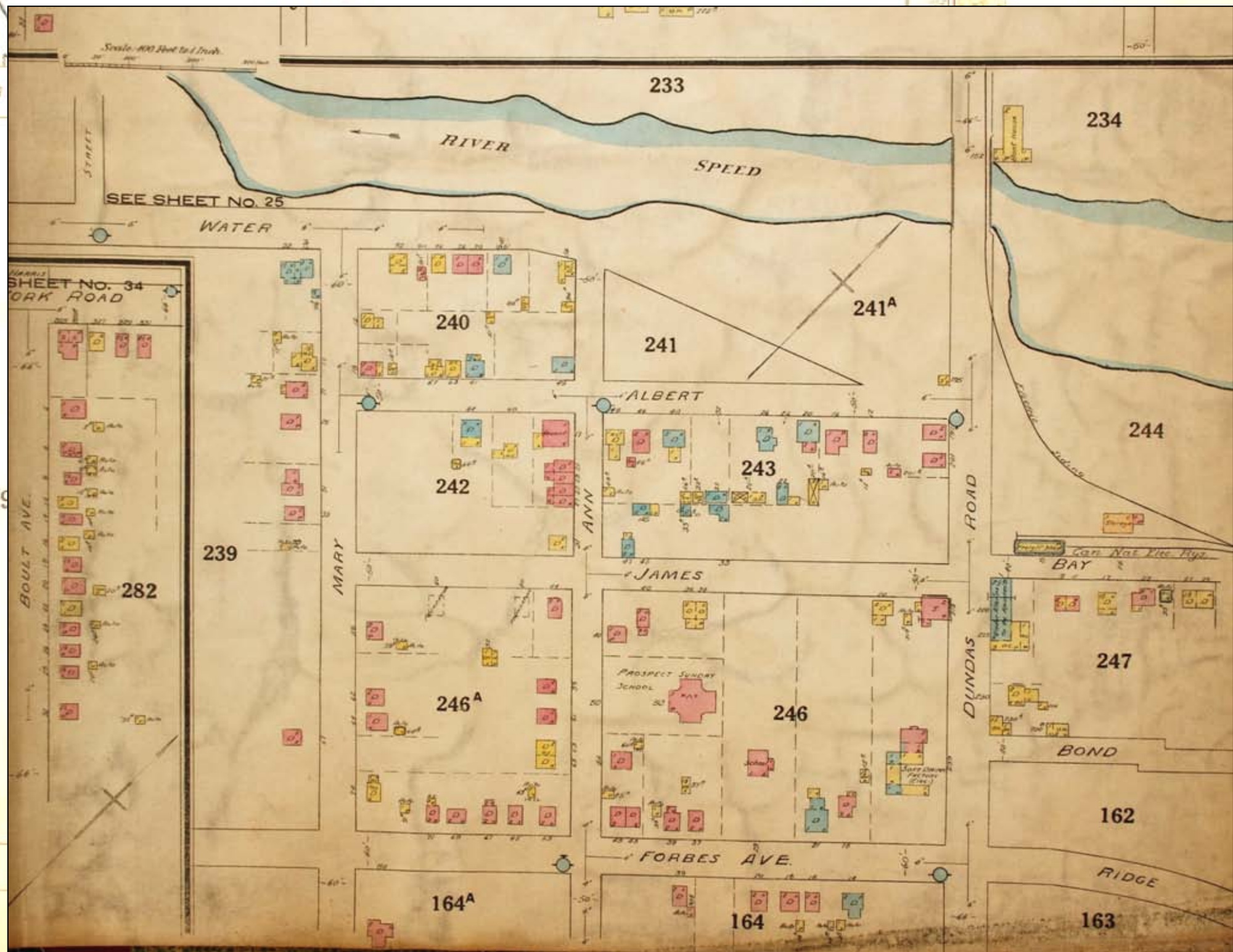
9

164

163



# 1920s



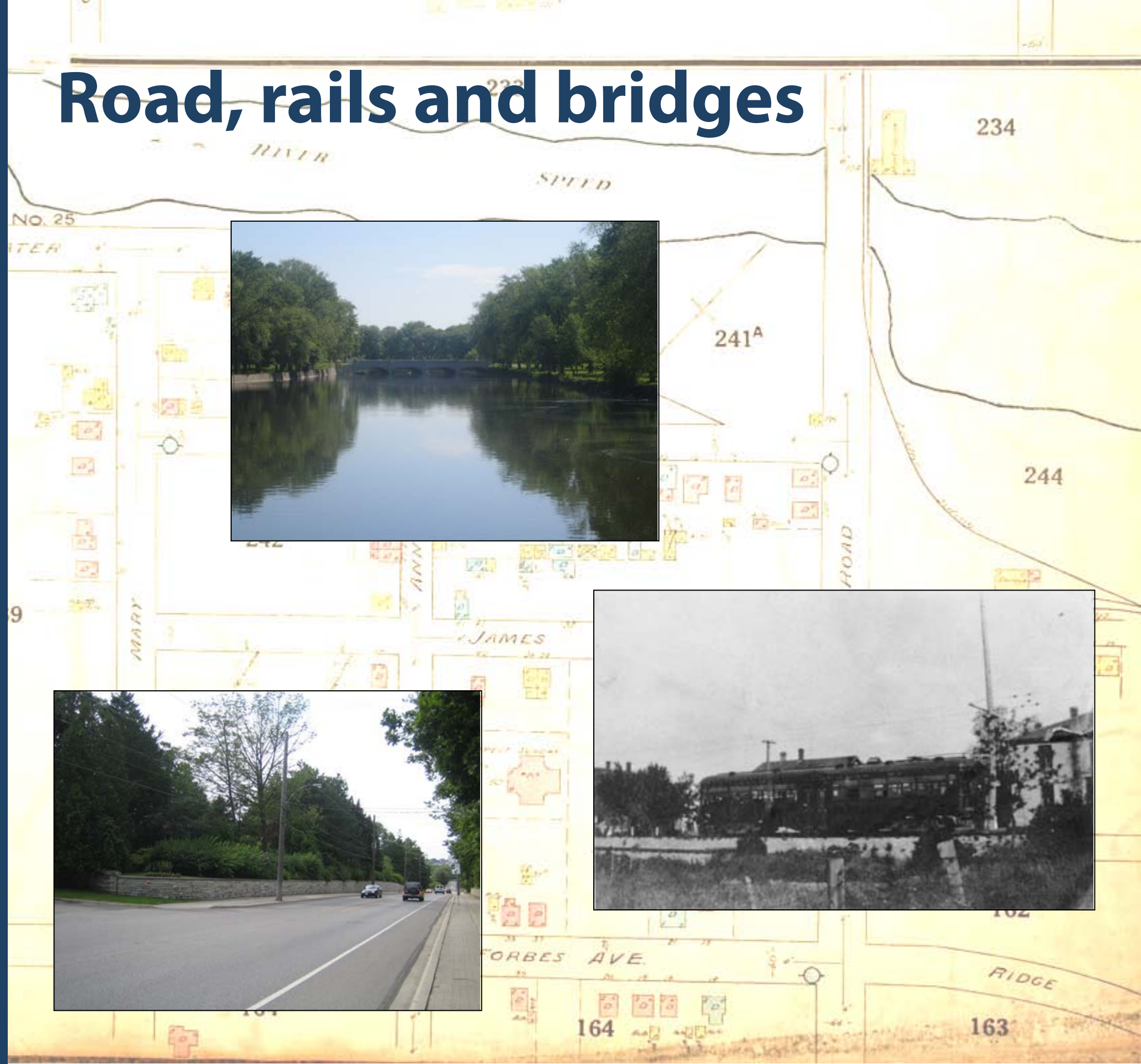
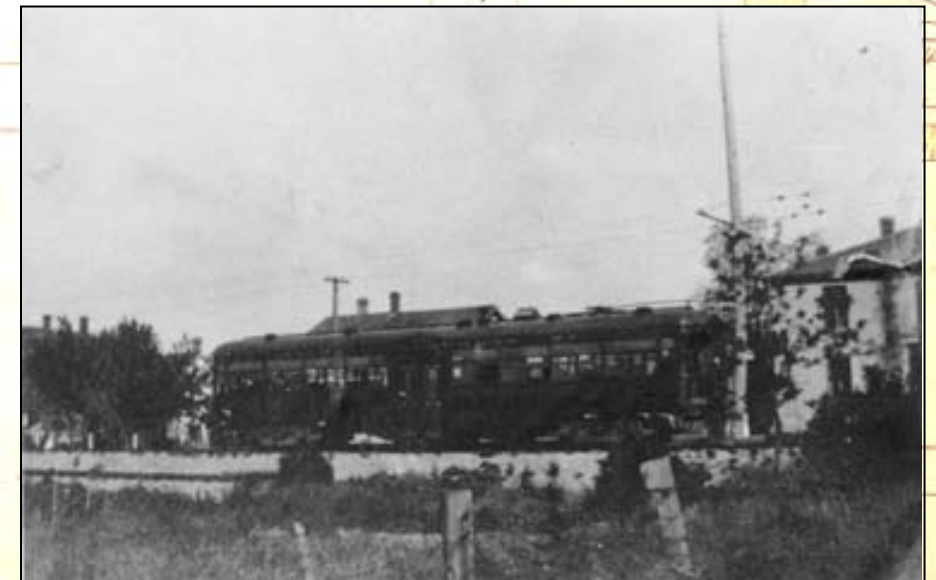


1940s



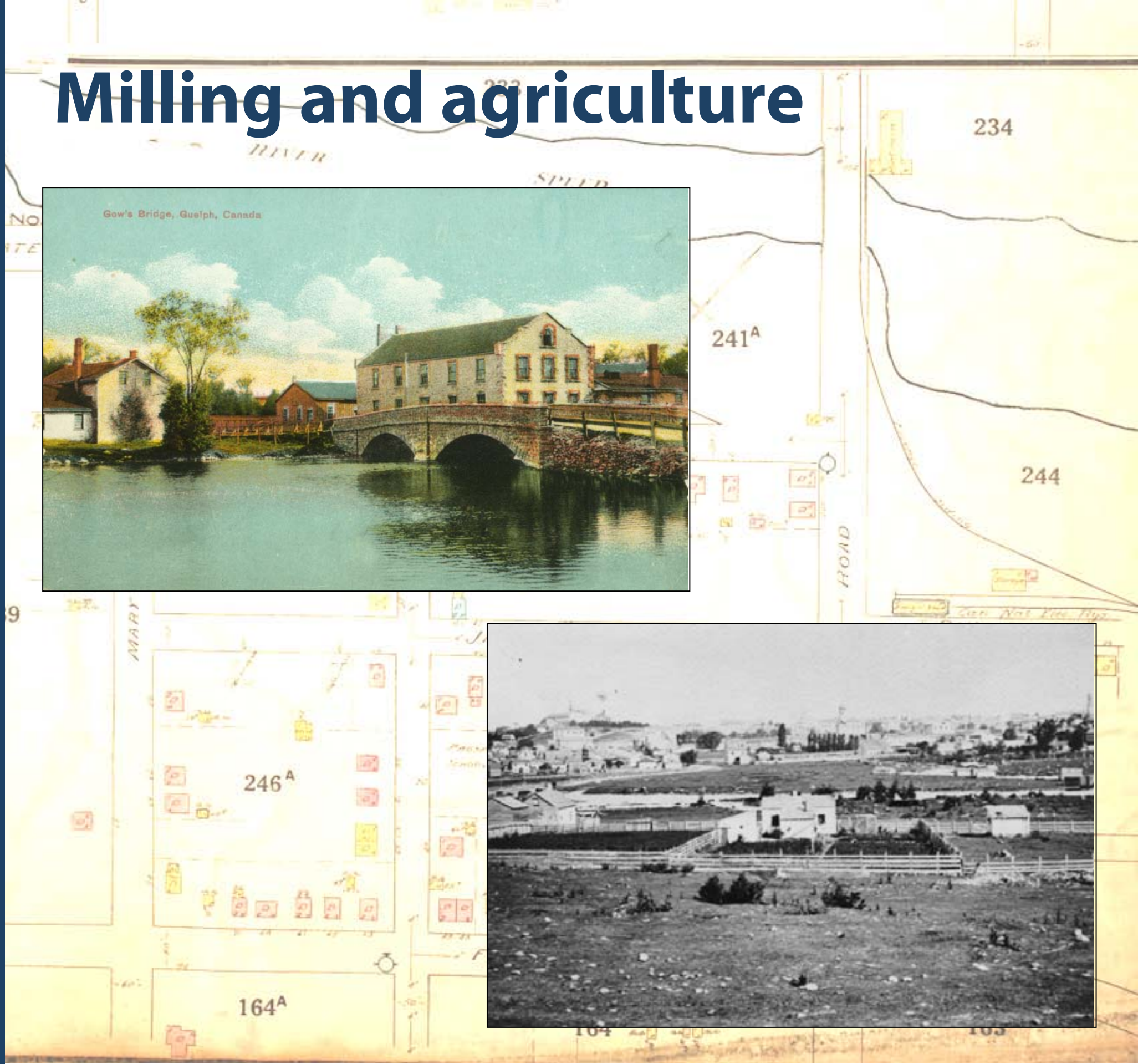


# Road, rails and bridges





# Milling and agriculture





# Schools and institutions

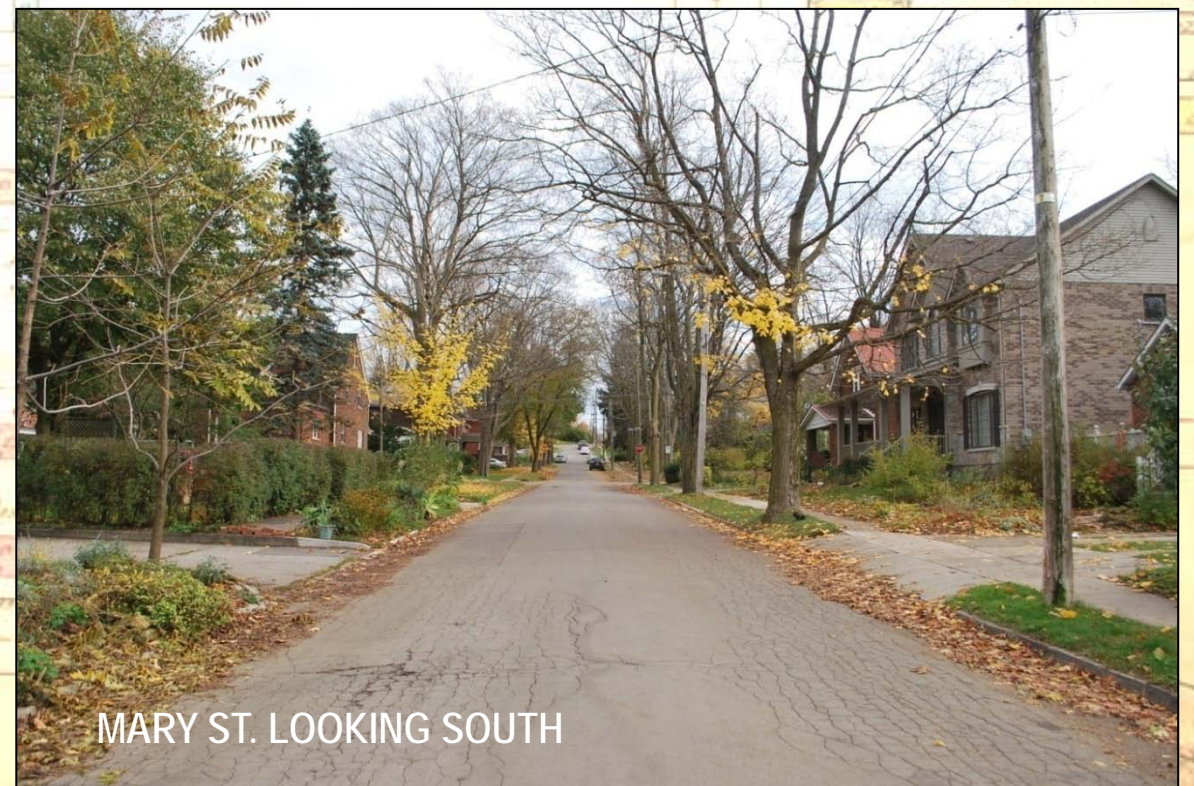
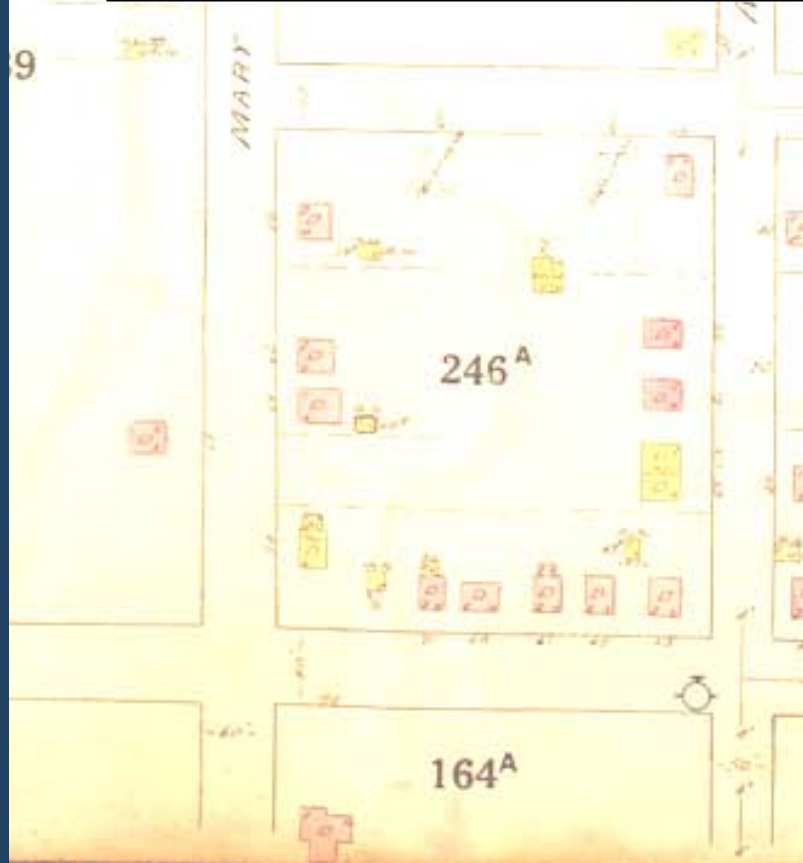
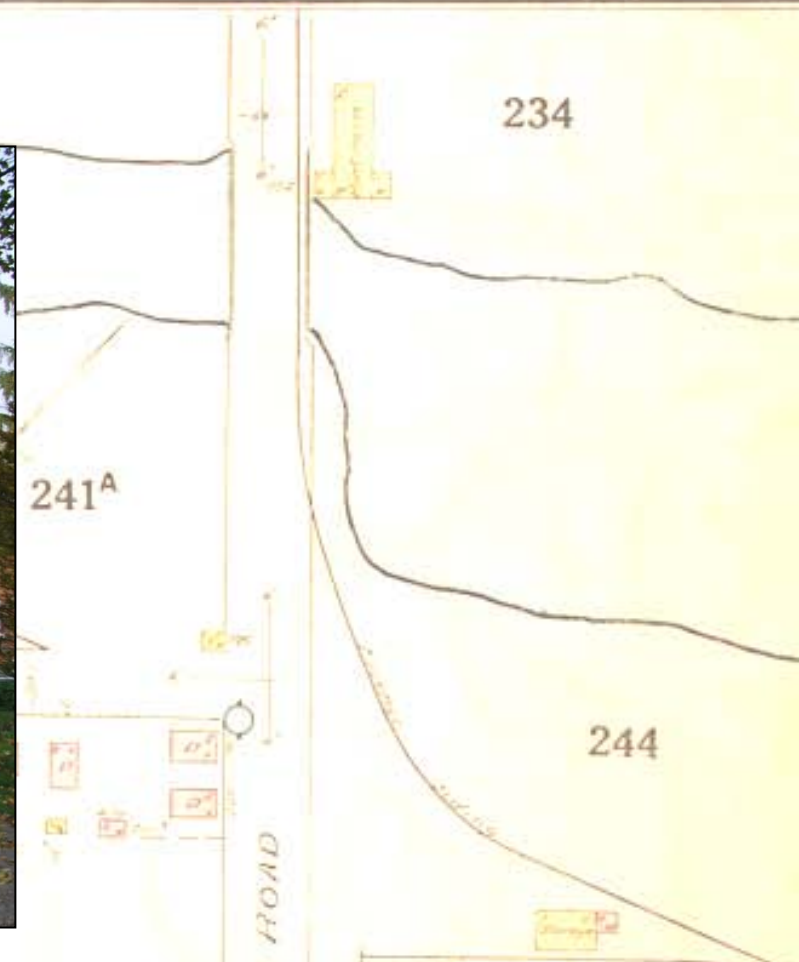




# Streetscapes



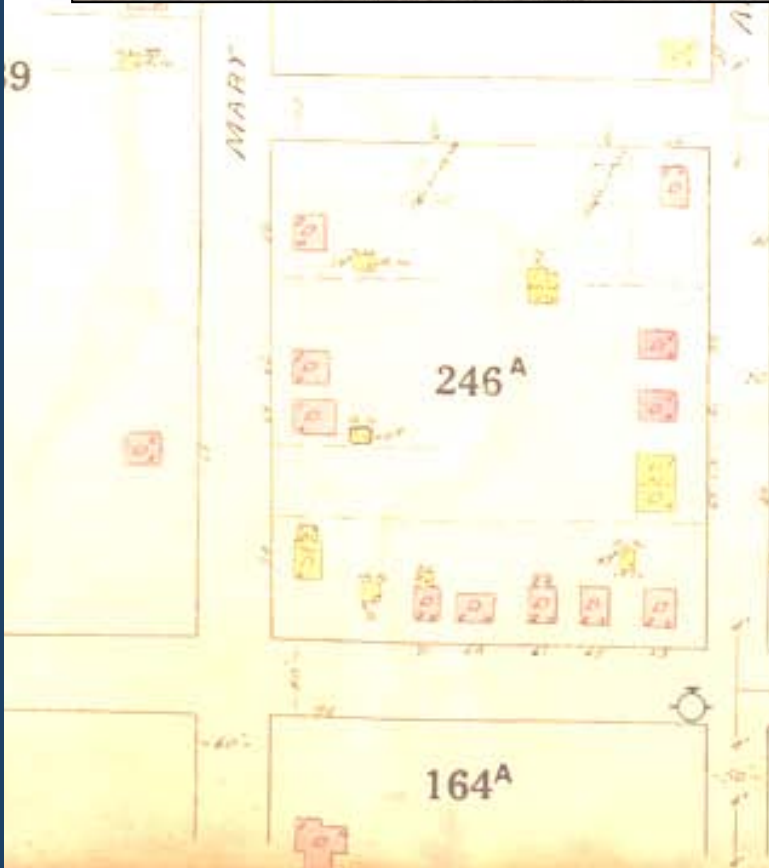
MARTIN AVE. LOOKING NORTH



MARY ST. LOOKING SOUTH



# Streetscapes

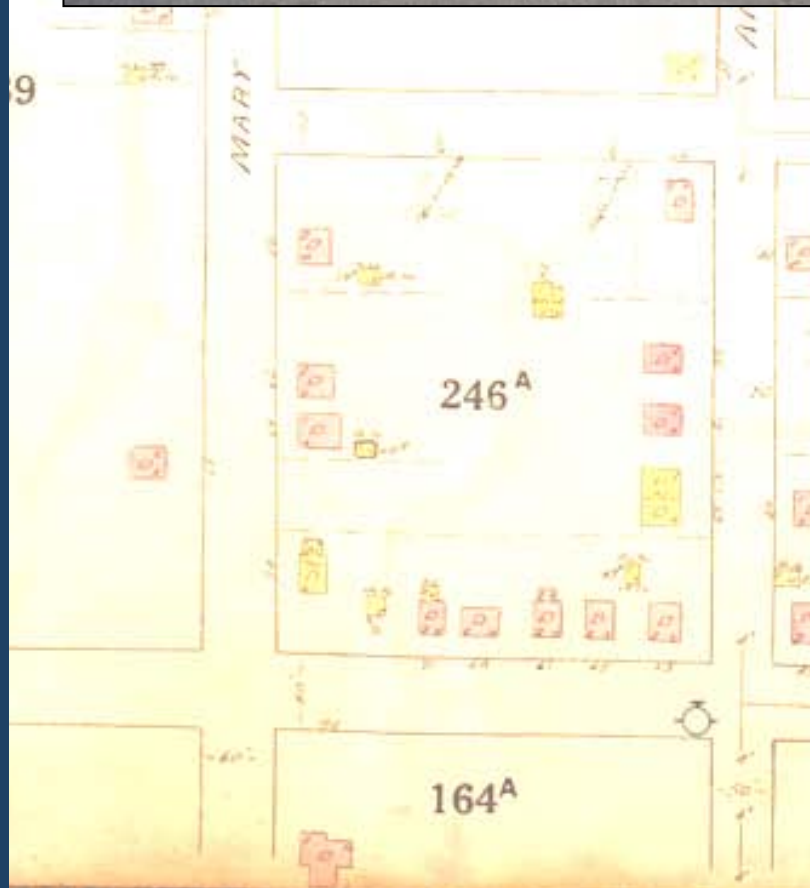




# Streetscapes



GORDON ST. LOOKING SOUTH



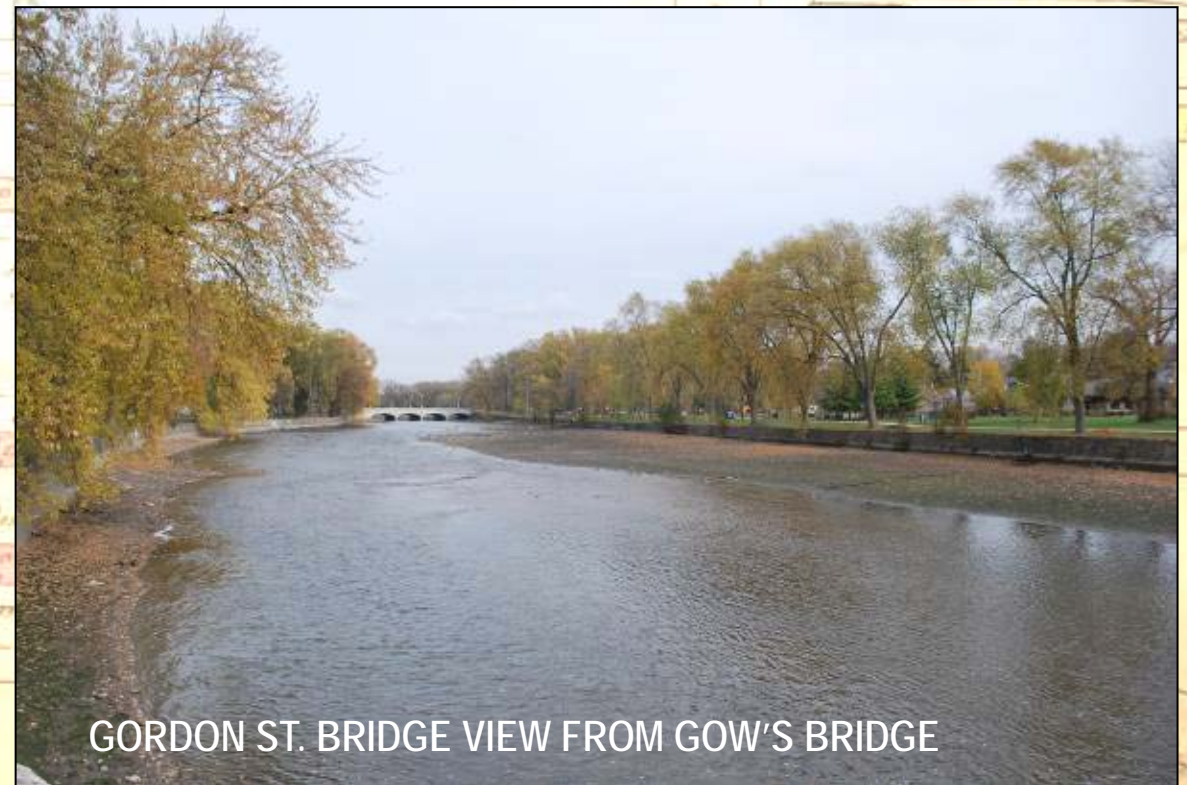
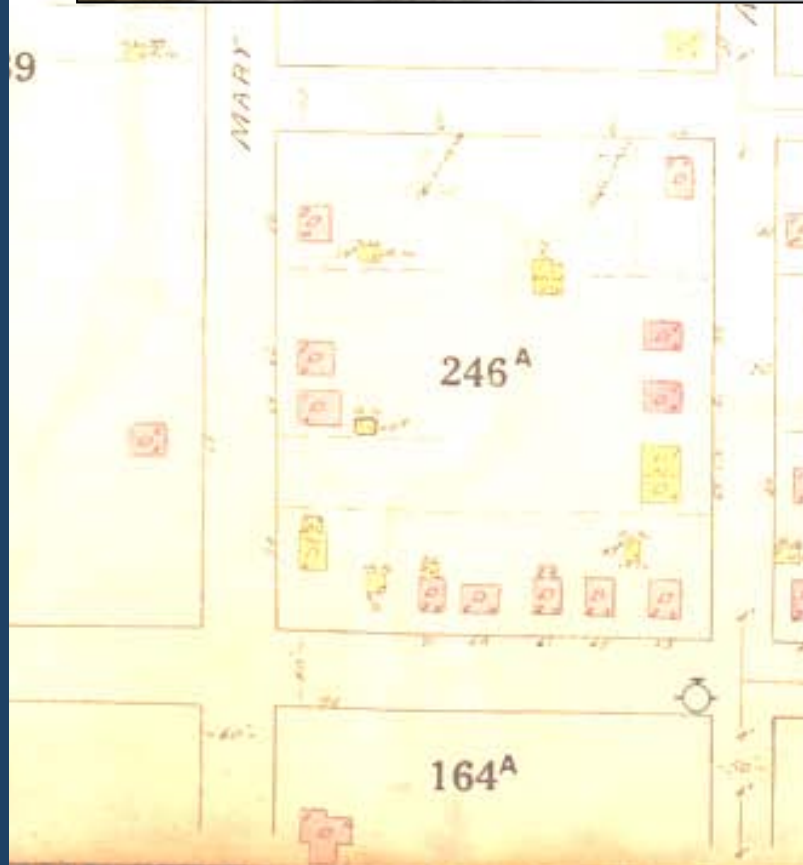
GORDON ST. LOOKING NORTH



# Riverscapes



GOW'S BRIDGE VIEW FROM GORDON ST.



GORDON ST. BRIDGE VIEW FROM GOW'S BRIDGE



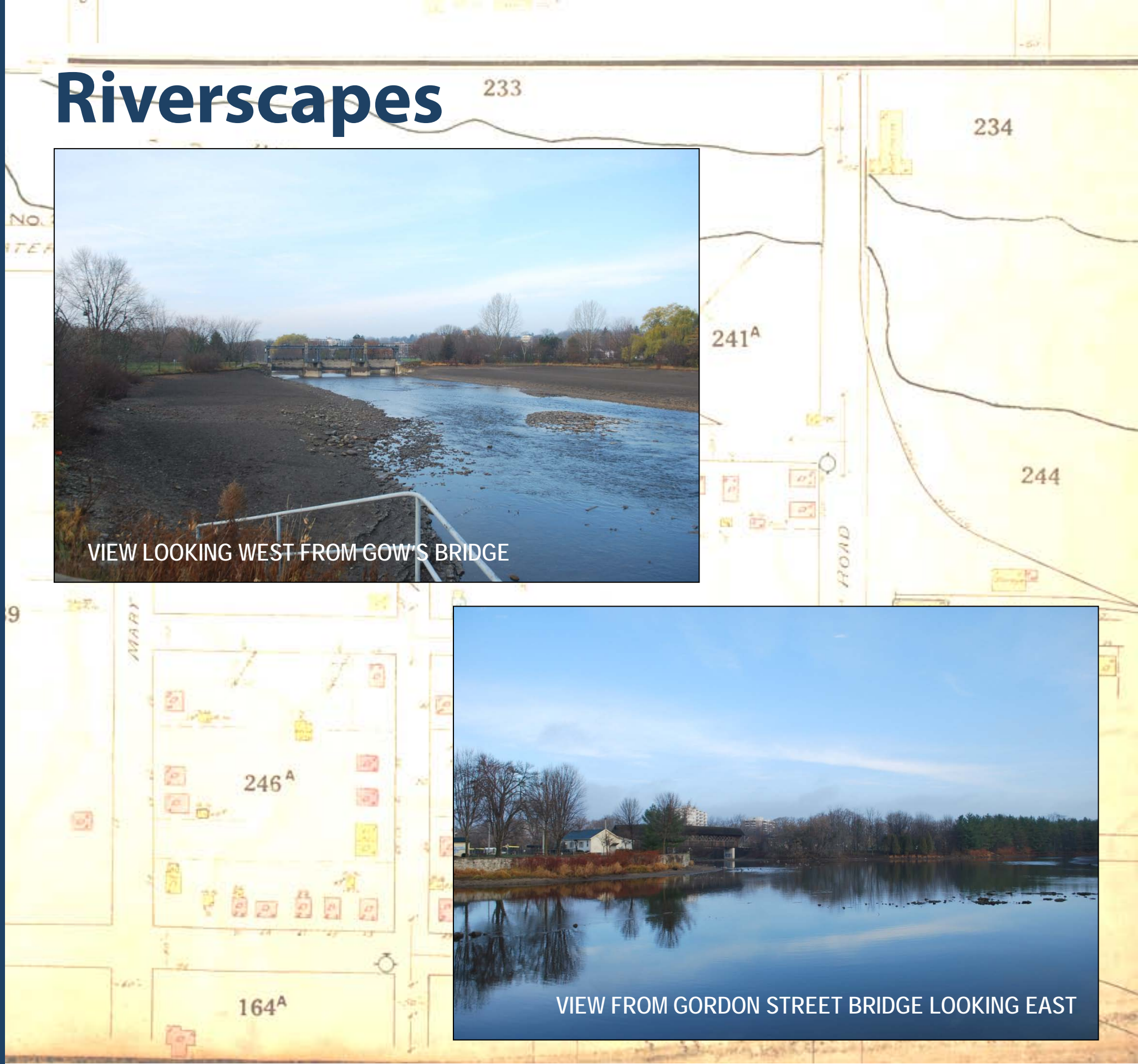
# Riverscapes



VIEW LOOKING WEST FROM GOW'S BRIDGE



VIEW FROM GORDON STREET BRIDGE LOOKING EAST





# Open space



233

234

241<sup>A</sup>

244

ROAD

9

MARY

246<sup>A</sup>

164<sup>A</sup>

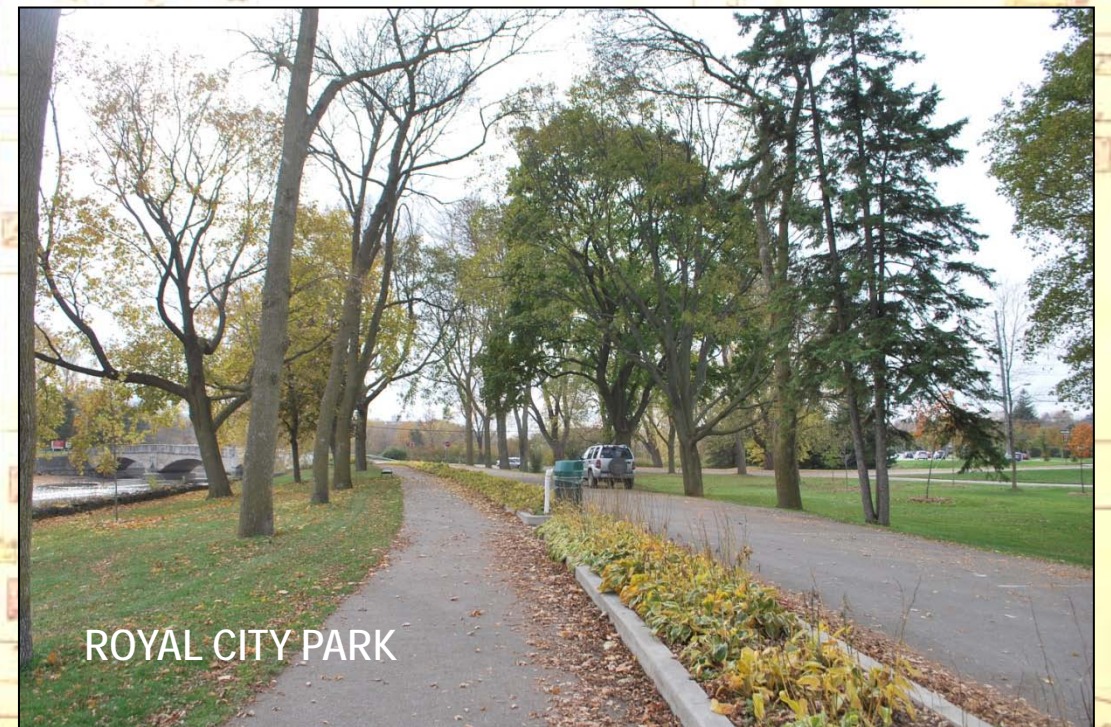


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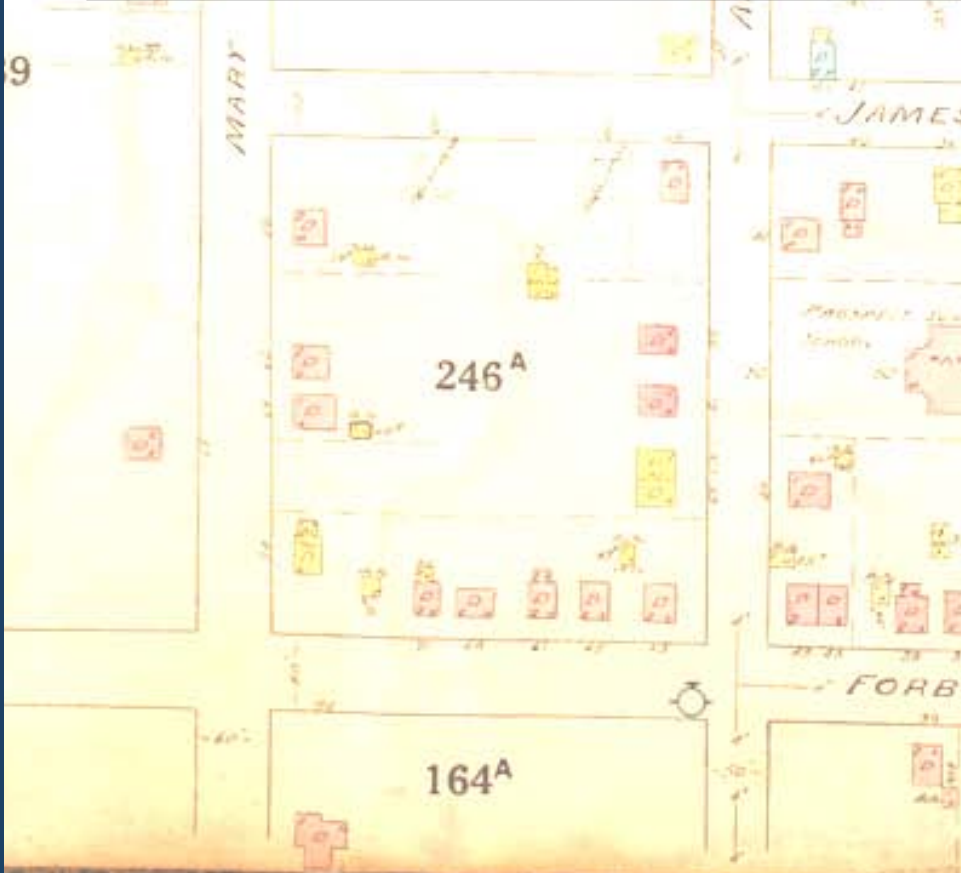


# Open space



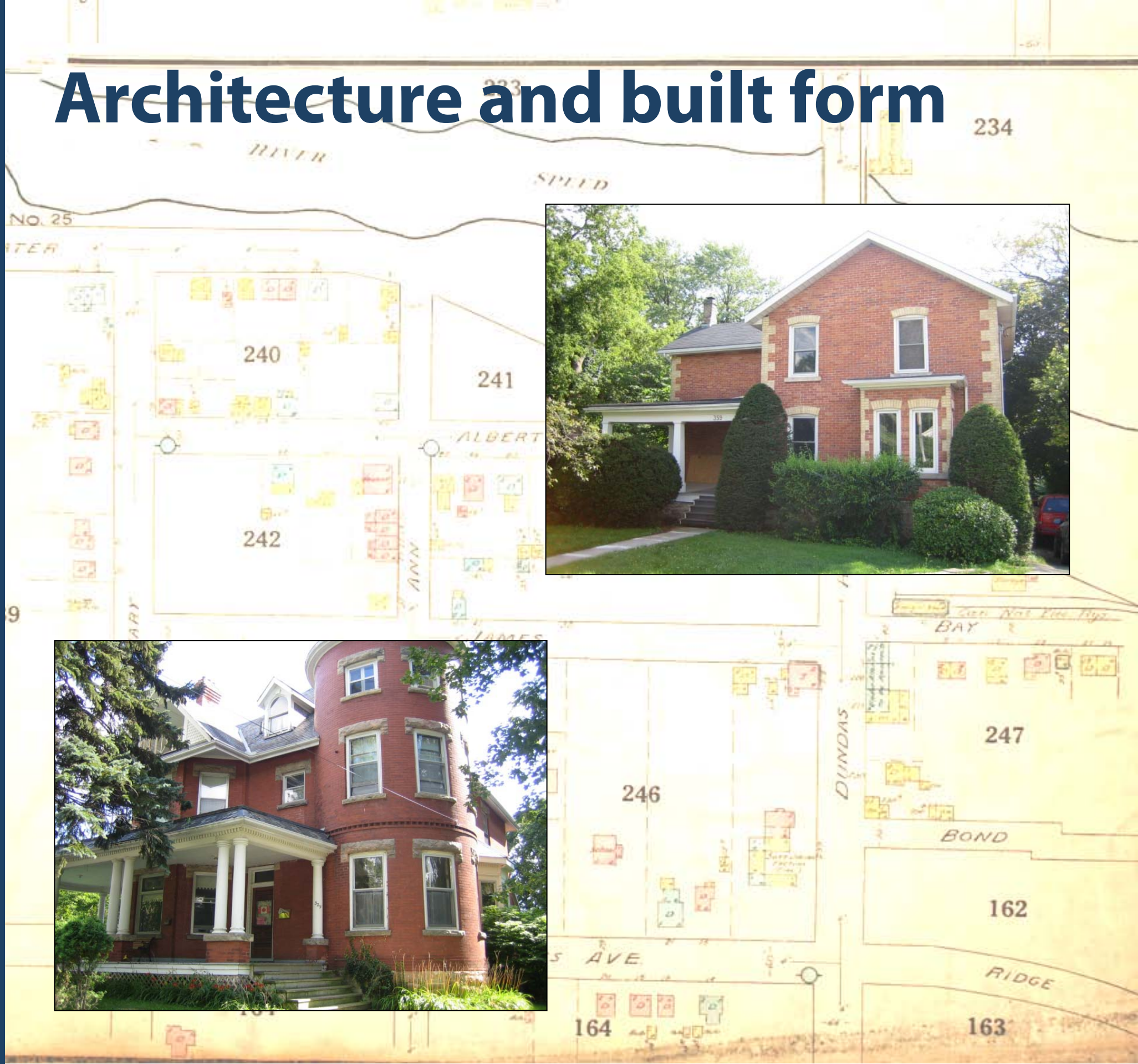


# Architecture and built form





# Architecture and built form



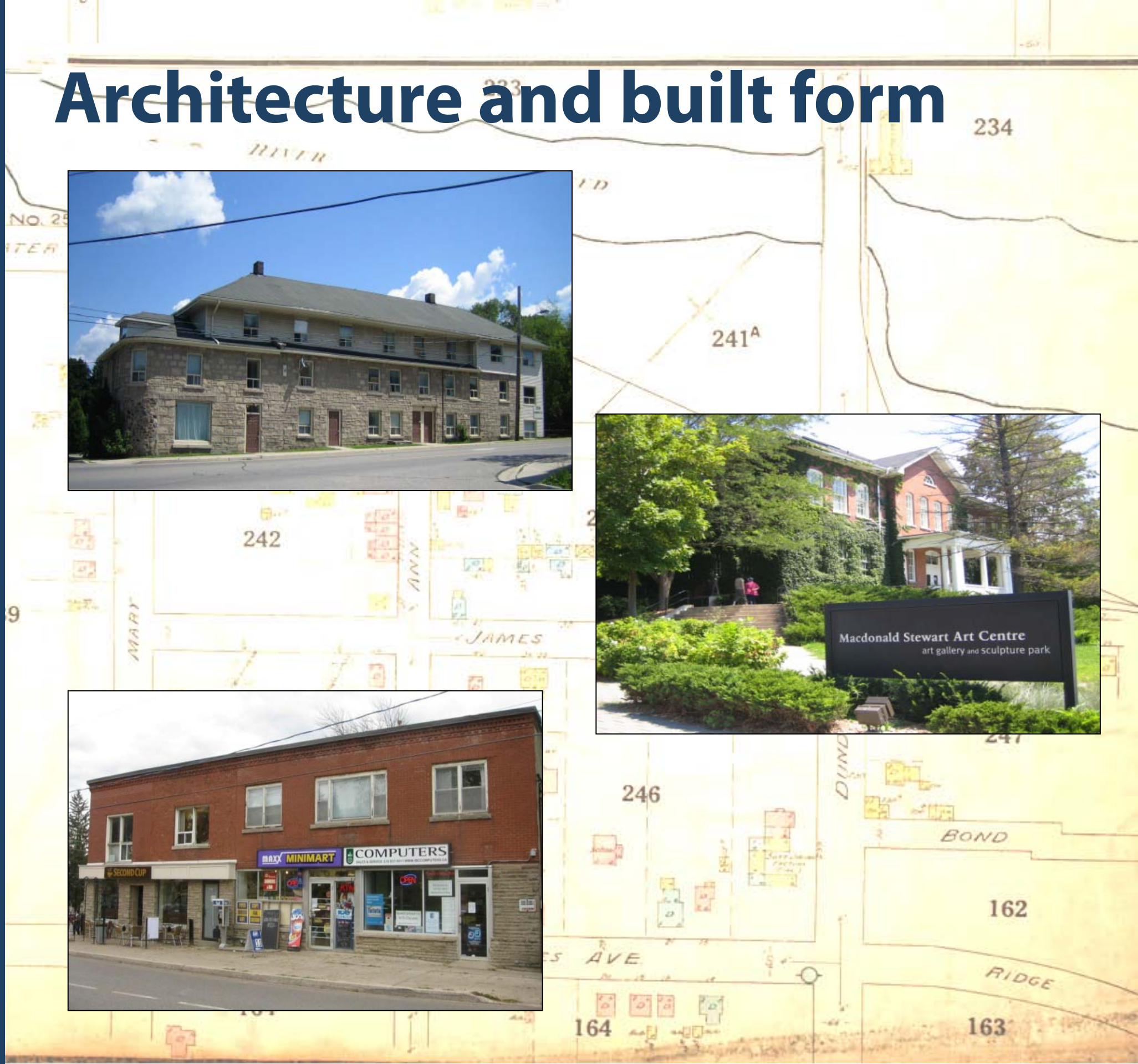


# Architecture and built form





# Architecture and built form





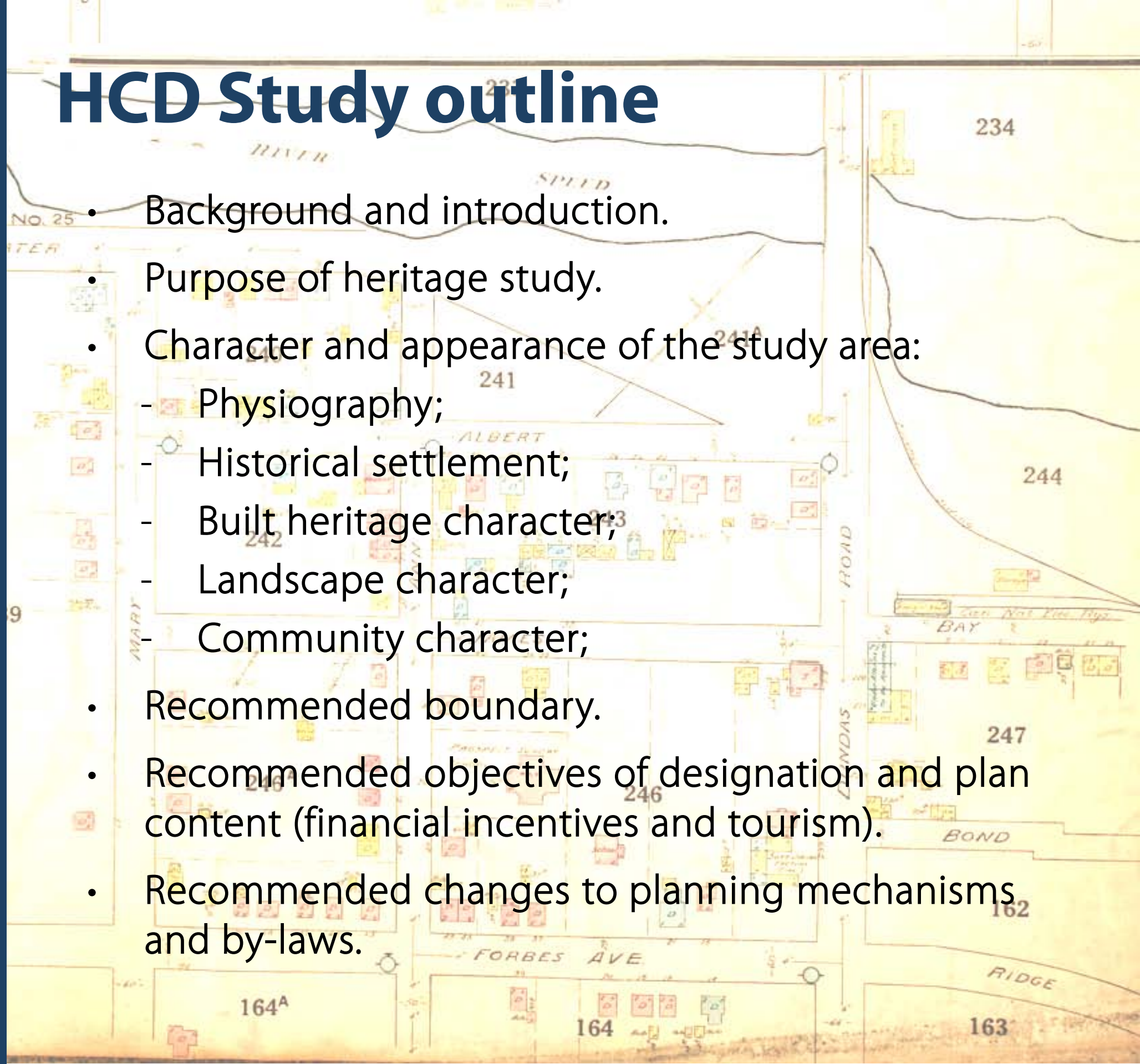
# Building conditions

- Foundation materials close to grade: rubble stone, cut stone, brick and concrete with many parged over
- Walls comprise wood clapboard, cut stone, variety of brick types, and modern materials such as asbestos, stucco vinyl and aluminum.
- Roofs are for the most part clad in asphalt with minor use of slate or cedar.
- Eavestroughs and gutters predominantly aluminum.
- Approximately half of the building stock has had vinyl replacement windows.
- Building stock condition is overwhelmingly good and appears well cared for by owners.



# HCD Study outline

- Background and introduction.
- Purpose of heritage study.
- Character and appearance of the study area:
  - Physiography;
  - Historical settlement;
  - Built heritage character;
  - Landscape character;
  - Community character;
- Recommended boundary.
- Recommended objectives of designation and plan content (financial incentives and tourism).
- Recommended changes to planning mechanisms and by-laws.





# Closing

- Exciting project for City of Guelph.
- Will be plenty of activity over the next six months.
- MHBC and project team will work hard to ensure that community concerns are addressed and that HCD will be effective to conserve heritage of area.

# Comments / Questions?

- Any initial feedback from community about project?
- Questions from community for survey questionnaire?





**Thank you.**

**Contact:**

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Senior Heritage Planner, Policy Planning and Urban Design  
Planning & Building, Engineering and Environment  
City of Guelph

Tel: (519) 822-1260 x 2496 | Fax: (519) 822-4632

Email: [stephen.robinson@guelph.ca](mailto:stephen.robinson@guelph.ca)



# Refined inventory study area

