



The Ward

Heritage Conservation District Plan

Prepared for:

City of Guelph
1 Carden Street
Guelph, ON N1H 3A1

June 2026

95% Draft

Cover image: Original painting of the “Palace on Alice” by Sharyn Seibert

‘Part A’ Cover image: Original drawing of Sackville Street and train tracks by Lori Pagnan

‘Part B’ Cover image: Original drawing of Tytler Public School by Lori Pagnan

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Project Team



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Table of Contents

Reader’s Guide to the Plan	10	3.8	Property Standards By-law	36
Definitions	12	3.9	Cultural Heritage Action Plan	37
Introduction.....	15	3.10	Standards and Guidelines	38
1.0 The Ward Heritage Conservation District.....	16	3.11	Ontario Heritage Tool Kit	38
1.1 Heritage Conservation Districts in Guelph	17	3.12	Discussion of Applicable Policies	39
1.2 The Heritage Conservation District Process	18			
1.3 Purpose of the Plan.....	19	Part A: Understanding the District.....		40
1.4 Historical Overview of the District	20	4.0	District Boundary.....	41
2.0 Engagement and Community Consultation	25	5.0	Statement of District Significance	42
2.1 H.C.D. Study Phase (2024-2025).....	25		Description of Historic Place	42
2.2 H.C.D Plan Phase (2025-2026)	26		Statement of Cultural Heritage Value	43
2.3 Indigenous Engagement.....	28		Heritage Attributes	47
3.0 Policy and Legislative Framework	29	6.0	Urban Form and Built Form Features and Patterns.....	50
3.1 Ontario Planning Act	29	6.1	Shaping the Ward	51
3.2 Provincial Planning Statement.....	29	6.2	Making the Ward	54
3.3 Ontario Heritage Act	30	6.3	Adapting the Ward	64
3.4 City of Guelph Official Plan	31	6.4	Celebrating the Ward	73
3.5 Downtown Secondary Plan	31	7.0	Property Categories and Integrity	77
3.6 Downtown Streetscape Manual and Built Form Standards	35	7.1	Contributing Properties.....	78
3.7 Development Regulations.....	36	7.2	Non-contributing Properties.....	80
		7.3	Public Realm	81

Part B: Planning for Change	82
8.0 Statement of Objectives.....	83
9.0 Procedures	84
9.1 Heritage Permit Application Process.....	84
9.2 Frequently Asked Questions	85
9.3 Classes of Alterations	87
9.4 Cultural Heritage Resource Impact Assessment	89
10.0 Policies and Guidelines for Contributing Properties.....	90
10.1 Retention	91
10.2 Demolition	92
10.3 Additions.....	93
10.4 Alterations.....	95
10.5 Lot Patterns.....	97
10.6 Trees and Landscaping	97
10.7 Accessory Dwelling Units.....	98
10.8 Interpretation, Commemoration, Deconstruction and Salvage	98
11.0 Policies and Guidelines for Non-Contributing Properties and Replacement Buildings.....	99
11.1 Scale and Massing.....	100
11.2 Articulation and Proportions	102
11.3 Building Location and Orientation	103
11.4 Trees and Landscaping	104
11.5 Driveways.....	105
11.6 Garages.....	105

11.7 Accessory Dwelling Units.....	105
11.8 Streetwall Composition	106
11.9 Community Nodes: Ontario-Arthur-Manitoba and Alice-Huron.....	107
11.10 Urban Design Master Plans in the Secondary Plan Area	108
11.11 Adjacency to the District	109
12.0 Policies and Guidelines for Parks and Public Realm	110
12.1 River Edges and Crossings	111
12.2 Parks, Open Space and Cultural Landmarks	114
12.3 Gateways	116
12.4 Streets and Circulation Network.....	118
12.5 Accessibility	120
12.6 Utilities and Public Works	122
12.7 Placemaking, Placekeeping, Public Art, and Cultural Expression	122
13.0 Recommendations.....	123
13.1 Incentives.....	123
13.2 By-law Amendments.....	123
13.3 Individual Property Designations	124
13.4 Periodic Review	124
References	125
Appendices	126
Appendix A: Schedule of Contributing Properties	127
Appendix B: Schedule of Non-Contributing Properties.....	134
Appendix C: Summary of Public Engagement.....	138

List of Figures

Figure 1: The Ward Heritage Conservation District boundary (A.S.I., 2026)16

Figure 2: Map of three designated H.C.D.s in Guelph in relation to the Ward H.C.D (A.S.I., 2026)17

Figure 3: Previous Study Phase boundary in relation to the District boundary (A.S.I., 2026)18

Figure 4: Process timeline for the Ward H.C.D. Study and Plan (A.S.I., 2026)18

Figure 5: Cycling past the old Snow White Laundry building on Arthur Street South (Photo courtesy of Lori Pagnan).....19

Figure 6: 1872 illustration of Allan’s Mill and Distillery (Wellington County Museum and Archives).....20

Figure 7: Undated photo of a Hood Street resident standing in his garden, flooded in the spring by the river (GuelphToday).20

Figure 8: Map of the Town of Guelph from 1855 around Neeve Street, Toronto Street, York Road and the Speed River (City of Guelph)21

Figure 9: Aerial photo from 1946 with Neeve Street in the centre and the Guelph Worsted and Spinning Company Factory at the right (Guelph Civic Museum)22

Figure 10: Aerial photo from 1948 showing the railway, previous Northern Rubber Company factory, and intersection of Alice and Huron Streets (Guelph Museums).....22

Figure 11: Typical Workers’ House at 44 Manitoba Street in 1973 (Wellington County Museum and Archives)23

Figure 12: Typical streetscape in the District, showing 160-168 Alice Street in 1999 (Guelph Museums)23

Figure 13: Sheila Martin on the 100 Steps in an undated photograph (Photo courtesy of Lori Pagnan)24

Figure 14: Looking south towards the District from 100 Steps (Photo courtesy of Jay Wall, O2 Planning and Design)24

Figure 15: Photo from the March 2026 Open House (Photo courtesy of Mark Steele, The Landplan Studio)26

Figure 16: Images of the community quilt created at the March 2026 Open House (Photos Courtesy of Jay Wall, O2 Planning and Design)27

Figure 17: Designated and listed properties within the District (A.S.I., 2026)30

Figure 18: The Downtown Secondary Plan in relation to the District boundary (A.S.I., 2026)31

Figure 19: Downtown Secondary Plan: Maximum building heights in relation to the Ward H.C.D. (City of Guelph, 2025)32

Figure 20: Downtown Secondary Plan Land Use in relation to the Ward H.C.D. (City of Guelph, 2024 and amended in 2026)32

Figure 21: Map of Character Areas as defined in the Downtown Guelph Streetscape Manual and Built Form Standards (City of Guelph, 2014)35

Figure 22: Key photos and map of Ward West Character Area (City of Guelph, 2014).....35

Figure 23: Key photos and map of Mill Lands Character Area (City of Guelph, 2014).....35

Figure 24: Portions of the District are subject to differing approvals and zoning regulations (A.S.I., 2026)36

Figure 25: Candidate Cultural Heritage Landscapes within and around the District (A.S.I., 2026)37

Figure 26: The Ward Heritage Conservation District Boundary (A.S.I., 2026)41

Figure 27: A mix of residential, industrial, former commercial, and institutional buildings at Alice and Huron Streets (Photo courtesy of Jay Wall, O2 Planning and Design)42

Figure 28: The former site of Allan’s Mill shows the evolution of the industrial site along the Speed River, as pictured in 2025 (Photo courtesy of Jay Wall, O2 Planning and Design)....43

Figure 29: Biltmore Hats employees (Guelph Museums).....44

Figure 30: V. Valerioté’s Shoe Repairing shop at 47 Alice Street (City of Guelph)45

Figure 31: The Alice Street Clubhouse at 47 Alice Street (Photo courtesy of Jay Wall, O2 Planning and Design)45

Figure 32: Gathering at 60 Ontario Street (Photo courtesy of Jay Wall, O2 Planning and Design)46

Figure 33: Wrestling at the Red Chevron Club (Photo courtesy of Jay Wall, O2 Planning and Design)46

Figure 34: Looking into the District from the higher elevation up the 100 Steps (Jay Wall, O2 Planning and Design).....47

Figure 35: Two Rivers Community Garden (Jay Wall, O2 Planning and Design)48

Figure 36: Railway tracks along Sackville Street (Jay Wall, O2 Planning and Design)48

Figure 37: This streetscape along Alice Street features a mix of residential building types that are representative of the District (Jay Wall, O2 Planning and Design)49

Figure 38: A family in front of the concrete block house at 167 Ontario Street (photo courtesy of Lori Pagnan)50

Figure 39: Rivers and topography – low-lying land surrounded by drumlin hills – shape the District as a place (A.S.I., 2026)51

Figure 40: Angled streets occur where the land is compressed by the rivers, for example in the downtown and in the Ward (Guelph Museums with annotations by A.S.I., 2026)52

Figure 41: The Speed and Eramosa Rivers in relation to areas of river-based industry in the District (Guelph Museums with annotations by A.S.I., 2026)53

Figure 42: Historic railways in relation to areas of rail-based industry in the District (Guelph Museums with annotations by A.S.I., 2026).....53

Figure 43: Extant buildings in the Ward by historic use (A.S.I., 2026)54

Figure 44: Entry in 1911 Census of a Shipping Clerk at Taylor-Forbes Foundry (Library and Archives Canada, 1911).55

Figure 45: Entry in 1911 Census of Labourer at the Waterworks facility (Library and Archives Canada, 1911).55

Figure 46: Map of representative residential types in the District (A.S.I., 2026)56

Figure 47: Examples of the five representative residential types in the District (A.S.I., 2026)57

Figure 48: Numbers of extant residential structures in the District that were constructed during the District’s period of early development, by representative type (A.S.I., 2026)58

Figure 49: About a dozen large brick houses appear throughout the District with unique architectural qualities (A.S.I., 2026).....59

Figure 50: An early residence, constructed pre-1880 (A.S.I., 2026)59

Figure 51: One of two residences still extant in the District that were constructed pre-1855 (A.S.I., 2026)59

Figure 52: Northern Rubber Company at 120 Huron Street in 1932 (GuelphToday)60

Figure 53: The Guelph Worsted Spinning Co. at 26 Ontario Street (Guelph Museums).....60

Figure 54: Previous factory at 120 Huron Street, now a residential building (Jay Wall, O2 Planning and Design)61

Figure 55: Previous factory at 26 Ontario Street, now a residential building (A.S.I., 2026)61

Figure 56: 64 Duke Street retains its industrial use today (Jay Wall, O2 Planning and Design).....61

Figure 57: Previous factory at 83 Neeve Street, now a residential building (A.S.I., 2026)61

Figure 58: Previous factory at 67 Wyndham Street South, now a residential building (A.S.I., 2026)61

Figure 59: Today, 43 Arthur Street South is a multi-use building including a Distillery, a historic use at the site (A.S.I., 2026)61

Figure 60: Postcard from circa 1912 of Tytler Public School, which was named St. Patrick’s Ward School at the time (Guelph Museums)62

Figure 61: (Left) Mother of God Ukrainian Catholic Church and (right) Paisley Memorial United Church (Wikimedia commons, 2008 and Jay Wall, O2 Planning and Design)62

Figure 62: (Left) Sacred Heart Rectory and (right) Sacred Heart Church (Jay Wall, O2 Planning and Design)62

Figure 63: (Left) The Italian Canadian Club of Guelph and (right) The Red Chevron Club (A.S.I., 2025)62

Figure 64: A small brick structure near or attached to a dwelling often indicates a historic shop (A.S.I., 2025)63

Figure 65: A series of adapted and purpose-built storefronts (now solely residential) along Ontario Street (A.S.I., 2024)63

Figure 66: A false front façade is an architectural commercial pattern seen in the District (A.S.I., 2025)63

Figure 67 : The faded sign on a previous butcher shop on Ontario Street, now a private residence (A.S.I., 2025)64

Figure 68: This Workers' Cottage has expanded with multiple rear additions, a characteristic expansion pattern of the Ward (Jay Wall, O2 Planning and Design)65

Figure 69: This Workers' Cottage has a rear addition connecting the garage to the main dwelling (A.S.I., 2025)65

Figure 70: Workers' Houses are often expanded with rear additions. This one extends wider than the original house (Jay Wall, O2 Planning and Design)65

Figure 71: This addition and conversion to multi-unit residential conserves the form of the Workers’ House (Jay Wall, O2 Planning and Design)65

Figure 72: 60 Manitoba Street, which contained a knitting factory cottage industry from 1882-1893 (A.S.I., 2024)66

Figure 73: Historic small businesses, institutions, and major employers and nodes where they are concentrated (A.S.I., 2026)67

Figure 74: Community node: the intersection of Alice and Huron Streets (Google Maps, 2026)68

Figure 75: Community node: the intersection of Ontario, Arthur and Manitoba Streets (Google Maps, 2026)68

Figure 76: Looking north along Alice Street, toward the intersection with Huron Street, circa 1975 (Guelph Museums)69

Figure 77: Bruno’s Shell was located at 60 Ontario Street from the early 1940s to 1964, at the Ontario-Arthur-Manitoba Street intersection (GuelphToday, 2022)69

Figure 78: Map of small businesses and community destinations historically operating at Alice and Huron streets, overlaid on a 1929 Fire Insurance Plan (A.S.I., 2026).....70

Figure 79: Map of small businesses historically operating at Ontario, Arthur and Manitoba Streets, overlaid on a 1929 Fire Insurance Plan (A.S.I., 2026)71

Figure 80: Contemporary zoning map of the District (City of Guelph with annotations by A.S.I., 2026)72

Figure 81: Circa 1950 zoning map with the District boundary and two nodes (Guelph Museums with annotations by A.S.I., 2026)72

Figure 82: Undated photo of cheese rolling competition on Alice Street (Submitted by Joe Tersigni in GuelphToday)73

Figure 83: Festival in front of Dee’s Coffee Bar and Valeriot’s Groceteria on Alice Street (Submitted by Joe Tersigni in GuelphToday, undated).....73

Figure 84: Attendees at Praise the Ward Festival 2024 (Photo by Santana Bellantoni in GuelphToday, 2024).....74

Figure 85: The Ward Night Market (Photo courtesy of Jay Wall, O2 Planning and Design)74

Figure 86: Undated photo of the Bragagnolio family in their backyard garden on Hood Street (GuelphToday).....75

Figure 87: Murals and decoration on the outside of buildings (Jay Wall, O2 Planning and Design)76

Figure 88: Small interventions on private property that impact the public realm (A.S.I., 2026)76

Figure 89 Contributing and non-contributing properties withing the District (A.S.I., 2026)78

Figure 90: Location of Parks and Public Realm features in the District (A.S.I., 2026)81

Figure 91: Heritage Permit Application Guide flowchart (A.S.I., 2026)84

Figure 92: Contributing and non-contributing properties within the District (A.S.I., 2026)90

Figure 93: The primary buidlings at 47-51 Huron Street have been retained through mulitple additions (Jay Wall, O2 Planning and Design).....91

Figure 94: This Guelph example from outside the District is an example of a renovation which retains the primary building (Photo courtesy of Jack Mallon, City of Guelph)91

Figure 95: General area acceptable for rear additions to a contributing property (O2 Planning and Design, 2026)93

Figure 96: Examples of typical rear and side yard additions in the District (O2 Planning and Design, 2026)93

Figure 97: Example of an existing and permissible full-storey side yard addition in the District at 9 Elizabeth Street (Photo courtesy of Jay Wall, O2 Planning and Design)94

Figure 98: Example of a permissible rear addition in the District at 38 Alice Street (Photo courtesy of Jay Wall, O2 Planning and Design)94

Figure 99: Example of replacement buildings in the District that are compatible and distinguishable from surrounding contributing properties (A.S.I., 2024)99

Figure 100: Typical massing in the District involves small-scale buildings and a mix of one- and two-storey heights within the same street (A.S.I., 2024) 100

Figure 101: Example of appropriate massing at a non-contributing or replacement property following applicable zoning by-laws in an R.L. zone (O2 Planning and Design, 2026)..... 100

Figure 102: Example of appropriate massing at a non-contributing or replacement property following applicable zoning by-laws in an R.L. zone (O2 Planning and Design, 2026)..... 100

Figure 103: A streetscape of Workers’ Houses and a typical triangular lot with the house set back from the corner (A.S.I., 2024) 101

Figure 104 The small massing of one-storey Workers’ Cottages creates a sense of space in the District even with small front setbacks (A.S.I., 2024) 101

Figure 105: Illustration of typical condition of varied setbacks in the District (O2 Planning and Design) 103

Figure 106: Front yards on Toronto Street properties reflect the character of soft scaping within the District (Photo courtesy of Jay Wall, O2 Planning and Design) 104

Figure 107: The left side of this streetscape is too reptetive to be representative of the District. The more varied right side is characteristic (A.S.I., 2024)..... 106

Figure 108: Map showing the two sites requiring the preparation of an U.D.M.P. (A.S.I., 2026)..... 108

Figure 109: Map showing properties adjacent to the District (City of Guelph, 2026) 109

Figure 110: Covered pedestrian bridge crossing the Speed River (Photo courtesy of Jay Wall, O2 Planning and Design) 110

Figure 111: Features related to river edges and crossings in the District (A.S.I., 2026) 111

Figure 112: Example of water-based public artwork, ‘The Peacemaker’s Canoe’ by Jay Havens, a temporary installation in Toronto (Akimbo Art Promotion and Consulting)..... 113

Figure 113: Commemorative installation in the District near the Speed River (Jay Wall, O2 Planning and Design) 113

Figure 114: Parks, greenspace, trails, and cultural landmarks with open space in the District (A.S.I., 2026) 114

Figure 115: Cat and Rat Cheese Rolling on Alice Street, circa 1965 (Wellington County Museum and Archives) 115

Figure 116: Activity at Two Rivers Festival in 2022 (2RiversFestival Facebook page)..... 115

Figure 117: Mini market in the parking lot of Tytler Public School during the Praise the Ward festival in 2023 (GuelphToday) 115

Figure 118: Identified gateways to the District (A.S.I., 2026) 116

Figure 119: Concept example of how signage could be introduced to demarcate the 100 Steps as a gateway and landmark (The Landplan Studio, 2026) 117

Figure 120: Features relating to the street and circulation network of the District (A.S.I., 2026) 118

Figure 121: This rough surface installed in Melbourne, Australia would not be compliant with accessibility standards in the City of Guelph (Mark Steele, 2023) 121

Figure 122: Accessible paving example from Victoria, British Columbia: lightly textured, tightly jointed, low-glare, and not visually overwhelming (Mark Steele, 2025)..... 121

List of Tables

Table 9.3.1: Class of alterations for interior building elements87

Table 9.3.2: Classes of alterations for non-contributing properties.....87

Table 9.3.3: Classes of alterations for landscape and public realm elements87

Table 9.3.4: Classes of alterations for contributing properties.....88

Reader's Guide to the Plan

Property owners within the District are encouraged to familiarize themselves with the entire Plan to understand its scope and intent.

The introduction to the Plan provides background information to assist in understanding this document and its development, including the City of Guelph's vision for heritage conservation and city building, a summary of the Heritage Conservation District (H.C.D.) Study and Plan process, an overview of community engagement completed to inform the Plan, and a historic overview of the District.

The content of the Plan is then split into two parts:

Part A: Understanding the District identifies the District's boundary and cultural heritage values and attributes, supported by descriptions of the key urban form, built form, and public realm patterns and features that characterize the District. This information should be reviewed so an understanding of the District can guide proposed interventions within the District. Part A concludes with presentation of property classifications that express the District's cultural heritage values and directs property owners to the appropriate sections of Part B.

Part B: Planning For Change presents a vision for the District and associated policies and guidelines for shaping how change can occur. This section also presents a series of recommendations to the City about measures that should be explored to support implementation of the District.

Finally, appendices are included with supporting information:

[Appendix A](#) – Presents a schedule of contributing properties within the District

[Appendix B](#) – Presents a schedule of non-contributing properties within the District

[Appendix C](#) – Provides a summary of public engagement

The following steps are provided to aid readers in navigating this document:

Step 1: Determine Property Category:

Determine whether your property is categorized as a Contributing Property or a Non-Contributing Property.

Review:

- Contributing and Non-Contributing Property Maps – Sections 7.1 and 10.0
- List of Contributing and Non-Contributing Properties by Address – Appendices A and B

Step 2: Review Applicable Policies and Guidelines:

Understand how policies and guidelines respond to varying types of projects (from repair and maintenance to new construction) to physical components of the District (buildings to streetscapes).

Review Policies and Guidelines:

- For Contributing Properties – Section 10.0
- For Non-Contributing and Replacement Properties – Section 11.0
- For Parks and Public Realm – Section 12.0

Step 3: Determine if work requires a Heritage Permit:

Heritage permits may be required for alterations to properties within the District.

Review:

- Frequently Asked Questions – Section 9.2
- Classes of Alterations – Section 9.3

Step 4: Heritage Permit Application:

For non-exempt activities, consult with City staff to verify what type of heritage permit is required, get advice on the proposed undertaking, confirm the application process and timing, and inquire about local heritage and construction resources.

Review:

- Heritage Permit Application Process – Section 9.0

Step 5: Review Supporting Information:

Understand what makes the Ward Heritage Conservation District historically and culturally significant and how the District Objectives aim to conserve its cultural heritage values and heritage attributes.

Review:

- Introductory information about Heritage Conservation Districts - Section 1.0
- Part A: Understanding the District – Sections 4.0, 5.0, 6.0 and 7.0
- Statement of Objectives – Section 8.0

Definitions

For the purposes of this Plan, the following terms have the corresponding meanings:

Addition: New construction that extends the pre-existing building envelope in any direction, and which increases the building’s pre-existing volume.

Accessory Building or Structure: A building or structure that is subordinate, incidental and exclusively devoted to the main building or structure on the same lot, and does not include a porch.

Adjacent: For the purpose of designated property or protected heritage property, any parcel of land that:

- I. Shares a boundary with a parcel containing a designated property or protected heritage property;
- II. Is separated from a designated property or protected heritage property by a right-of-way (e.g. road) and within the span of the extended lot lines of the parcel containing a designated property or protected heritage property or is located at a corner opposite a corner property that is a designated heritage property or protected heritage property;
- III. Is within 30 metres of a designated heritage property or protected heritage property in instances where a designated heritage property or protected heritage property is within a right-of-way (e.g. bridge) or located on a parcel 2.5 hectares in area or greater (City of Guelph Official Plan (O.P.)).

Alteration: Any change to a property on the Municipal Register of Cultural Heritage Properties in any manner including its restoration, renovation, repair or disturbance, or a change, demolition or removal of an adjacent property. **Alteration** and **alter** have corresponding meanings.

Compatible: In the context of this Plan refers to the physical and visual impacts of new development occurring within or adjacent to the District on contributing properties and the District as a whole. Physical compatibility refers to the use of materials and construction methods that do not negatively impact any contributing property, detract from, or damage its heritage attributes. Visual compatibility refers to designing new work in such a way that it is distinguishable from the historical building or structure, while also complementing its design, massing, and proportions.

Conservation: In regard to cultural heritage resources, the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or Cultural Heritage Resource Impact Assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (O.P.). **Conservation**, **conserve**, and **conserved** have corresponding meanings.

Contributing Property: A property, structure, landscape element, or other feature of the Ward Heritage Conservation District that supports the identified significant cultural heritage value, heritage attributes, and integrity of the District.

Cultural Heritage Resource: Built heritage resources, cultural heritage landscapes, and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation (O.P.).

Cultural Heritage Resource Impact Assessment: A study conducted prior to development/redevelopment to investigate the potential impact of development on cultural heritage resources. This type of study will determine how a particular development should proceed and what actions or measures are required to minimize negative impacts on cultural heritage resources (O.P.).

Cultural Heritage Value: The Province of Ontario has developed criteria under Ontario Regulation 9/06 for determining cultural heritage value or interest, and which includes, in the case of designation under Part V of the *Ontario Heritage Act*, assessment of the area's design/physical values, historical/associative values, and contextual values. A district's cultural heritage value or interest is key to its protection and is critical for an understanding of the distinctiveness of an area within its larger context. Distinctiveness may be attributable not only to natural and built forms, but also to historic interest derived from associations to people, events, or themes of cultural significance (*Ontario Heritage Act*; Ministry of Citizenship and Multiculturalism's Ontario Heritage Tool Kit).

Demolition: The complete or partial destruction of a heritage structure or property from its site, including the disassembly of structures and properties on the Municipal Register of Cultural Heritage Properties for the purpose of reassembly at a later date. **Demolition** and **demolish** have corresponding meanings.

District: In the context of this Plan, refers to the lands and properties located within the boundary of the Ward Heritage Conservation District, as illustrated in Figure 1.

Heritage Attributes: In relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings, and structures that contribute to their cultural heritage value or interest (*Ontario Heritage Act*). These include the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the cultural heritage value of an historic place, which must be retained to preserve its cultural heritage value. They also include the elements, features, and building components that hold up, support, or protect the heritage values and attributes and without which the heritage values and attributes may be at risk.

In-kind: With the same form, material, and detailing as the existing building or structure (Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines)).

Integrity: As it relates to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage value and heritage attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; and the extent to which it suffers from adverse effects of development and/or neglect. Integrity should be assessed within a Cultural Heritage Resource Impact Assessment.

Intervention: Any action, other than demolition or destruction, that results in a physical change to an element of a historic place (Standards and Guidelines).

Maintenance: Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save (Standards and Guidelines).

Masonry: In the context of this Plan, stone, brick, or clay units laid in mortar, which may form structural walls or the exterior cladding of a building.

New Development: New construction on vacant lots and lots containing existing buildings, including the creation of new lots.

Non-Contributing Property: A property, structure, landscape element, or feature of the District that does not reflect the District’s cultural heritage value, heritage attributes, and integrity.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting its heritage value (Standards and Guidelines).
Preservation and **preserve** have corresponding meanings.

Primary Building: The main or central structure on a lot, where the principal use of the property is conducted.

Property/Properties: Real property, including all buildings and structures thereon, and/or other features that express the District’s cultural heritage values.

Public Realm: Any public space, including but not limited to: streets, sidewalks, laneways, parks, public squares, and cultural landmarks with accessible open spaces, walkways, or easements.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value (Standards and Guidelines).

Repair: Refers to maintenance-type work to a building element or feature that does not require a significant material change.

Restoration: The action or process of accurately revealing, recovering, or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value (Standards and Guidelines).

Setback: The horizontal distance from a lot line to a building, structure, parking space, pool, or hot tub.

Streetscape: The visual elements of a street, including the road, adjoining buildings, sidewalks, street furniture, trees and open spaces, etc., that combine to form the street’s character.

Surrounding: Properties which are adjacent to or within the immediate context on the street and together provide a context.

Introduction

This section provides background information on the Heritage Conservation District (H.C.D.) Plan, including the City of Guelph's vision for heritage conservation and city building, a summary of the H.C.D. Study and Plan process, community engagement completed to inform the Plan, and an historical overview of the District.

1.0 The Ward Heritage Conservation District

The **District** boundary for the Ward Heritage Conservation District (Figure 1) is located within the larger Ward neighbourhood. The boundary contains the earliest concentration of historical features within the neighbourhood. It follows the natural boundaries of the Speed and Eramosa Rivers along the southwest and southeast, and slope of St. George’s Hill and the railway corridor along the northwest. Ferguson Street, Morris Street, and Waterworks Place delineate the northeast side of the boundary, where the neighbourhood transitions from the angled streets laid out primarily in 1855 in the west to a gridded pattern that was introduced later to the east part of the Ward neighbourhood.

The H.C.D. Plan identifies the cultural heritage values specific to the District (See Part A) and lays out objectives, policies, and guidelines for guiding future change (See Part B).

This Plan focuses on conserving the District’s cultural heritage values by enabling a flexible framework so that property owners can continue adapting buildings in creative and practical ways.



Figure 1: The Ward Heritage Conservation District boundary (A.S.I., 2026)

1.1 Heritage Conservation Districts in Guelph

A Heritage Conservation District (H.C.D.) is a planning tool that helps steward areas so future generations can experience and enjoy the City’s cultural roots. An H.C.D. Plan focuses on the cultural features, patterns, and relationships of an area and provides guidance on how change can occur in a way that celebrates and honours its heritage values. The City’s 2024 - 2027 Strategic Plan identifies conservation of cultural heritage resources as an action that can help support improvement of the City’s housing supply (City of Guelph, 2023).

The City of Guelph has implemented H.C.D.s in other areas of the city (Figure 2): the Brooklyn and College Hill neighbourhood (enacted 2014), the historical downtown core (enacted 2026), and on the former Ontario Reformatory lands (enacted 2026). In 2020, the City of Guelph’s Cultural Heritage Action Plan (C.H.A.P.) identified the west side of the Ward neighbourhood as an area of high priority, warranting further study and conservation planning (see Section 3.9).

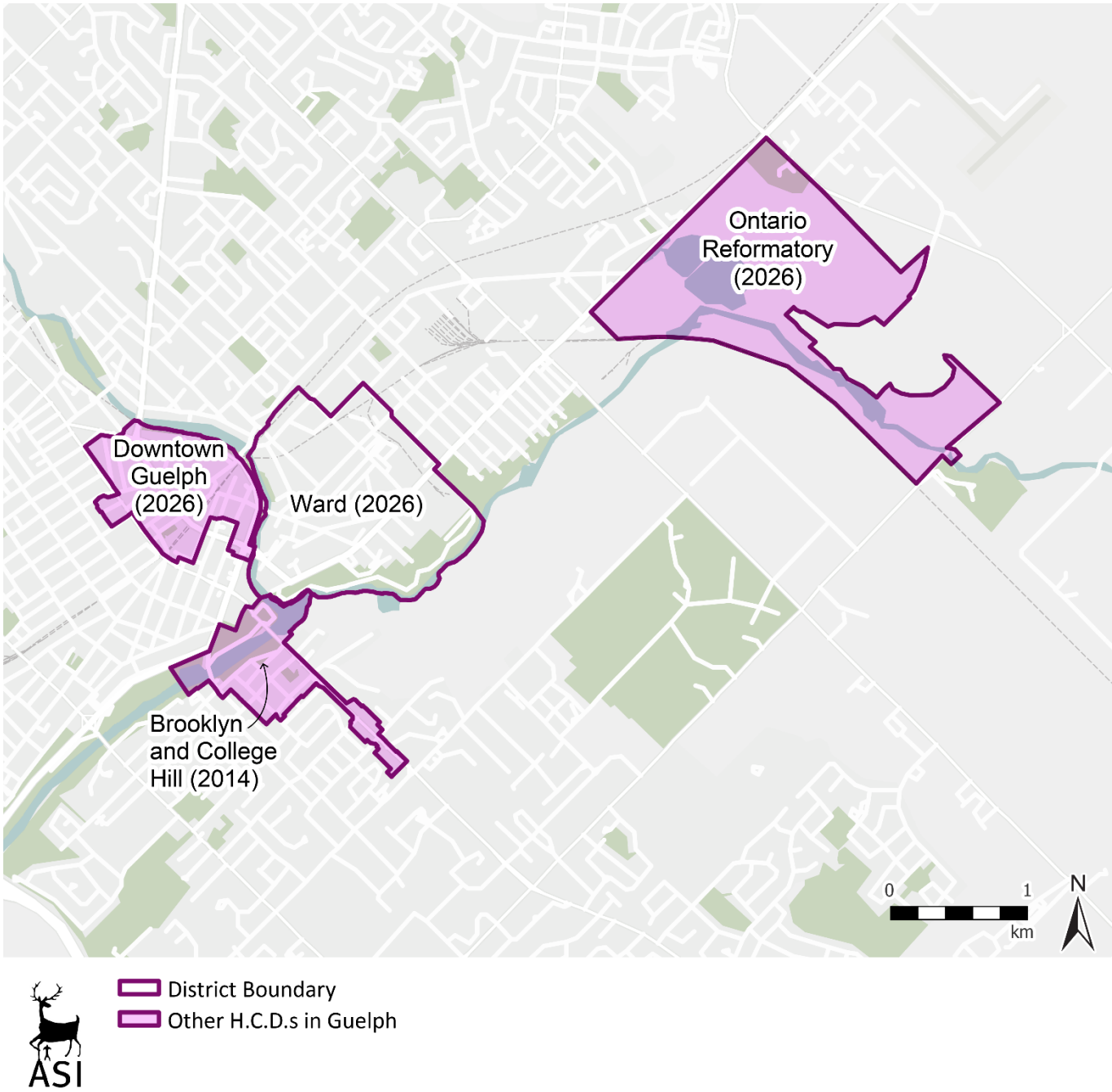


Figure 2: Map of three designated H.C.D.s in Guelph in relation to the Ward H.C.D (A.S.I., 2026)

1.2 The Heritage Conservation District Process

The City retained Archaeological Services Inc. (A.S.I.), in collaboration with O2 Planning and Design and The Landplan Studio Inc., to complete a Heritage Conservation District (H.C.D.) Study and Plan in the Ward area of the City of Guelph.



Figure 3: Previous Study Phase boundary in relation to the District boundary (A.S.I., 2026)

Working from the results of the H.C.D. Study (A.S.I., 2025), and with the District boundary as approved by Council, this H.C.D. Plan was prepared in accordance with the *Ontario Heritage Act* (Ontario Heritage Act, R.S.O. c. O.18, [as Amended in 2024], 1990) and the *Ontario Heritage Tool Kit - Heritage Conservation Districts* (Ministry of Citizenship and Multiculturalism, 2025a). The development of the Plan included the identification of contributing and non-contributing properties (listed in Appendix A and Appendix B) and development of objectives, policies, and design guidelines that support the conservation and enhancement of the District. These were developed and refined in collaboration with City staff and through public and stakeholder engagement.

	Timeline	Process	Consultation
Study Phase	Spring to Summer 2024	Research, Property Survey, Analysis and Evaluation	- Public Open House #1 (Study Phase) - Online Survey - Heritage Guelph Meeting - Working Group Meeting
	Fall 2024 to Winter 2025	Preliminary Statement of Significance and Boundary Recommendations	- Public Open House #2 (Study Phase) - Online Survey - Heritage Guelph Meeting - Working Group Meeting
	Spring 2025	Finalize Study Report and Present to City Council	Presentation to Council
Plan Phase	Summer 2025	- Additional Property Survey - Sorting and Classifying Properties - Conservation Approach	
	Fall 2025 to Winter 2026	- District Objectives - Policy Directions	- Online Public Engagement - Heritage Guelph Meeting - Working Group Meeting
	Spring 2026	- Draft Policies and Guidelines - Implementation Procedures	- Public Open House #3 (Plan Phase) - Heritage Guelph Meeting - Working Group Meeting
	Summer to Fall 2026	Final HCD Plan	- Statutory Public Meeting (Plan Phase) - Presentation to Council

Figure 4: Process timeline for the Ward H.C.D. Study and Plan (A.S.I., 2026)

1.3 Purpose of the Plan

The purpose of the Ward H.C.D. Plan is to sustain the unique qualities of the District as the area continues to change and evolve. This Plan has been shaped to promote the ongoing adaptation of buildings and properties here in resourceful ways.

The Plan emphasizes that “conservation” in the District is not about freezing the place in time. Instead, this Plan strives to create a framework for celebrating and enhancing the District’s medley of assorted buildings, spaces, streetscapes, public realm features, traditions and collective memories that have characterized this place through time, while inviting and welcoming more adaptations and intensification amidst them.

The objectives, policies, and guidelines contained in this Plan will direct the review of development applications and permits within the District and inform the decisions of property owners, Heritage Guelph, City staff, and Council. This Plan applies to all lands located within the boundaries of the H.C.D., although recognizing that other tiers of government may not be subject to all provisions of the Plan.

Important background information about the District can be found in the Ward H.C.D. Study document, [available through the City’s website](#).



Figure 5: Cycling past the old Snow White Laundry building on Arthur Street South (Photo courtesy of Lori Pagnan)

1.4 Historical Overview of the District

The Ward Heritage Conservation District can be defined by a layering of themes that repeat and resurface over time, creating a quality to the area that is at one time historical, of another time, yet extremely contemporary and fluid. Mixing of past and present makes the District a distinct place.

The District is situated in a low, flat valley framed and enclosed by St. George's Hill to the north and the Speed and Eramosa rivers. Railways were also established on the low, flat lands. These patterns of topography, river, and rail were foundational influences that shaped the District, especially as a site for early industry. The District's topography deterred most development in the nineteenth century due to flood risks, but was appealing for industrial sites due to the large, flat spaces and proximity to the river to power mills. The earliest industrial site in the District, Allan's Mill and Distillery, was established in 1835 (Figure 6).



Figure 6: 1872 illustration of Allan's Mill and Distillery (Wellington County Museum and Archives)



Figure 7: Undated photo of a Hood Street resident standing in his garden, flooded in the spring by the river (GuelphToday).

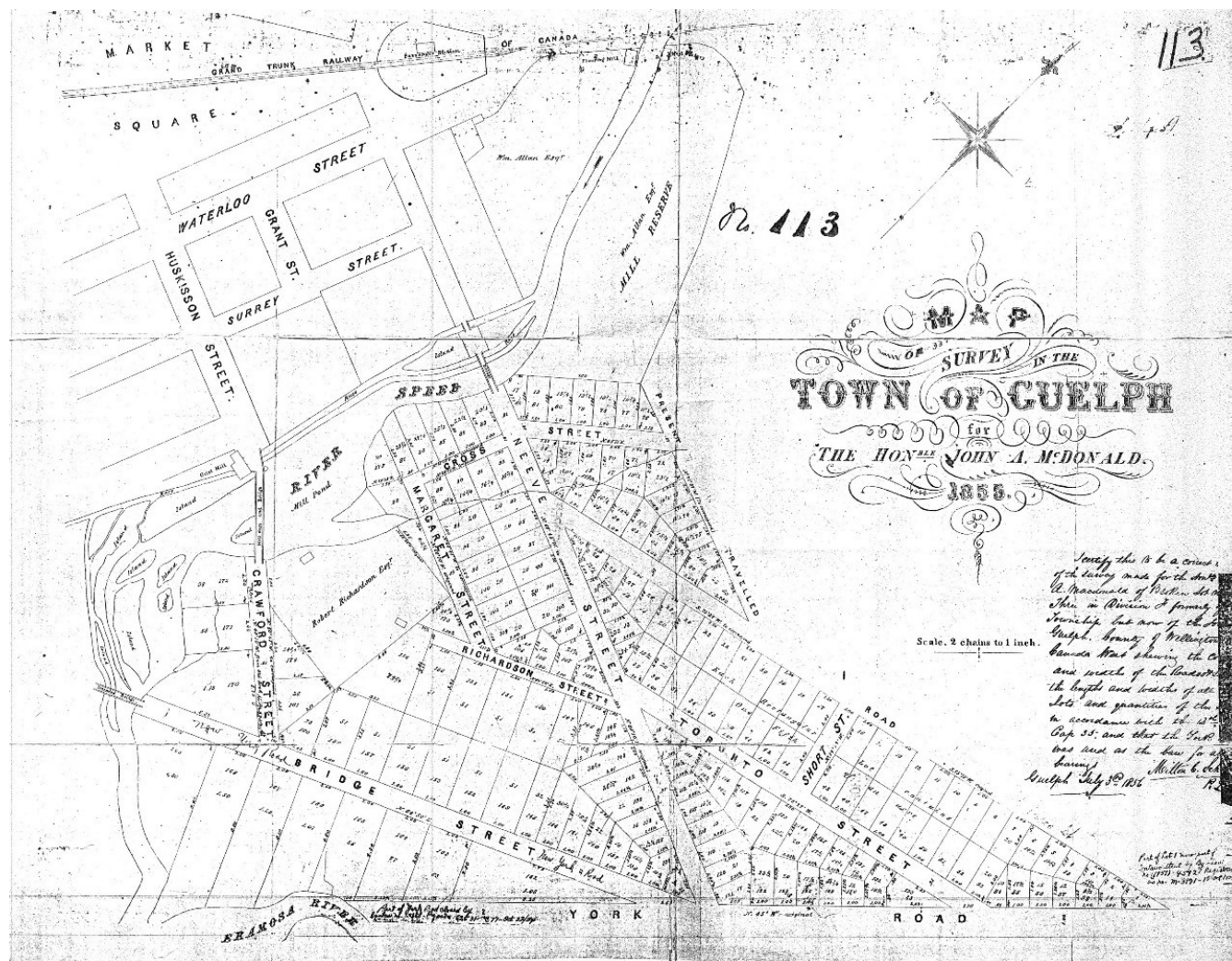


Figure 8: Map of the Town of Guelph from 1855 around Neeve Street, Toronto Street, York Road and the Speed River (City of Guelph)

In 1855, the first plans were created to lay out the streets and lots in this area, resulting in the angled streets seen in the District today (Figure 8). The Grand Trunk Railway arrived in Guelph in 1856, and the Guelph Junction Railway in 1888. The Guelph Junction Railway connected the District’s early industries to the main rail lines leading in and out of the city. The short-lived Guelph Radial Rail also extended into the Ward in 1911, along Ontario Street, providing both public transit and industrial transport.

The area developed as a working-class neighborhood with large, late nineteenth- and early twentieth-century industrial buildings located along the Speed River and around the rail lines and spurs that ran through the District (Figure 9 and Figure 10).

These industrial buildings were surrounded by tightly packed workers’ housing, which were simple and functional in form, using modest materials, and were constructed during the District’s early development, between 1855 and 1939.

Many of the residents living in the workers’ housing were employed at the local industrial buildings and often walked to work due to their proximity and the walkability of the area. The industrial and modest residential buildings in the District have cultural heritage value as symbols of the Ward’s working-class history. The simplicity and affordability of the houses in the area remains important in the District today (Figure 11 and Figure 12).

The working-class neighbourhood has long been home to newcomers, with a particularly large population of Italian immigrants who brought their traditions and ways of life to the community. Small shops and businesses were integrated into the residential streetscapes of the District. These shops not only altered the streetscapes, but also the function and culture of the District by developing a local economy and places for people to gather, run into their neighbours, and support each other. Some of these shops were purpose-built, such as those at the intersection of Ontario, Arthur, and Manitoba Streets, but others were located at adapted residences, either in additions or within the home. This act of adaptation was vital to the resilience and self-sufficiency of the community and communicate the evolution of the neighbourhood.

Beyond casual interactions at the local shops and cafes, the social and cultural life of the District was woven into the neighbourhood through the introduction of schools and churches. These buildings served as anchors in the community and provided important spaces for social connection and community building. Many of these buildings remain and continue to act as cultural landmarks within the District.

Over time, other landmarks have emerged in the District which contribute to the collective experience and cultural value of the area. Several of these mark entries into the neighbourhood, such as the Covered Bridge on York Road Park and the 100 Steps, which has long provided a connection between the Ward and adjacent St. George neighbourhood, separated by the drumlin landform that forms St. George’s Hill (Figure 13 and Figure 14).



Figure 9: Aerial photo from 1946 with Neeve Street in the centre and the Guelph Worsted and Spinning Company Factory at the right (Guelph Civic Museum)



Figure 10: Aerial photo from 1948 showing the railway, previous Northern Rubber Company factory, and intersection of Alice and Huron Streets (Guelph Museums)



Figure 11: Typical Workers' House at 44 Manitoba Street in 1973 (Wellington County Museum and Archives)



Figure 12: Typical streetscape in the District, showing 160-168 Alice Street in 1999 (Guelph Museums)



Figure 13: Sheila Martin on the 100 Steps in an undated photograph (Photo courtesy of Lori Pagnan)



Figure 14: Looking south towards the District from 100 Steps (Photo courtesy of Jay Wall, O2 Planning and Design)

2.0 Engagement and Community Consultation

The requirements for engagement and community consultation during the Heritage Conservation District (H.C.D.) Plan Phase are outlined in the *Ontario Heritage Act* (O.H.A.). Part V, Section 41 (1) of the O.H.A. specifies:

(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.

Through the Plan Phase, a series of community consultation meetings, meetings with key stakeholders, and focus group meetings were held. The City of Guelph contacted representatives of the Mississaugas of the Credit First Nation and Six Nations of the Grand River to provide project updates, share information, and to understand how these communities would like to be involved in the H.C.D. Plan Phase. A summary of Indigenous Engagement is included in Section 2.3.

Community engagement is integral to the success of an H.C.D. plan. People who live and work in the area can identify important characteristics of the area and elements that should be retained and celebrated. Consultation also allows for members of the community to express what new development within the District may look like and how best to implement recommended policies and guidelines.

The Plan’s engagement program built on the engagement program that was undertaken as part of the Study Phase (2024 to 2025), encouraged active discussions with **property** owners, residents, and community members, and provided opportunities to participate in the process and provide comments and feedback.

2.1 H.C.D. Study Phase (2024-2025)

Detailed information on community engagement events conducted during the Study Phase can be found in the [Ward West H.C.D. Study Report](#) – note that the H.C.D. name changed from “Ward West” to “Ward” between the phases.

Community consultation meetings were held on June 27, 2024, and February 2, 2025. In addition to the two public meetings, a Working Group, consisting of local residents, property owners, business owners, and community representatives met on October 28, 2024, and January 21, 2025. Finally, meetings with the heritage advisory committee, Heritage Guelph, were held on October 15, 2024, and February 20, 2025.

Following those meetings, the H.C.D. Study was presented for endorsement to City of Guelph Council to proceed to the Plan Phase, with support from community members. As part of engagement events for the H.C.D. Study, participants expressed concerns with the title “Ward West” and so were subsequently asked about a potential name for the recommended District boundary. The “Ward H.C.D.” received the most support, and so it was recommended that this name be used in the Plan Phase.

During the Study Phase, the Indigenous engagement program followed the approach of separate and direct engagement with the Mississaugas of the Credit First Nation and the Six Nations of the Grand River. The results of these engagement activities undertaken during this phase of the project are presented in the H.C.D. Study report.

2.2 H.C.D Plan Phase (2025-2026)

A meeting with the Heritage Advisory Committee (H.A.C.) was held on January 15, 2026, and a meeting with the Ward H.C.D. Working Group was held on January 27, 2026. The goal of these meetings was to provide a summary of the Ward H.C.D. Study findings, introduce the steps and process involved in the Ward H.C.D. Plan, and receive feedback on: draft H.C.D. objectives; emerging themes of the Ward; and areas/sites/properties of intangible heritage.

In January 2026, the community was invited to participate in an online survey to help guide the development of the H.C.D. Plan. As part of the survey, participants were asked to provide feedback on topics such as:

- What does this area of the Ward mean to you?
- Where are the area’s important cultural hubs, community spaces, and properties with interesting stories to tell?
- What stories and histories are connected to this part of the Ward, and how might we safeguard them?
- What should be maintained, celebrated and conserved within the H.C.D. while ensuring that it does not become frozen in time?

The feedback collected as part of the H.A.C. meeting, the Working Group meeting and the online survey was used by the project team to refine the work completed to date and inform the development of objectives for the District and draft policies and guidelines.

A second round of engagement was held in early Spring 2026 to present and receive feedback on Ward H.C.D. Plan Phase work to date. An Open House was held on March 30, 2026, and a complimentary virtual survey was posted on the City’s Have Your Say webpage. Members of the public and survey participants were invited to learn about and share feedback on historical businesses in the Ward as well as the Ward H.C.D. progress so far, specifically on the clarity of

content and language related to property classifications, policies and guidelines, and the heritage permit system.

A second meeting with the Ward H.C.D. Working Group was held on March 31, 2026, and with H.A.C. on April 2, 2026. The sessions provided the opportunity to review the project timeline, present a summary of feedback received to date, look at how feedback received has shaped and informed the development of the H.C.D. Plan, the status of current work in progress, and to provide an opportunity to discuss feedback and questions or comments that arise based on the material presented.

[information on the Statutory Public Meeting will be added to final reporting]

Summaries of feedback received as part of these consultation touchpoints are included in Appendix C and are on file with the City of Guelph.



Figure 15: Photo from the March 2026 Open House (Photo courtesy of Mark Steele, The Landplan Studio)



Figure 16: Images of the community quilt created at the March 2026 Open House (Photos Courtesy of Jay Wall, O2 Planning and Design)

2.3 Indigenous Engagement

The Indigenous engagement program for the Ward H.C.D. Study and Plan followed the approach of separate and direct engagement with the Mississaugas of the Credit First Nation and the Six Nations of the Grand River. Detailed information on the Indigenous engagement conducted during the H.C.D. Study Phase can be found in the [Ward West H.C.D. Study Report](#).

The City's Project Manager provided a copy of the draft H.C.D. Plan for review and feedback to the First Nations on April 17, 2026. Darin P. Wybenga, Heritage Interpreter at Mississaugas of the Credit First Nation, provided feedback on the document via email on April 27, 2026, indicating that the Mississaugas of the Credit First Nation had no concerns with the content of the H.C.D. Plan. Peter Graham, Consultation Supervisor at Six Nations Lands and Resources, provided written comments on the draft H.C.D. Plan to the City's Project Manager via email on April 21, 2026, sharing feedback on trail expansion, buffers along the river edges, and re-naturalization goals. Changes were made to the H.C.D. Plan to address these comments.

3.0 Policy and Legislative Framework

Relevant policies, legislation, by-laws, plans, and guidelines were reviewed as part of the Ward Heritage Conservation District (H.C.D.) Plan. These documents provide the policy and legislative basis for the H.C.D.

3.1 Ontario Planning Act

The *Ontario Planning Act* establishes the provincial policy framework that directs provincial and municipal planning interests. In Part 1, Provincial Administration and item (d) of the *Planning Act*, responsibility is placed on the Minister, municipal council, a local board, a planning board, and the Municipal Board to have regard for the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest (Government of Ontario, 2023).

3.2 Provincial Planning Statement

The Provincial Planning Statement provides policy direction on matters of provincial interest. The Provincial Planning Statement states that cultural heritage and archaeology in Ontario will provide people with a sense of place. All municipal decisions must be consistent with the policy direction contained within the Provincial Planning Statement.

The conservation of heritage resources, including the preparation and implementation of H.C.D.s, is supported in the Provincial Planning Statement. The Provincial Planning Statement states that:

- “Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.”
- “Planning authorities are encouraged to develop and implement... proactive strategies for conserving significant built heritage resources and cultural heritage landscapes” (Ministry of Municipal Affairs and Housing, 2024).

3.3 Ontario Heritage Act

The *Ontario Heritage Act* provides the legislative framework for heritage conservation, protection, and preservation in the province (Ontario Heritage Act, R.S.O. c. O.18 [as Amended in 2024], 1990). Individual properties that are recognized as possessing heritage value can be designated by Municipal Council under Part IV or included as a listed property within a municipal heritage register. Within the District boundary, there are both designated and listed properties that are included on the City of Guelph’s Municipal Register of Cultural Heritage Properties (Figure 17). Similarly, entire streetscapes or neighbourhoods can be designated for their heritage value under Part V and referred to as a Heritage Conservation District (H.C.D.).

The *Ontario Heritage Act* states the requirements for an H.C.D. Study (Section 40.0.(2)) includes the examination of character and appearance, recommending a boundary and objectives, and any changes to the municipality’s official plan or by-laws. Through Ontario Regulation 9/06, criteria are prescribed for determining if an area is of cultural heritage value or interest per Section 41.1.(b) which states that 25% of properties must satisfy two or more of the criteria.

Municipal Heritage Committees are required to be consulted as part of the Study and Plan phases of establishing an H.C.D. At least one public meeting is also required to be held as part of establishing an H.C.D. Plan. A copy of the Plan must be made available to the public prior to a by-law being enacted. An H.C.D. enables a permitting process to guide changes within the District and the Municipal Heritage Committee is consulted as part of permit applications. A by-law designating a District can be appealed to the Ontario Land Tribunal.

The *Ontario Heritage Act* also enables municipalities to designate the area subject to an H.C.D. Study under a by-law, pursuant to Section 40.1 (1) of the Act, for a period up to one year for the purposes of prohibiting or limiting alterations to properties and/or erections, demolitions, or removals of buildings or structures, or classes of buildings or structures, within the subject boundary. People who object to this by-law may make an appeal to the Ontario Land Tribunal.

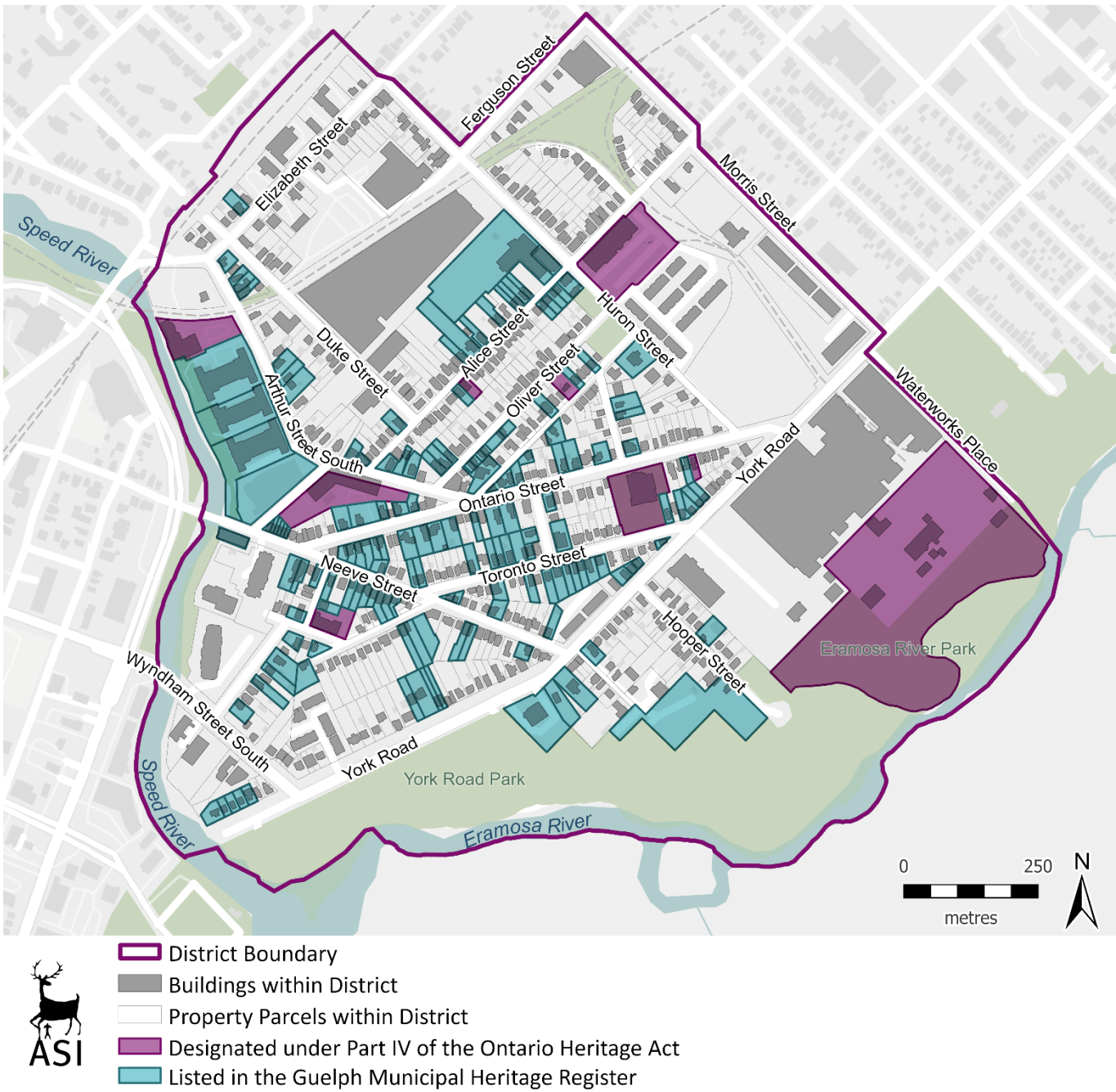


Figure 17: Designated and listed properties within the District (A.S.I., 2026)

3.4 City of Guelph Official Plan

The City of Guelph's Official Plan (O.P.) establishes a vision for the future of the municipality (City of Guelph, 2024). This document provides policy direction to manage and guide future land use patterns including growth and development in the years leading up to 2051. The City has updated its O.P. through Official Plan Amendment 80 which was approved by the Minister of Municipal Affairs and Housing on April 11, 2023. The O.P. was further updated in February 2026 to bring the Plan into conformity with the *Ontario Heritage Act* through Official Plan Amendment 110.

The City of Guelph's O.P. outlines objectives and policies surrounding the preservation of cultural heritage resources within the city of Guelph (O.P. Section 4.8). Cultural heritage resources are defined as both tangible and intangible features such as structures, sites, or landscapes that provide historical, architectural, scenic, or archaeological value to the community. They include built heritage resources, cultural heritage landscapes, and archaeological resources. The O.P. identifies the delineation and implementation of H.C.D.s as important tools in the *preservation* of Guelph's cultural heritage.

3.5 Downtown Secondary Plan

The Downtown Secondary Plan provides policies and growth direction that apply to the city's downtown core (City of Guelph, 2024). The Downtown Secondary Plan area includes a portion of the Ward and envisions it as an area to accommodate future growth, redevelopment, and overall revitalization (Figure 18).

Portions of the area east of the Speed River, within the Ward, are envisioned to accommodate significant population growth in the form of high-density development along with employment opportunities. Related to the future of the area, the Secondary Plan states:

- “Existing and former industrial sites are planned for redevelopment to both support growth objectives for Downtown and enhance The Ward as a neighbourhood.”
- “As the land uses evolve, the character of The Ward's existing residential areas should be maintained.”

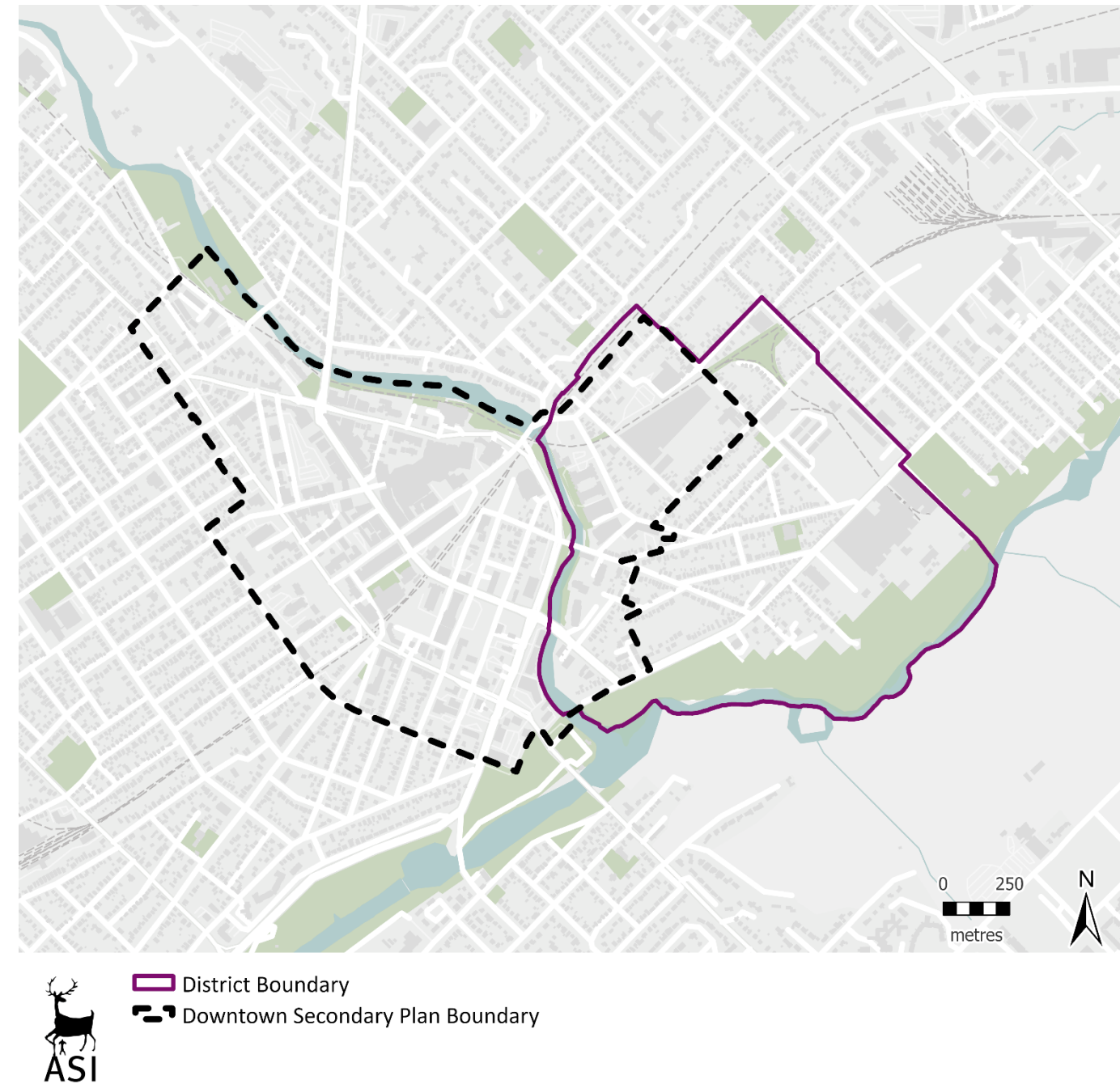


Figure 18: The Downtown Secondary Plan in relation to the District boundary (A.S.I., 2026)

The Downtown Secondary Plan permits heights between two and 24 storeys as shown on Schedule D of the Downtown Secondary Plan (Figure 19). The maximum building heights were proposed by the Downtown Building Heights Study and Built Forms Standards for Tall Buildings, adopted by City Council in April 2025 as amendment 106 to the O.P. (City of Guelph, 2025)

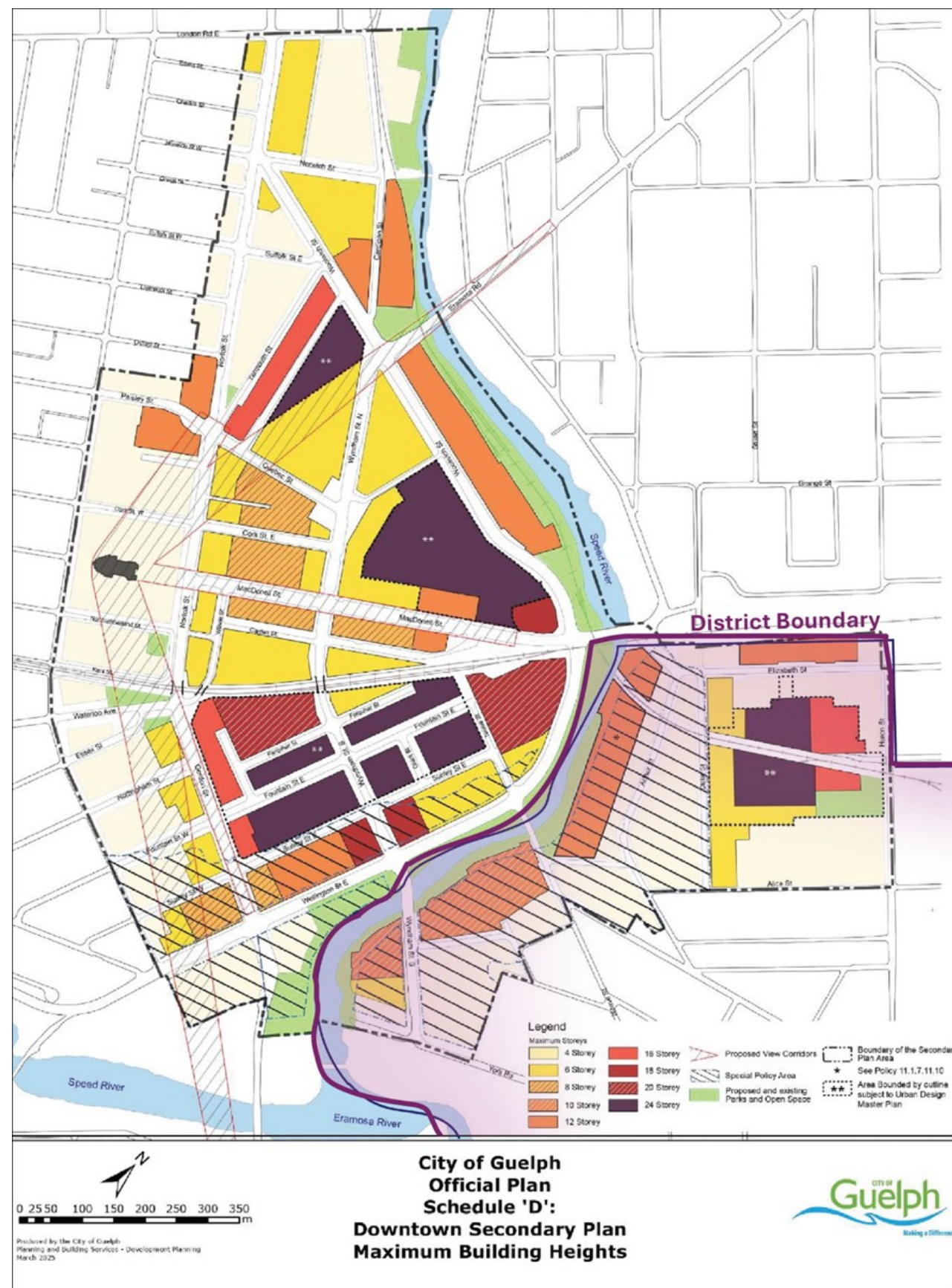


Figure 19: Downtown Secondary Plan: Maximum building heights in relation to the Ward H.C.D. (City of Guelph, 2025)

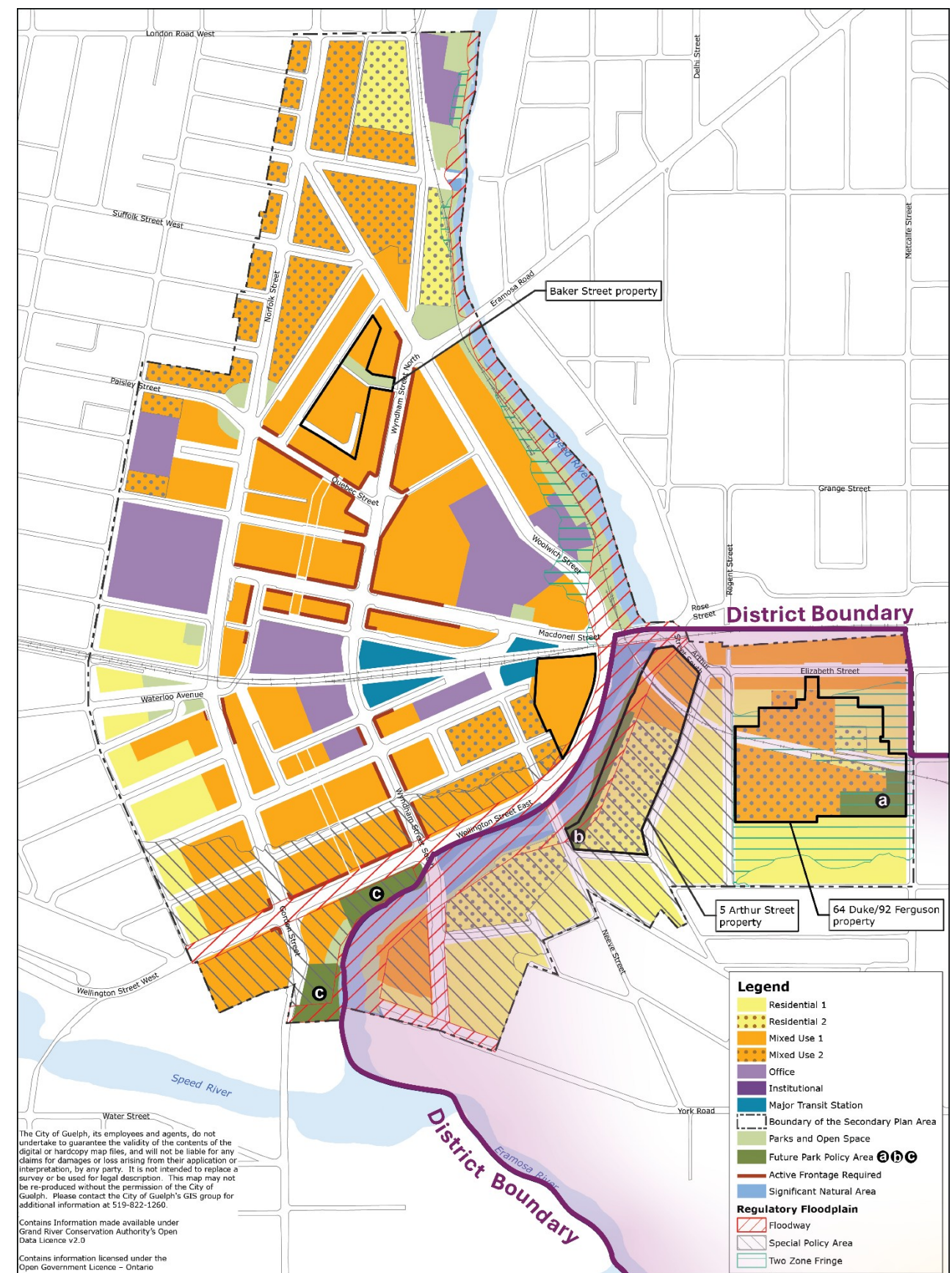


Figure 20: Downtown Secondary Plan Land Use in relation to the Ward H.C.D. (City of Guelph, 2024 and amended in 2026)

3.5.1 Downtown Secondary Plan: Special Policy Area

Section 11.1.7.11 of the Downtown Secondary Plan is titled “Special Policies Applicable to St. Patrick’s Ward Portion of the Planning Area”. This portion of the secondary planning area overlaps with a portion of the Ward H.C.D. (Figure 20).

The special policies recognize that the area’s historical development patterns and remaining historical fabric contribute to the character of the place and that this quality should be maintained as part of the area’s ongoing evolution.

The Downtown Secondary Plan recognizes that there are two large sites within the secondary planning area and which are located within the District boundary: 5 Arthur Street and the properties at 64 Duke Street/92 Ferguson Street.

Policy 11.1.7.11.3 of the Secondary Plan establishes that in addition to any other studies required as part of planning applications submitted on these lands, an Urban Design Master Plan shall be prepared for these sites to the satisfaction of the City and in consultation with the Ward community. Various policies in this section establish particular requirements for the 5 Arthur Street property. The 64 Duke Street/92 Ferguson Street property does not have specific policy provisions beyond the requirement for preparation of an Urban Design Master Plan, and those presented in policy 11.1.7.11.12 of the Secondary Plan:

“The 64 Duke Street property contains a built heritage resource, formerly the Partridge Rubber Company factory that faces Huron Street. This Built Heritage Resource is a 3-storey concrete, steel and brick factory that was built before 1916. Its location adjacent to the new park will provide an opportunity for the factory to become a prominent landmark.

Redevelopment of this element of the property is strongly encouraged to retain and adaptively re-use this resource or significant portions of the resource subject to the Cultural Heritage Policies of the Official Plan. Prior to redevelopment the City may review and assess the cultural heritage value or interest of this building in accordance with the Ontario Heritage Act.”

Policy 11.1.8.4.1 of the Secondary Plan identifies the specific items that shall be addressed in the Urban Design Master Plans:

- a) Location of public and/or private streets and laneways;
- b) Location, size, and configuration of parkland/open space on the site;
- c) Location, uses, and massing of buildings and their relationship to adjacent streets and open spaces;
- d) Built form transitions to the surrounding community;
- e) Shadow impacts;
- f) Physical and visual connections to the immediate surroundings and broader downtown area;
- g) Conceptual streetscape designs for internal streets and adjacent public streets to be improved;
- h) Heritage attributes to be rehabilitated, conserved, and retained in the proposed development;
- i) Locations for heritage interpretation and/or public art;
- j) General location and lay-out of parking;
- k) Provision of affordable housing; and
- l) Environmental features and elements that support the community energy plan and the sustainability policies of the Official Plan.

3.5.2 Downtown Secondary Plan: Development within Floodplains

Development within floodplains is governed by the Province, the City of Guelph, and the Grand River Conservation Authority. Through the Guelph Downtown Secondary Plan, these agencies have established a Two Zone Floodplain and a Special Policy Area Floodplain to recognize the unique circumstances of older, established areas of the city. Section 4.4.1 (Floodplains) of the Guelph Downtown Secondary Plan acknowledges that limited development and redevelopment may occur within portions of the floodway and flood fringe where it supports the economic and social viability of the City and does not create or aggravate flooding hazards (City of Guelph, 2024).

Development permissions in the District vary by floodplain designation:

One Zone Floodplain

- No development is permitted.

Two Zone Floodplain

- No development is permitted within the floodway; however, existing buildings within the floodway are recognized as legal non-conforming.
- Development and redevelopment may be considered within the flood fringe, subject to the use, building, or structure being floodproofed to the regulatory flood level requirement required by the Grand River Conservation Authority.

Special Policy Area (S.P.A.) Floodplain

- Development and redevelopment may occur in defined areas, subject to specific floodproofing standards and zoning regulations.

3.6 Downtown Streetscape Manual and Built Form Standards

The Downtown Guelph Streetscape Manual and Built Form Standards were adopted by City Council in 2014, to enhance the Downtown Secondary Plan (City of Guelph, 2014). The document is intended to provide clear tools to guide the design of key streets, intersections, open spaces, and buildings within Downtown Guelph, outlining best urban design practices for streetscape and built form. The Manual provides general and area specific design provisions that apply to lands within the District boundary, identified as the Ward West Character Area and Mill Lands Character Area therein.

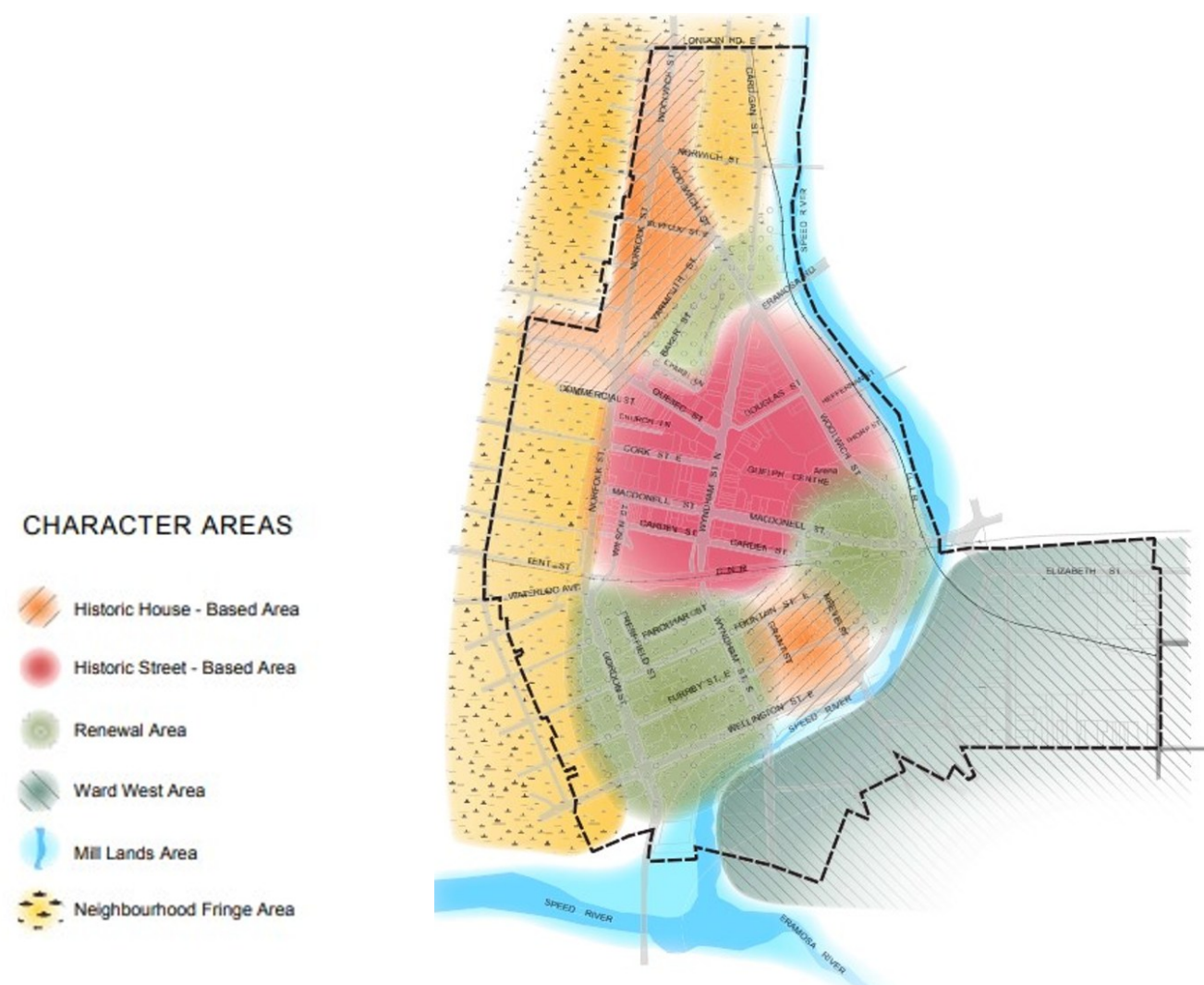


Figure 21: Map of Character Areas as defined in the Downtown Guelph Streetscape Manual and Built Form Standards (City of Guelph, 2014)

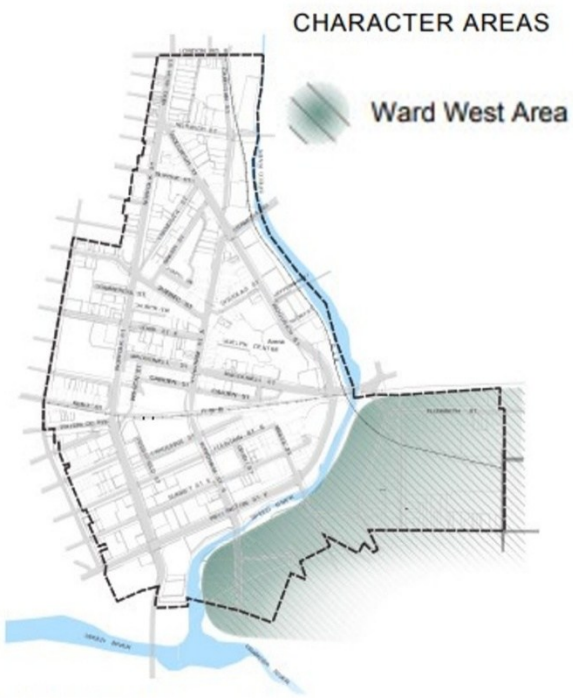
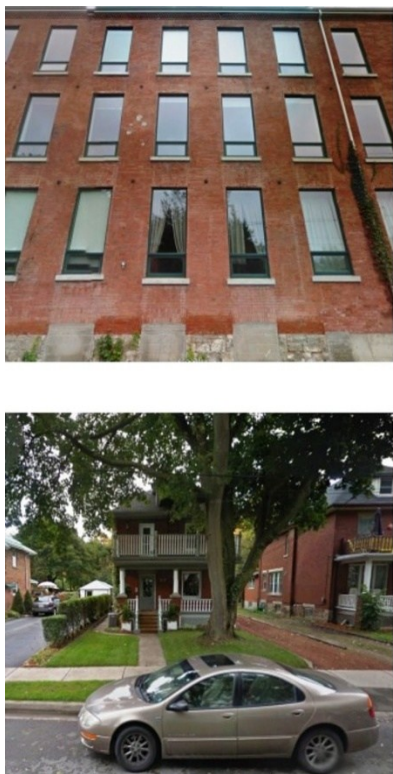


Figure 22: Key photos and map of Ward West Character Area (City of Guelph, 2014)



Figure 23: Key photos and map of Mill Lands Character Area (City of Guelph, 2014)

3.7 Development Regulations

The City of Guelph utilizes Zoning and Community Planning Permit System (C.P.P.S.) By-laws to control site development and implement broader policies set out in the O.P. Both by-laws set the development standards and permitted uses where they apply. In the H.C.D., areas in the easterly portion are subject to the Zoning By-law (2023)-20790 (Figure 24).

Areas closer to the Downtown within the Downtown Secondary Plan are in the Downtown C.P.P. By-law (2026)-21202, adopted by Guelph City Council in April 2026. As of the time of the Council approval of the H.C.D., the Downtown C.P.P. By-law is under appeal and not in effect. Check online for the latest C.P.P. precincts when the C.P.P. By-law is in effect.

3.8 Property Standards By-law

The Property Standards By-law (2000)-16454 was adopted by Guelph City Council in October 2000 (City of Guelph, 2000). The by-law prescribes standards for the maintenance and occupancy of properties in the City, provided the O.P. includes provisions related to *property* conditions.

The by-law requires that every property be kept free of, among other items, any dilapidated or collapsed structure. The General Standards contain further provisions and requirements for parking areas, walks and driveways, accessory buildings and other structures, and other specific matters. Structural standards require the walls, roofs, and other exterior parts and surfaces be maintained as well as standards for interior features, operations, and functions of a building.

On July 23, 2024, City Council adopted By-law (2024)-20944 to amend the Property Standards By-law (2000)-16454 to include minimum standards for the maintenance of heritage attributes of heritage properties designated under Part IV and Part V of the *Ontario Heritage Act*.

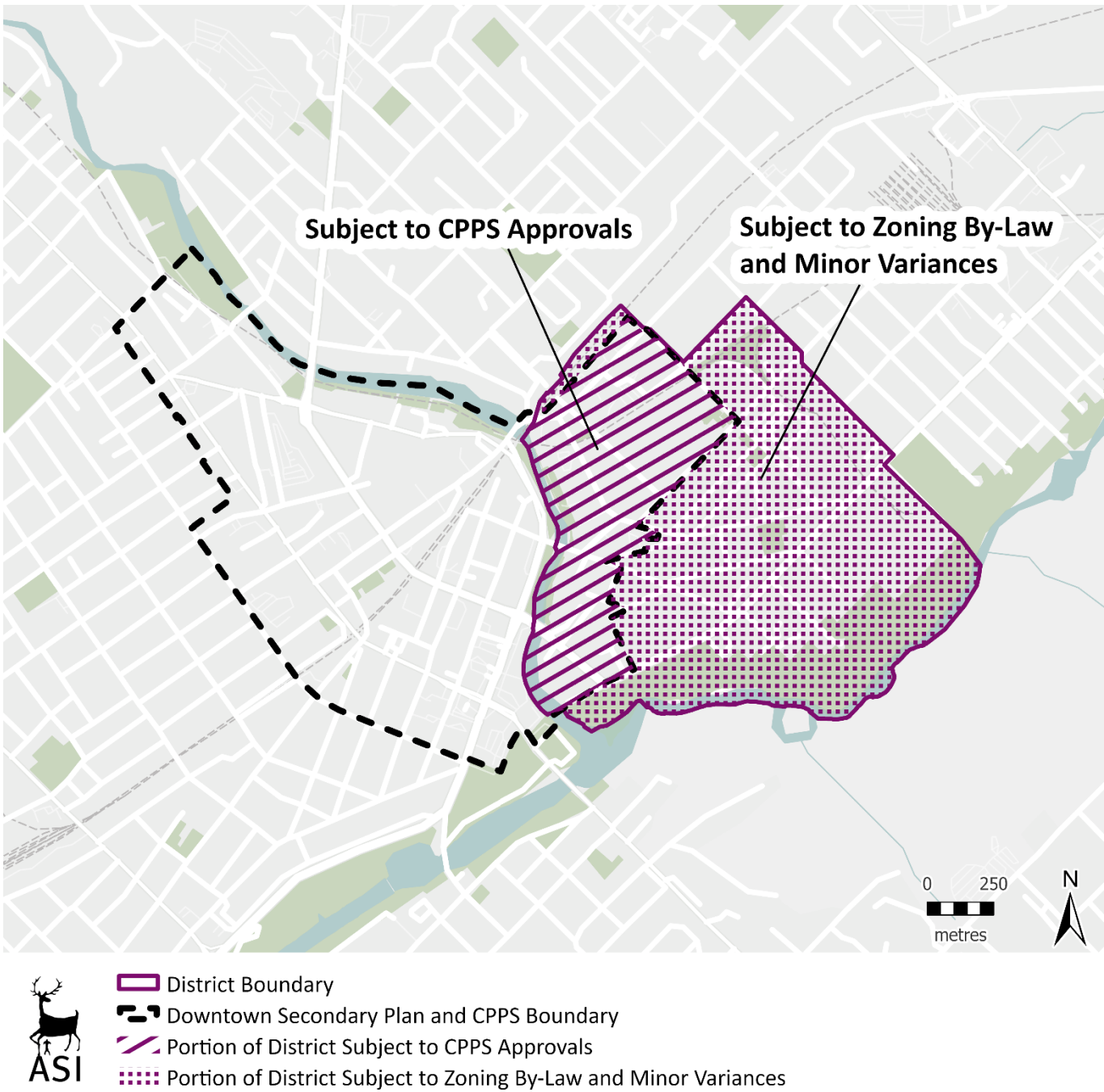


Figure 24: Portions of the District are subject to differing approvals and zoning regulations (A.S.I., 2026)

3.9 Cultural Heritage Action Plan

The City of Guelph’s Cultural Heritage Action Plan (C.H.A.P.) identifies cultural heritage landscapes (C.H.L.s) within the City and prioritizes actions to conserve, promote, and provide incentives for cultural heritage resources (City of Guelph & MHBC, 2021).

Thirty-two C.H.L.s were identified by the C.H.A.P., including four related to the Ward neighbourhood and which overlap with the District boundary: Ward – West, Ward – Industrial, Ward – East, and Ward – North. The Ward – West C.H.L. was identified in the C.H.A.P.’s implementation plan as a high priority C.H.L. for protection.

The C.H.L.s are described as containing “a mixture of built heritage resources, landscape features, and environmental features and all contribute to an understanding of Guelph’s history.” The City of Guelph Strategic Plan commits to the implementation of the C.H.A.P. (Policy 6.1.4) (City of Guelph, 2023). The City of Guelph Strategic Plan is a document used to guide the decision-making process toward achieving desired goals that align with their mission and vision statements for 2024-27.

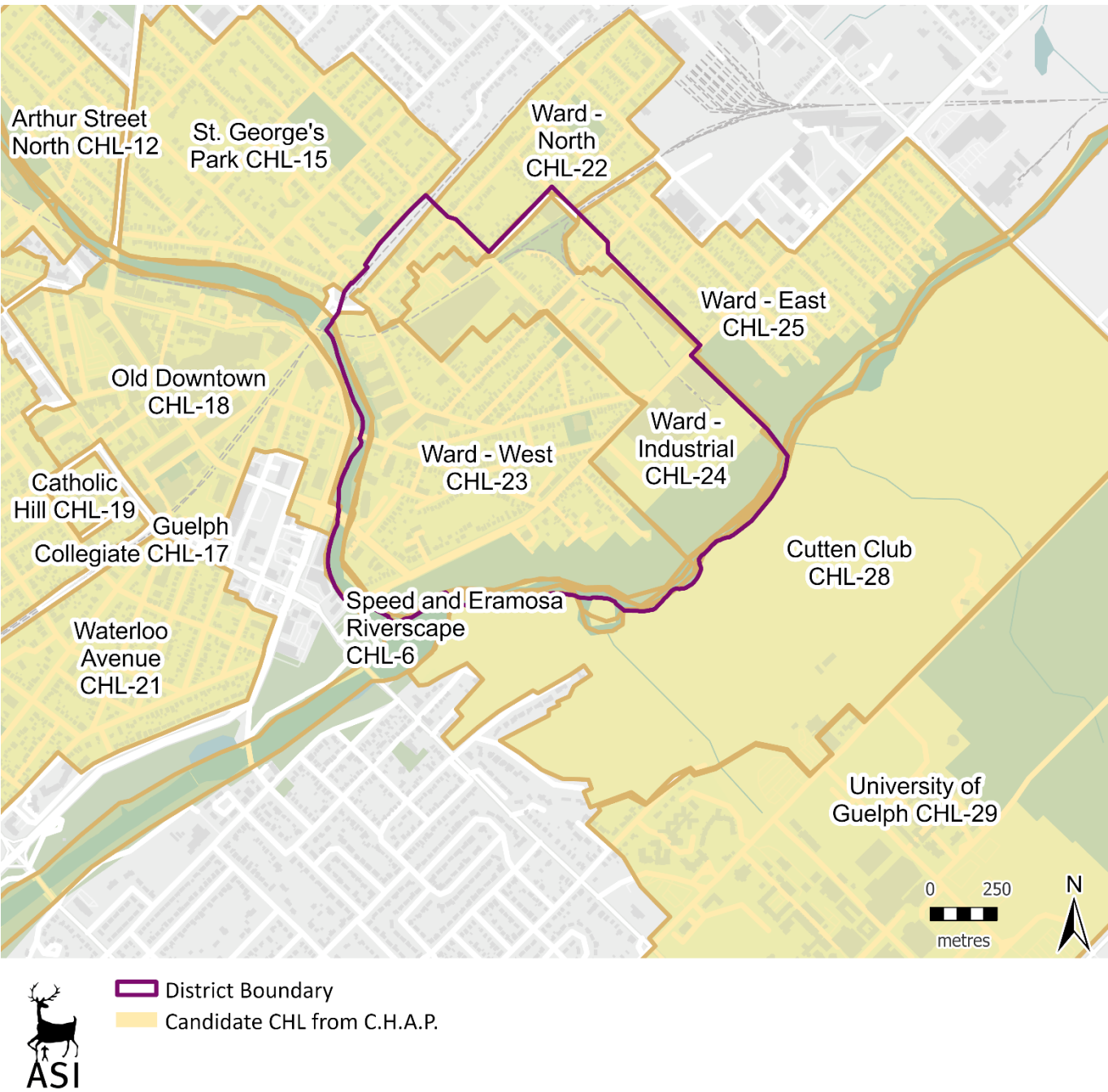


Figure 25: Candidate Cultural Heritage Landscapes within and around the District (A.S.I., 2026)

3.10 Standards and Guidelines

Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines) address heritage districts as a type of cultural landscape. The Standards and Guidelines define cultural landscapes as “any geographical area that has been modified, influenced, or given special cultural meaning by people” and identifies the following categories of cultural landscapes: 1) designed cultural landscapes; 2) organically evolved landscapes, including both relict and continuing landscapes; and 3) associative landscapes (Parks Canada, 2010). The Standards and Guidelines provide a conservation decision-making process, definitions of conservation and related treatments, and Standards for conservation. Section 4.1 of Standards and Guidelines outlines guidelines for conserving cultural landscapes, including heritage districts, and includes guidelines relating to evidence of land use, evidence of traditional practices, land patterns, spatial organization, visual relationships, circulation, ecological features, vegetation, landforms, water features, and built features.

3.11 Ontario Heritage Tool Kit

The Ontario Heritage Tool Kit was developed to assist municipalities, professionals, organizations, and property owners with understanding the heritage conservation process in Ontario (Ministry of Citizenship and Multiculturalism, 2025). A guide was developed as part of this Tool Kit to address H.C.D.s. Key aspects of this guide relevant to the current Study include the process of District designation, changes to Part V of the *Ontario Heritage Act* that were enacted in 2005, advice for practitioners and municipalities regarding approaches, methods, and definitions to use when completing a District Study, and key aspects of District management once the by-law has been passed and comes into force.

3.12 Discussion of Applicable Policies

The **City of Guelph Official Plan** and the **Downtown Secondary Plan** support the conservation of cultural heritage resources alongside planned growth. The Secondary Plan, which extends to the northwest half of the District boundary, sets out that the downtown will be planned and designed to maintain, enhance, and promote cultural heritage resources, the Natural Heritage System, unique streetscapes, and landmarks.

The portion of the Ward H.C.D. included in the Secondary Plan is envisioned to accommodate significant population growth in the form of high-density development along with employment opportunities. Redevelopment is to occur in a manner that complements the area’s cultural heritage resources. Additionally, the Secondary Plan directs the City to explore the implementation of an H.C.D. within the Ward (City of Guelph, 2022). The Secondary Plan also requires preparation of site-specific studies, Urban Design Master Plans (U.D.M.P.s), to provide more detailed guidance to inform development on large lots, specifically at 5 Arthur Street and 64 Duke Street/92 Ferguson Street. It is understood that these U.D.M.P.s will establish the framework and vision for how these lots will be developed as development occurs.

The **Downtown Streetscape Manual and Built Form Guidelines** supports the Downtown Secondary Plan and establishes six character areas (City of Guelph, 2014). The West Ward Character Area and The Mill Lands Character Area are located within the District boundary. The West Ward Character Area boundary acknowledges that the character extends beyond the eastern boundary of the Secondary Plan; however, the presentation of the history and protected heritage resources is focused on the properties contained within the Secondary Plan. The boundary of The Mill Lands passes along the western boundary of the District and extends northward and southward following the Speed and Eramosa rivers.

In 2020, the City completed a **Cultural Heritage Action Plan** (C.H.A.P.) which identifies C.H.L.s and prioritizations related to conserving cultural heritage resources through promotion and incentives. The C.H.A.P. identified four C.H.L.s in the Ward: Ward – North; Ward – West; Ward – Industrial; and Ward – East.

The Ward West is described as a mixed residential and industrial area, while the Ward North and Ward East are primarily residential, and the Ward Industrial is primarily industrial. The Ward West C.H.L. is one of three neighbourhoods that has “seen relatively high levels of activity related to building permits and demolition permits in recent years, suggesting a high interest for potential development, major alterations to buildings and infill construction” (City of Guelph & MHBC, 2021). The Ward West C.H.L. has a high concentration of properties included on the **Municipal Heritage Register**, with 30% of properties being listed (non-designated) and six properties designated under Part IV.

Part A: Understanding the District

This part of the Plan describes the District, its boundary, its cultural heritage values and heritage attributes, and then organizes the properties of the District into categories to aid in identifying buildings, features, and/or open spaces that should be safeguarded and stewarded into the future.



4.0 District Boundary

The Ward Heritage Conservation District (H.C.D.) boundary (Figure 26) was determined based on research, building and streetscape inventories, and analysis conducted during the Study phase. It was also informed by input received through public consultation and Indigenous engagement conducted during the H.C.D. Study phase. On June 10, 2025, concluding the Study phase, City Council endorsed the H.C.D. boundary for the Ward Plan phase.



Figure 26: The Ward Heritage Conservation District Boundary (A.S.I., 2026)

5.0 Statement of District Significance

Description of Historic Place

The Ward Heritage Conservation District (H.C.D.) is generally bounded by the Speed and Eramosa Rivers to the west and south, and Morris Street to the east. The northern boundary follows Ferguson Street to Huron Street northwards including gateways and clear edges such as the 100 Steps, the railroad tracks, and the south slope of the drumlin. The District retains a distinct nineteenth-century road network and lotting pattern that contributed to the formation of a contained community within the neighbourhood of the historical St. Patrick's Ward. The combination of residential, industrial, commercial, and institutional buildings that intermingle within the H.C.D. reflects the area's history and development as a working-class neighbourhood that began to emerge circa 1855 and continuing until there was a decline in industrial operations in the 1980s. The majority of the buildings within the District were constructed between the 1880s and the 1930s and have a brick exterior. They are typically vernacular in their design. Many of the extant buildings constructed during the building boom of the 1880s to the 1930s maintain their historical uses. Others, however, have been adapted or converted to complementary or additional uses to suit changing social, cultural, and economic needs of the community. For example, commercial storefronts have been added to residential buildings, and several former industrial buildings have been converted to multi-unit residences. These adaptations allowed for new uses while the original building forms, although clearly adapted, continue to be expressed within the streetscape. The physical and historical conditions that shaped the development of the District contribute to the social and cultural context of the neighbourhood. The diverse population and communities that were formed within the District beginning in the early twentieth century shaped the built environment and understanding of the neighbourhood – an evolutionary process that continues today.



Figure 27: A mix of residential, industrial, former commercial, and institutional buildings at Alice and Huron Streets (Photo courtesy of Jay Wall, O2 Planning and Design)

Statement of Cultural Heritage Value

The District is of cultural heritage value because it is a riverside place, reflecting the links between physiography and human uses of land, each shaping the other in distinct ways.

The presence of the Speed and Eramosa rivers, their confluence, and remnant streams, are defining features of the District. The confluence of the Speed and Eramosa rivers would have made this area a meeting place for Indigenous communities long before newcomers arrived here in the nineteenth century. Its low-lying lands would have made it an important place for fishing and access to water. The District's location at the confluence of the Speed and Emarosa rivers was also foundational to the angled and irregular layout of the District which was laid out in 1855 in registered plans by Macdonald, Thorpe, and Harvey. The 1855 registered plans continued Neeve and Wyndham streets across the Speed River into the Ward from downtown, while positioning other streets at odd angles in response to the compressed curve of the rivers. The rivers also have had a long history of use and of influence in shaping industrial and residential development patterns in the area. Drumlins that surround the area provide a natural enclosure or barrier that physically divides the low-lying lands of the District from the adjacent highlands. The drumlin north of the District limited north-south access between St. Patrick's and St. George's neighbourhoods. Spillways located within the lowlands that define the District are floodplains that were prone to flooding, deterring development and growth in the area compared to nearby neighbourhoods. This very low-lying quality of the area would then make it an ideal locale for the flocking of industry and affordable residential land transactions, procured by people who would become labourers and workers here or who were newcomers from other places.

The District is of cultural heritage value as the area has a concentration of the largest and earliest water and rail-based industries that emerged on the east side of the Speed River, and which express significant land use development themes. Early industry was located along the Speed River, utilizing hydro power for operations and in proximity to other industries on the west side and downtown. The introduction of the Guelph Junction Railway in 1888 brought industrial operations inland and development was furthered by

several key factors relating to the area's physiographic conditions. The natural floodplain to the east and north of the rivers limited early settler development while other areas of Guelph were being developed. As the land was very flat and sparsely populated, it was well suited for industrial operations requiring large, flat floorplates such as distilleries and mills, as well as for textile production and livestock feed businesses. In the early twentieth century, large plots of land were offered for free to those willing to open or move their operations to the area. An influx in the immigrant population to Guelph, many of whom settled in the District, provided the necessary labour to support these operations. The location of spur lines for the Guelph Junction Railway directed the location of industrial properties, which were built next to the residential areas that were already forming in the District, creating a distinct area marked by a live-work character.



Figure 28: The former site of Allan's Mill shows the evolution of the industrial site along the Speed River, as pictured in 2025 (Photo courtesy of Jay Wall, O2 Planning and Design)

The District is of cultural heritage value as a place that represents how a working-class neighbourhood developed in the nineteenth century and early twentieth century and which continues to evolve contemporarily. Simple and functional buildings, particularly fine-grain residential streetscapes on angled lots, are defining characteristics of the District. Many of the area's homes built between 1880 to the 1930s can be described as modest houses built with readily available materials on small, affordable lots and set within an irregular street pattern. Many stand as vernacular interpretations of various architectural styles common to the time period and this type of development context. The majority have a brick exterior and there are various examples with intensified forms such as semi-detached homes, a rowhouse, and a triplex. The vernacular designs, scale, and density of these buildings combined with the area's narrow and irregular lotting patterns results in a compact, patchwork-like streetscape pattern. The street and lot patterns create a concentration of T- and Y-intersections which limit passage through the area, restricting vehicular traffic and creating a pedestrian-friendly environment on many streets. The pedestrian experience is reinforced through narrow street widths and shallow building setbacks on many of the roadways within the District. The area's design value as a representative example of an evolved working-class neighbourhood is enriched by its retention of various types of industrial properties. Industrial properties contrast the fine-grain residential properties through their larger scale and built form. Industrial buildings and/or properties associated with former significant employers in the Ward typically punctuated and capped the residential blocks of the District at the rivers and railways, framing the mainly residential centre of the Ward. Within the core of the District, there are discrete examples of light industrial building operations interwoven into the residential built form fabric. Finally, the area reflects on the institutions that were critical to community life in the late nineteenth and early twentieth century, such as church and schools and which continue to be important places today for gathering and ritual.



Figure 29: Biltmore Hats employees (Guelph Museums)



Figure 30: V. Valeriot's Shoe Repairing shop at 47 Alice Street (City of Guelph)

Interwoven across this network of streetscapes, residential building, industrial operations, and institutional anchors, is a distinct expression of an adaptable place. Storefronts added to residential properties, and/or the use of residential properties for commercial uses or cottage industries was prevalent in the District, a pattern that continues today. The District as a self-sustaining place, with its own shops and employers, resulted in certain streets, such as Ontario Street, Alice Street, and Huron Street, acting as “main” streets, hosting commercial shops and mixed-use commercial/residential spaces. This pattern of self-sufficiency relates to the long history of working-class residents who were seeking ways to supplement their income, as well as the newcomer populations that settled in the District in the first half of the twentieth century. Subsequent waves of residents and business owners who have made the Ward home in the later half of the twentieth century and early twenty-first century continue this pattern. **It is for this reason that the District is of value as a good example of a neighbourhood that reflects on the journey of humble buildings adapted to accommodate the needs and lives of their inhabitants.** These commercial-residential adaptations are sometimes visible through additions, traces of removals, and/or commercial indicators such as false front façades. Other times, the traces of these small businesses are not visible in the built form and are only known through local knowledge and the documentary record.



Figure 31: The Alice Street Clubhouse at 47 Alice Street (Photo courtesy of Jay Wall, O2 Planning and Design)

The District is valued as a place of social connectivity and community gathering, themes that have been identified as significant by the community as part of the documentary record and through engagement activities. Newcomers from various countries moved into the neighbourhood in the late nineteenth century and early twentieth century and brought with them traditions and lifestyles that were incorporated into their new community and influenced how the built environment was formed and used. The especially large population of Italian newcomers, and their descendants, had a strong influence on the social life and the built form patterns in the District through the traditions they preserved, practiced, and celebrated, through various means including language, faith, music, and food, and through the businesses and gathering places they established. The District also continues today to be a place that is welcoming to diverse groups, including newcomers to Canada and LGBTQIA+ communities, for example. Many of the grocery stores, bakeries, and restaurants that dotted the area became social hubs within the District, deepening the connection between neighbours within the area. This also contributed to the self-sufficient nature of the neighbourhood as all the goods and services residents needed were within the neighbourhood and in walking distance. These patterns have been sustained today with places of congregation, continuing in permanent and episodic ways. Although open space and parks are limited in the District, they provide a variety of recreational, social, and environmental roles in the community. The parks allow for recreational activities and wetland protections along the Eramosa River. The community garden is an important location for social connection and community building as are the more flexible spaces associated with outdoor area of the historical Tytler Public and Sacred Heart Catholic schools. Places of valued congregation and gathering are also documented in more recently constructed buildings like the Red Chevron Club and the Italian Canadian Club. These social values are sustained through the area's history of festivals and events that occur at some of these sites, and within other private establishments, some of which have created important third spaces in the community, a tradition that is historical and contemporary and identified as valued by the community.



Figure 32: Gathering at 60 Ontario Street (Photo courtesy of Jay Wall, O2 Planning and Design)



Figure 33: Wrestling at the Red Chevron Club (Photo courtesy of Jay Wall, O2 Planning and Design)

Heritage Attributes

Heritage attributes are features or patterns that express the cultural heritage values of the District. Heritage attributes identified in the Ward H.C.D. relate to the physiography and landscape, public realm, and built form and streetscapes. The following list of heritage attributes is grouped under those sub-sections.

Attributes related to physiography and landscape

- Location of the District at the confluence of two rivers and below Guelph’s prominent drumlins within the lowlands of glacial spillways.
- Topography resulting from the drumlin that creates St. George’s Hill and which provides a natural divide and change in topographic condition between the historical St. George’s and St. Patrick’s wards.
- Intermittent features that express the area’s low-lying topographic conditions and/or composition of Amabel and Silurian bedrock: the steeply sloped land behind Richardson Street that has been historically prone to flooding and the knolls at San Giorgio Morgeto Park, Two Rivers Community Garden, and Sacred Heart Parish Office.
- Trees including the row of silver maples that form a canopy on York Road and the mature white elm on Alice Street as well as the dense tree canopy in the rear yards of residential properties throughout the neighbourhood.



Figure 34: Looking into the District from the higher elevation up the 100 Steps (Jay Wall, O2 Planning and Design)

Attributes related to public realm and streetscapes

- The Speed and Eramosa rivers, their confluence, and including remnant steams.
- The general layout of streets defined by Macdonald, Thorpe, and Harvey's 1855 registered plans and resulting in angled streets that form a non-gridded road network and irregular block and lot pattern, creating a distinct network of movement patterns and streetscapes within the core of the area.
- Ontario-Manitoba-Arthur and Huron-Alice community nodes as areas of physical, social, historical, and visual connectivity within the District.
- Alignment of the Guelph Junction Railway and spur line, which historically functioned to foster industrial growth in the District.
- Concentration of local streets with narrow lot widths, shallow setbacks, and sidewalks, contributing to the pedestrian experience and walkability of the District.
- Open spaces that serve social and recreational functions in the District, including river-side parks and trail systems, greened open spaces, and cultural landmarks that are used by the public in formal and informal ways: Heritage Park, Riverwalk Park, York Road Park, and Eramosa River Park; San Giorgio Morgeto Park and Two Rivers Community Garden; and Tytler Public School yard space and Sacred Heart School parking area.
- Gateway features that demarcate a sense of entry and exit into the District, including the 100 Steps and the York Road and Guelph Junction Railway Spur, as well as crossings at Neeve Street, Allan's Mill, the Covered Bridge, and Wyndham Street South.
- The Guelph Junction Railway line and spur line, as well as the level crossings.



Figure 35: Two Rivers Community Garden (Jay Wall, O2 Planning and Design)



Figure 36: Railway tracks along Sackville Street (Jay Wall, O2 Planning and Design)

Attributes related to built form and architecture

- Mid-nineteenth-century properties associated with the early development of the District.
- Late-nineteenth- and early-twentieth-century residential properties related to the boom in construction that occurred to support the industrial development brought in by the introduction of the Guelph Junction Railway line in the 1880s and which continued through to the 1930s.
- Collection of late-nineteenth- and early-twentieth-century residential types that were built as modest homes often using standardized construction plans and readily available materials, for working class people or families, many of whom had recently settled in this area from other countries. These include built form typologies such as the Workers' Cottage, Workers' House, Edwardian Foursquare House, vernacular expression of a Central Gable Cottage or House, and Dutch Colonial Revival.
- Collection of late-nineteenth and early-twentieth-century residential semi-detached, rowhouse, and triplex built forms that combine to create a dense streetscape pattern and intensified approach to land development.
- Buildings dating to the circa 1855 to 1940 period of establishment and intensification that were designed to accommodate wedge-shaped parcels where angled roads intersect, including those built to follow the irregular shape of the lot or angled to respond to the point formed at the intersection.
- Industrial building types such as manufactories and buildings dating to the circa 1855 to 1939 period and designed to accommodate light industrial operations; these represent the prevalence and diversity of large-scale and smaller-scale industrial operations in the District from the late nineteenth century to the mid-twentieth century.
- Educational and religious buildings that are dispersed throughout the District and which have served as important places of congregation, social network development, and ritual.

- Purpose-built commercial buildings and buildings adapted to accommodate a mixture of residential and commercial uses, either through conversions, alterations or additions with many of these representing early live-work spaces in the Ward and the origins of local entrepreneurial operations; an important concentration of these buildings forms a distinct node at Arthur Street South-Ontario Street and Manitoba Street.
- Buildings that have been identified by the community and local residents as having social value and/or which serve as important cultural landmarks, community hubs or places of congregation.



Figure 37: This streetscape along Alice Street features a mix of residential building types that are representative of the District (Jay Wall, O2 Planning and Design)

6.0 Urban Form and Built Form Features and Patterns

The following sections include images, illustrations, and examples to expand upon the patterns and heritage attributes which are described in the Statement of District Significance. These defining characteristics are broadly categorized as they relate to four key themes that express the District's cultural heritage values:

Shaping the Ward: relating to the foundational influences of the river, topography, and railway, which invited early industry to the District and shaped the urban form of the Ward as we know it today. Including angled blocks, streetscapes, and sense of enclosure.

Making the Ward: relating to the physical buildings and streetscapes of the Ward, including the District's remaining early factories, homes that express simplicity and utilitarian designs, institutional gathering spaces, and small-scale commercial spaces that blended multiple uses over time.

Adapting the Ward: relating to traces of change and patterns of how buildings were used in the Ward, especially among residences that have expanded over time, or buildings that have adapted between uses over the years.

Celebrating the Ward: relating to spaces that host community gathering, celebration, and public use, including indoor and outdoor spaces, local events, and installations.



Figure 38: A family in front of the concrete block house at 167 Ontario Street (photo courtesy of Lori Pagnan)

6.1 Shaping the Ward

Topography, Rivers, Rail and Early Industry

Rivers and topography, followed by railways and early industry were foundational influences that shaped the urban form of the Ward as we know it today. The District is generally bounded by the rivers, the railway, a hillside, and large peripheral industrial lots, all of which enclose the primarily residential neighbourhood of the Ward (Figure 39).

The confluence of the Speed and Eramosa rivers made this area a meeting place long before settlers arrived here, and the low-lying lands would have made it an important place for fishing and access to water. Today, the quality of land hemmed in at two sides by rivers contributes to a particular sense of enclosure in the Ward, and bridges over both rivers provide points of connection to other areas and to the rivers themselves.

The low-lying topography is contrasted by a long and steep hill at the northwest boundary of the District, called a drumlin, a physiographic feature formed by ancient glacial deposits. The drumlin contributes to the sense of enclosure generated by the rivers, capping off this District at its northwest end. The drumlin is part of St. George’s hill beyond the District and features the landmark 100 Steps.

The rivers and low-lying lands strongly influenced development of the District through the 1800s. The natural floodplain to the east and north of the rivers limited early settler development while other areas of Guelph were being constructed. However, because the land was very flat and sparsely populated, the land was well suited for industrial operations requiring large, flat floorplates such as distilleries and mills, as well as for textile production and livestock feed businesses.

The earliest industries made use of the rivers for water power (Figure 41). Allan’s Mill, opened in the District in 1835, and multiple textile mills were established along the Speed River. The Guelph Waterworks was located by the Emarosa River.

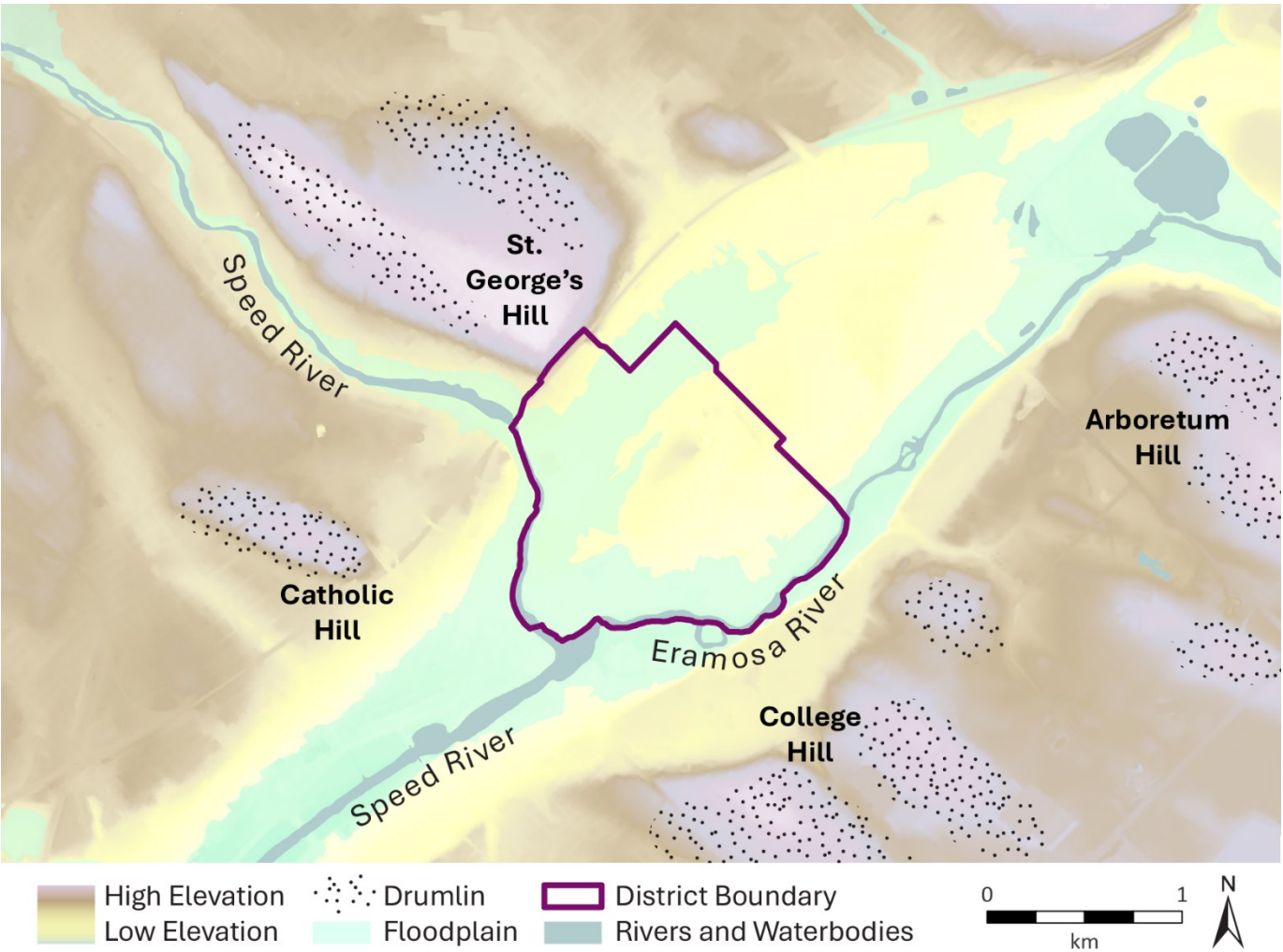


Figure 39: Rivers and topography – low-lying land surrounded by drumlin hills – shape the District as a place (A.S.I., 2026)

The Ward’s location in the confluence of the Speed and Emarosa rivers was also foundational to the angled and irregular layout of the District which was laid out in 1855 in registered plans by Macdonald, Thorpe, and Harvey. The 1855 registered plans continued Neeve and Wyndham Streets across the Speed River into the Ward from downtown, while positioning other streets at odd angles in response to the compressed curve of the rivers and to join with the grid layout which surrounds the Ward and downtown to the north and west. The resulting angled and irregular layout of the Ward contrasts the surrounding gridded development and is more analogous to the radial layout of the downtown, also located on a point of land compressed by the curve of the river (Figure 40).

Through the 1900s, factories were established along the railway lines rather than relying on the rivers (Figure 42), and smaller businesses and workshops opened shop deeper into the neighbourhood. While the arrival of the Grand Trunk Railway in 1856 spurred development in Guelph generally, the construction of the Guelph Junction Railway in 1888 was a boon for local industry. Spur lines were constructed to connect local factories like the Taylor Forbes Co. building and the Waterworks to the Guelph Junction Railway, which was operated by the Canadian Pacific Railway and was more affordable than the Grand Trunk Railway. In 1911, the electric Guelph Radial Railway was extended into the Ward, crossing the Speed River at Neeve Street and running along Ontario Street. The Guelph Radial Railway provided both passenger and freight transit, with an electric spur line splitting from the Ontario Street route to connect to the Guelph Carpet Company.

The streetscapes experienced in the Ward today have been described as variable, peculiar, sporadic, and random. These qualities have their origins in the Ward’s angled road network and the industrial sites which punctuate the primarily residential lots – which in turn were shaped by the foundational influences of the rivers and topography. Connections to the rivers remains important for residents of the Ward and have been strengthened by bridge crossings and trails (see Section 6.4 – *Celebrating the Ward*).



Figure 40: Angled streets occur where the land is compressed by the rivers, for example in the downtown and in the Ward (Guelph Museums with annotations by A.S.I., 2026)



Figure 41: The Speed and Eramosa Rivers in relation to areas of river-based industry in the District (Guelph Museums with annotations by A.S.I., 2026)



Figure 42: Historic railways in relation to areas of rail-based industry in the District (Guelph Museums with annotations by A.S.I., 2026)

6.2 Making the Ward

Streetscapes and Building Types of a Working-Class Area

The District’s early development is defined in this document as occurring from circa 1855 until 1939: from when the angled street pattern was first laid out, to when the bulk of the lots laid out in the 1855 plans had been filled in with buildings. 76% of the buildings found in the District today date from that period of early development and are shown in Figure 43, coded by their historical occupancy type.

The patterns of buildings and lots developed during this time is still legible today and remain characteristic of the Ward:

- Simple and functional buildings predominated, primarily in small-grained residential streetscapes along the angled blocks.
- A variety of architectural types were constructed close together and with widely varied setbacks, creating irregular and heterogenous streetscapes.
- The residential blocks were punctuated and capped by large industrial properties adjacent to the river and railways, and by a few light industrial and commercial properties and community institutions throughout the residential neighbourhood.
- The neighbourhood was self-sustaining, with its own shops and employers. Some residential streets acted as commercial streets, such as Ontario, Alice and Huron streets which hosted commercial shops and mixed-use commercial/residential spaces.
- Intersections at the angled streets were wide and indirect for vehicular thoroughfare, resulting in pedestrian-friendly streets. Triangular corner properties remain visually prominent at these intersections.

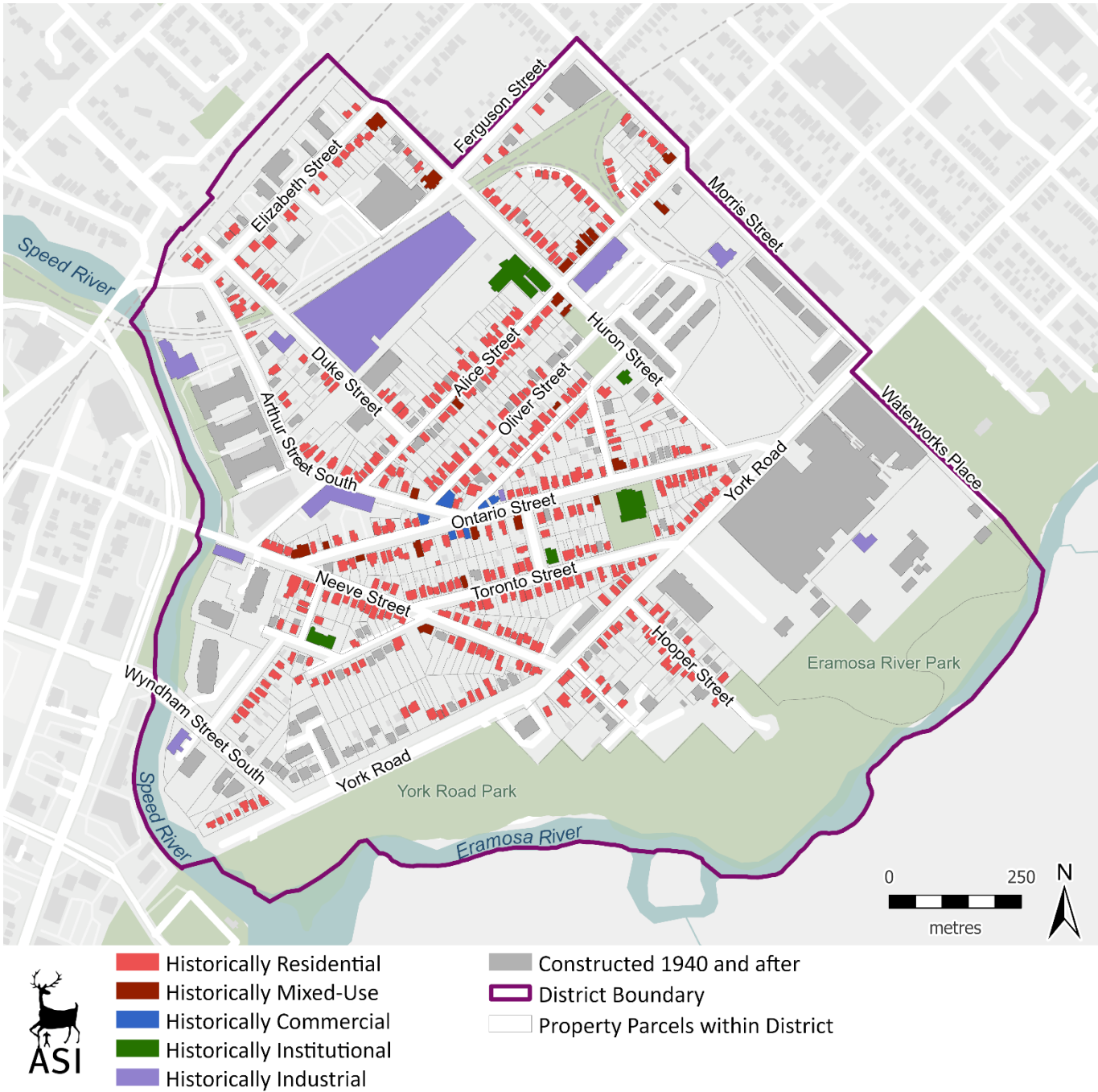


Figure 43: Extant buildings in the Ward by historic use (A.S.I., 2026)

The Ward was a place of production and was, and remains, a working-class area. Large factories were major employers for residents of the District and local entrepreneurs set up small businesses in individual shops and homes. The resulting jobs and local shops provided resources for families and communities to settle in the District, with the largely working-class population including many immigrants. The census entries in Figure 44 and Figure 45, for example, show a record of workers who lived and worked in the Ward, with zoomed-in entries for two workers who lived on Toronto Street.

- The first residents were most commonly people of British, Scottish, and Irish origins with jobs such as labourer, miller, mason, baker, and housemaker.
- By the early 1900s, the Ward became a landing ground and launch pad for first- and second-generation residents from primarily Italian, Polish, Ukrainian, and Irish communities.
- Italians comprised a large non-English speaking community in Guelph after 1900 and many first-generation residents were born and raised in the Ward, considered the heart Guelph's Italian community.
- The Ward is also where some of Guelph's first residents from Black communities lived, especially on Alice, Toronto, and Sackville streets.

Typical, or representative, buildings in the District are primarily simple and functional in form, reflecting on the everyday people who worked, shopped, gathered, and lived in the Ward. These representative buildings have cultural heritage value as symbols of the Ward's working-class history. Other buildings have cultural heritage value for being early or unique architectural examples, or for a historical or contextual association, for example with a tradition, event, or business important to the Ward.

The District has long been home to diverse residents who settled where affordability and access to work were available. In more recent years, the affordability of the area and access to large spaces for studios in the converted industrial buildings resulted in an influx of artists to the Ward. This shift again reshaped the demographics of the Ward, while continuing the characteristic pattern of people looking to live in the Ward for its simple, affordable buildings and connection to a tightly knit community.

RESIDENCE AND PERSON			PROFESSION, INDUSTRY, TRADE OR MEANS OF LIVING									
Place of birth in Canada, or of residence, if foreign born	Place of birth, if foreign born	Sex	Age	Marital status	Profession, industry, trade or means of living	Employment status	Religion	Place of birth	Place of residence	Place of birth	Place of residence	
3	4	5	6	7	8	9	10	11	12	13	14	
Shippin, Mary	Shippin, Mary	F	19	Married	Shipping Clerk	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Joseph	Shippin, Joseph	M	20	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	21	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	18	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Charles	Shippin, Charles	M	22	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Kathleen	Shippin, Kathleen	F	17	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Cecelia	Shippin, Cecelia	F	16	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Samuel	Shippin, Samuel	M	13	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Robert	Shippin, Robert	M	12	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, James	Shippin, James	M	11	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Sarah	Shippin, Sarah	F	10	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Mary	Shippin, Mary	F	9	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	8	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	7	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	6	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	5	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	4	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	3	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	2	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	1	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, Margaret	Shippin, Margaret	F	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, John	Shippin, John	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Protestant	1-9-11	Protestant	
Shippin, William	Shippin, William	M	0	Married	Labourer	1-9-11	Protestant	1-9-11	Pro			

6.2.1 Characteristic of the District: Residential Buildings

Representative Residential Buildings

In general, homes built during the Ward’s early development were modest one-storey cottages or simple houses. Among these typical dwellings, five representative residential types repeat regularly, characterize the District, and represent the modest housing of the working-class population:

- **Workers’ Cottages:** small, one-storey residences
- **Workers’ Houses:** the most common house form in the Ward
- **Edwardian Foursquare Houses:** a common style throughout Ontario
- **Vernacular Central Gable Houses:** over the years in the Ward, this type takes on different forms but always features a central peaked gable
- **Dutch Colonial Revival Houses:** a later type that marked the end of the Ward’s residential development between 1855-1939

These types are primarily vernacular expressions of more formally recognized architectural styles, adapted to suit life in the Ward (Figure 47). The spatial distribution of these representative residential types is mapped to the right (Figure 46).

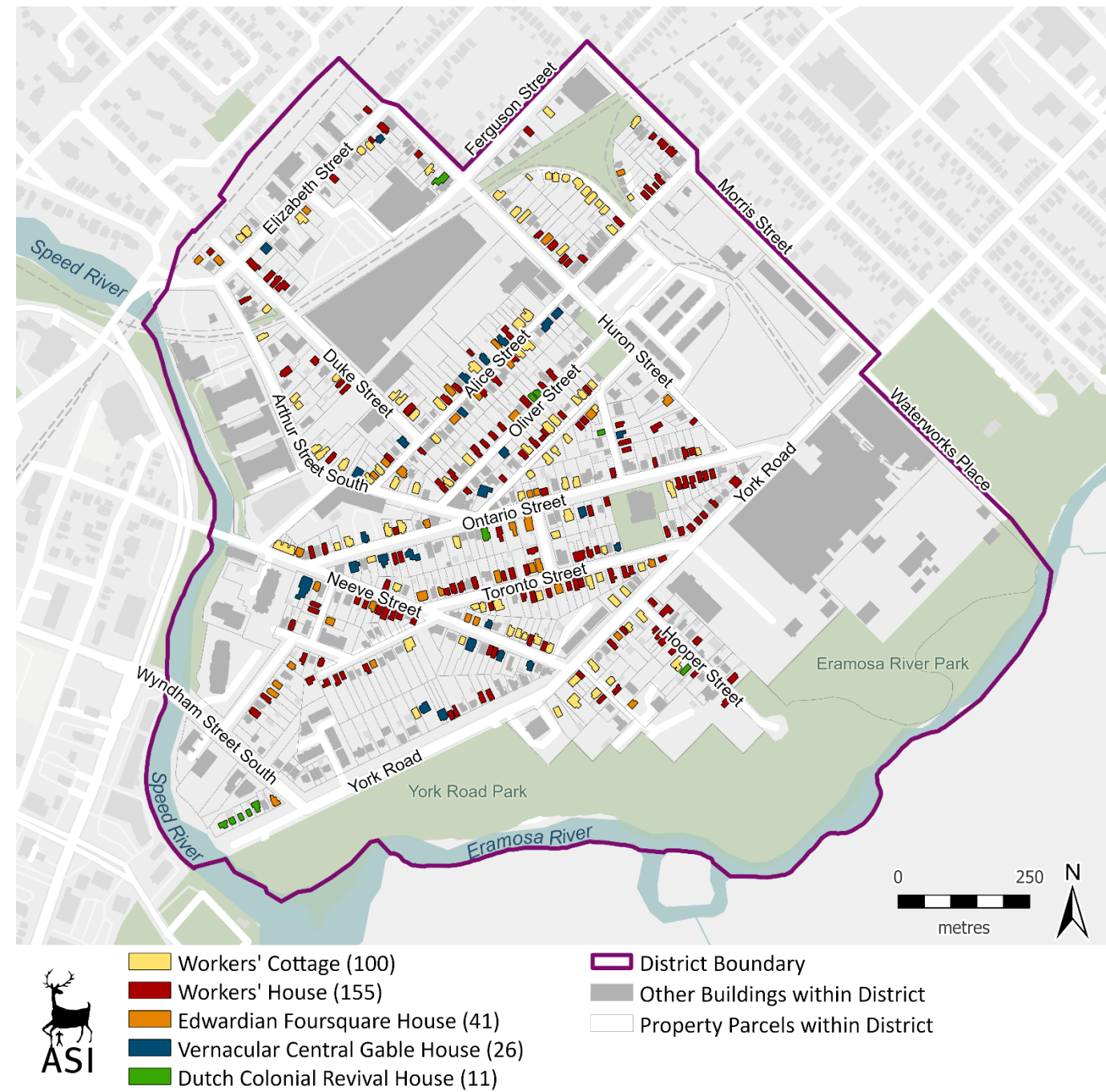


Figure 46: Map of representative residential types in the District (A.S.I., 2026)



Workers' Cottages

Workers' Cottages are one-storey house forms with a symmetrical front façade. The most typical are very simple structures with a front gable, side gable, or hipped roof. Others include a central gable or dormer. The exteriors of most Workers' Cottages are brick or siding, with the very earliest instances in stone. They may be a single detached, semi-detached, or rowhouse building.



Workers' Houses

Workers' Houses are one-and-a-half to two-and-a-half storey house forms with a gable roof, simple massing, symmetrical upper levels on the front facade, side hall entrance, and minimal ornamentation. Many feature brick exteriors and/or front porches. Most Workers' Houses feature a front gable roof, though there are instances of side gable roofs in the District.



Edwardian Foursquare Houses

Edwardian Foursquare Houses are two-and-a-half storey house forms with a brick exterior, hipped roof, side hall entrance, and symmetrical upper levels. Examples of this residential type often have a front porch and/or a central front-facing dormer. An Edwardian Foursquare House may be a single detached or semi-detached building.



Vernacular Central Gable Houses

Vernacular Central Gable Houses are one-and-a-half to two-and-a-half storey house forms with a symmetrical front façade and central gable feature. They have either a side gable or hipped roof and typically have a brick or stone exterior. Vernacular Central Gable Houses may be a single detached or semi-detached building.



Dutch Colonial Revival Houses

Dutch Colonial Revival Houses are one-and-a-half storey house forms with a side hall entrance, symmetrical upper level, and gambrel roof, which is the defining feature of the revivalist style. They typically have brick exteriors and may feature siding within the gambrel end. Variations include a jerkinhead roofline. Dutch Colonial Revival Houses are single detached buildings.

Figure 47: Examples of the five representative residential types in the District (A.S.I., 2026)

Building Boom of Residential Construction

The forms of these residential types evolved over the course of the District’s early development, as did their popularity. The following diagram (Figure 48) illustrates the construction dates of all the residential buildings that remain in the Ward from the 1855-1939 period, revealing three sub-periods of residential construction:

- **1855-1879:** the earliest construction, just after the Ward’s establishment
- **1880-1919:** a building boom
- **1920-1939:** a sharp decrease in residential construction

The diagram also overlays the representative residential types over the overall construction counts, showing how certain types became more or less popular, or evolved to new forms. For example, the popularity of the Worker’s House is evident between 1880 and 1920, construction of Worker’s Cottages remained generally popular throughout the period of early development, and Vernacular Central Gable Houses were popular as some of the first residences.

Note that these counts include only residences still standing in the District today, and therefore may also speak to the lasting quality of these specific house forms, whether because of their material durability (especially relating to brick and stone construction) or because of their suitability and affordability as homes.

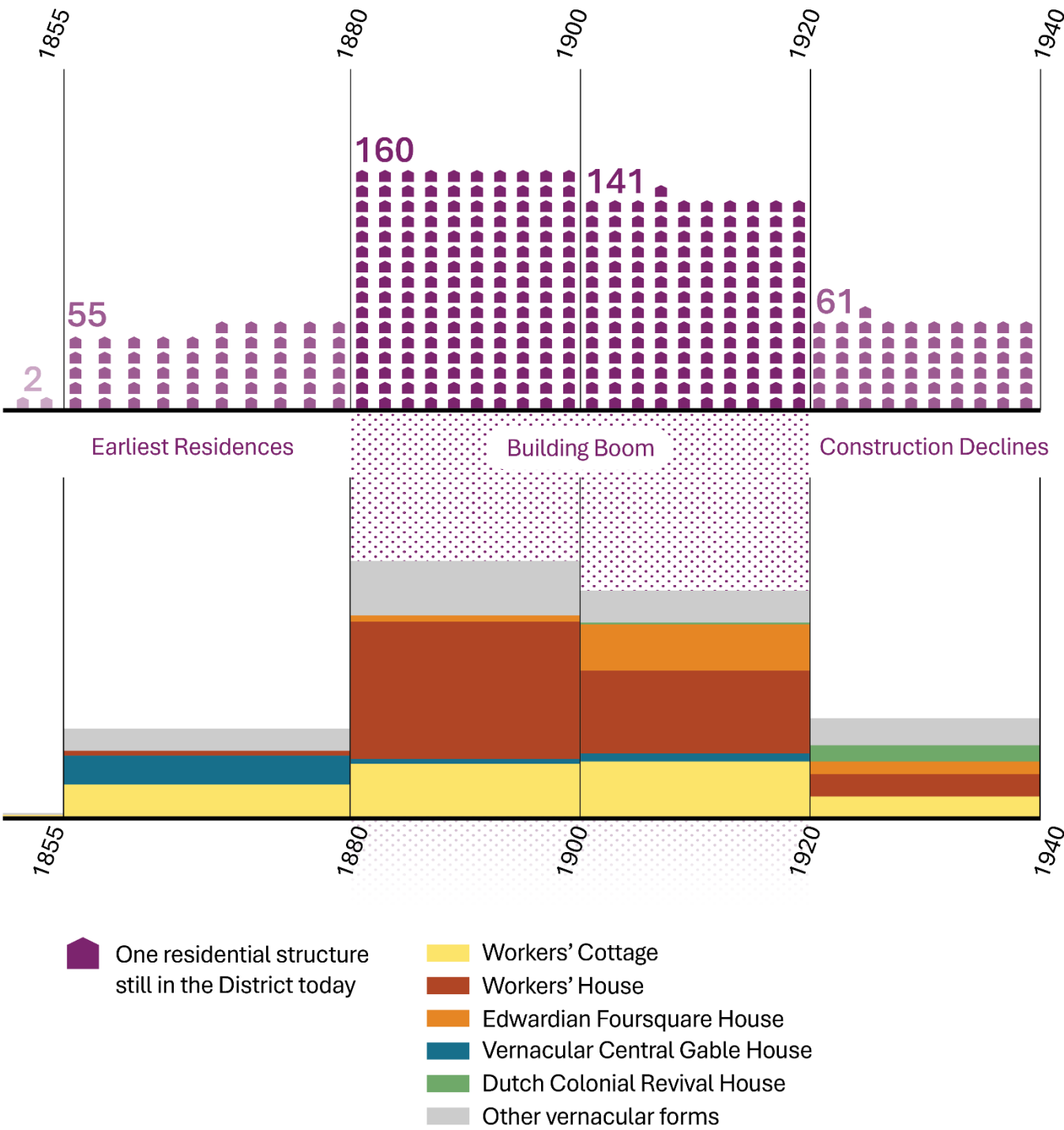


Figure 48: Numbers of extant residential structures in the District that were constructed during the District’s period of early development, by representative type (A.S.I., 2026)

Unique and Early Residential Examples

The District features some dwellings that are larger and more ornate than the simple architecture classified in this document as representative residences. These homes have architectural qualities that stand out within the streetscape and that tell a different part of the District’s story, such as the large red brick houses with unique ornamentation, as shown below (Figure 49).

Other dwellings have cultural heritage value as the Ward’s oldest remaining structures. 60 residences in the District were constructed before the building boom of the 1880s, with two of those residences constructed before 1855, and still standing today. Many of these earliest dwellings are vernacular structures, which do not follow a formal architectural style, such as the cottages shown on the right (Figure 50 and Figure 51).



Figure 50: An early residence, constructed pre-1880 (A.S.I., 2026)



Figure 51: One of two residences still extant in the District that were constructed pre-1855 (A.S.I., 2026)



Figure 49: About a dozen large brick houses appear throughout the District with unique architectural qualities (A.S.I., 2026)

6.2.2 Characteristic of the District: Industrial Buildings

Large factories and smaller light industrial workshops were established in the Ward throughout the period of early development. Many of these buildings remain today, but most have been converted to other uses (see Section 6.3 – *Adapting the Ward*).

Multi-Storey Masonry Factories

Multi-storey masonry factories were major employers in the Ward throughout the nineteenth and twentieth centuries. These buildings are typically two to four storeys in height with large footprints, and contain a series of large, repeating window openings that often articulate the bays within each elevation. The following multi-storey factory buildings remain in the District today:

- 120 Huron Street: Northern Rubber Company (Figure 52 and Figure 54)
- 26 Ontario Street: Guelph Worsted Spinning Co./Guelph Yarns/Newlands-Harding Yarns/Dobbie Industries/Len's Mill Store (Figure 53 and Figure 55)
- 64 Duke Street: Guelph Paper Box Co./Canadian Sprucolite Ltd./Aberfoyle Manufacturing (Figure 56)
- 83 Neeve Street: Armstrong Carpet Co./Dodds' Carpet Co./Guelph Carpet Co. Ltd (Figure 57)
- 67 Wyndham Street South: Canadian Textile and Weaving Company/Burrows Textiles (Figure 58)
- 43 Arthur Street South: Allan's Mill and Distillery/Taylor Forbes Co./W.C. Wood Company (Figure 59)

Light Industrial

Other industrial buildings include the light industrial building at 76 Ontario Street, the one-storey warehouses at 59 Duke Street and 127 Morris Street, and the Guelph Waterworks Engine House and Pumping Station – a **property** designated under Part IV of the *Ontario Heritage Act*.



Figure 52: Northern Rubber Company at 120 Huron Street in 1932 (GuelphToday)



Figure 53: The Guelph Worsted Spinning Co. at 26 Ontario Street (Guelph Museums)



Figure 54: Previous factory at 120 Huron Street, now a residential building (Jay Wall, O2 Planning and Design)



Figure 55: Previous factory at 26 Ontario Street, now a residential building (A.S.I., 2026)



Figure 56: 64 Duke Street retains its industrial use today (Jay Wall, O2 Planning and Design)



Figure 57: Previous factory at 83 Neeve Street, now a residential building (A.S.I., 2026)



Figure 58: Previous factory at 67 Wyndham Street South, now a residential building (A.S.I., 2026)



Figure 59: Today, 43 Arthur Street South is a multi-use building including a Distillery, a historic use at the site (A.S.I., 2026)

6.2.4 Characteristic of the District: Institutional Buildings

Schools, religious buildings, clubs, and halls exemplify the importance of community gathering in the Ward and are examples of some of the District’s more ornate architecture.

Schools and religious buildings were built with more ornamentation than the modest houses and functional factories, with consistent red brick construction and contrasting trim identifying these sites as community gathering spaces across the District (Figure 60 to Figure 62). These buildings often have symmetrical facades and irregular rooflines.

More recently constructed community institutions include the Italian Canadian Club of Guelph and the Red Chevron Club (Figure 63). These buildings are built in vernacular styles and general have minimal ornamentation.



Figure 60: Postcard from circa 1912 of Tytler Public School, which was named St. Patrick’s Ward School at the time (Guelph Museums)



Figure 61: (Left) Mother of God Ukrainian Catholic Church and (right) Paisley Memorial United Church (Wikimedia commons, 2008 and Jay Wall, O2 Planning and Design)



Figure 62: (Left) Sacred Heart Rectory and (right) Sacred Heart Church (Jay Wall, O2 Planning and Design)



Figure 63: (Left) The Italian Canadian Club of Guelph and (right) The Red Chevron Club (A.S.I., 2025)

6.2.5 Characteristic of the District: Commercial Buildings

During the period of early development, and continuing into the twentieth century, the Ward had many small shops. A few were purpose-built as storefronts or businesses, but most were in mixed-use commercial-residential buildings, either operating directly out of a dwelling or in a small shop attached to the home.

Most of the Ward’s residential streets had at least a shop at the corner, and some had so many shops that they operated more like informal commercial streets. Almost all of these nineteenth- and twentieth-century shops in the Ward have been converted back to private residential uses today, but some retain traces of their commercial architecture, for example: with small brick structures in front and side yards that were the previous shops (Figure 64), remnant storefront windows (Figure 65), or false front façades (Figure 66). See the next Section, *Adapting the Ward*, for more information on these small businesses.



Figure 64: A small brick structure near or attached to a dwelling often indicates a historic shop (A.S.I., 2025)



Figure 65: A series of adapted and purpose-built storefronts (now solely residential) along Ontario Street (A.S.I., 2024)



Figure 66: A false front façade is an architectural commercial pattern seen in the District (A.S.I., 2025)

6.3 Adapting the Ward

Additions, Conversions and Mixed-Use Streetscapes

While the overall urban form and architectural types that were established in the Ward’s early years remain characteristic today, traces of change and evolution are also characteristic of the District. This evolution is visible across building types: residences are commonly expanded with additions, multi-storey factories have become multi-unit residential dwellings, and many homes were once converted to storefronts and shops, and then sometimes converted back again.

The characteristic of adaptation throughout the Ward speaks to the resilience of the community. Resilience in the Ward has meant the ability of residents to successfully adapt to challenging circumstances, for example starting life in a new country or the hard work of nineteenth- and twentieth-century factory labour. The resilience of the community is expressed through the range of adapted buildings and streets that characterize the District, and the resilience of the buildings themselves is seen in the percentage that remain from the Ward’s early years.

6.3.1 Characteristic of the Ward: Residential Additions

Residences in the District commonly show traces of having grown over time. These additions are often irregular, having been constructed in multiple stages. The smaller cottages, especially, have needed to expand over the years to accommodate growing families or multiple apartments, and often feature multiple additions spanning the rear and side yards (Figure 68 and Figure 69). The two-storey houses also frequently feature an addition at the rear; this is often a shed or mudroom, and larger residential structures are also characteristic (

Figure 70).

Substantial and distinct residential additions are both a historic and contemporary characteristic of the Ward, and houses continue to be adapted, expanded, and converted today. For example, an addition and conversion to multi-unit residential is shown at a Workers’ House in Figure 71.

It is not characteristic of the District to expand a house by adding a full additional storey onto an existing house or cottage.



Figure 67 : The faded sign on a previous butcher shop on Ontario Street, now a private residence (A.S.I., 2025)



Figure 68: This Workers' Cottage has expanded with multiple rear additions, a characteristic expansion pattern of the Ward (Jay Wall, O2 Planning and Design)



Figure 69: This Workers' Cottage has a rear addition connecting the garage to the main dwelling (A.S.I., 2025)



Figure 70: Workers' Houses are often expanded with rear additions. This one extends wider than the original house (Jay Wall, O2 Planning and Design)



Figure 71: This addition and conversion to multi-unit residential conserves the form of the Workers' House (Jay Wall, O2 Planning and Design)

6.3.2 Characteristic of the Ward: Industrial Conversions

A pattern in the District is the re-use and adaptation of the multi-storey factories and industrial buildings into other uses. Recently, these remaining factory buildings have been converted to multi-unit residential buildings, excluding the multi-storey factory at 64 Duke Street which retains its industrial use and 43 Arthur Street South which has been adapted to commercial uses, including a distillery – mirroring the site’s early use as a distillery and a mill. Most of these factories retain their characteristic exposed masonry and industrial appearance despite changes in use.

6.3.3 Characteristic of the Ward: Commercial/Residential Adaptations

As introduced in the previous section, *Making the Ward*, many small commercial shops and businesses were integrated into the residential streetscapes of the District. Some of these shops were purpose-built, like many at the intersection of Ontario, Arthur, and Manitoba streets, but others were located at adapted residences: either as later additions or operating entirely out of dwellings. The businesses that operated out of dwellings, without any visible commercial architecture, are referred to as cottage industries.

Cottage industry sites serve as markers of the early live-work spaces in the District. For example, the residence at 60 Manitoba Street shown on the right (Figure 72) was used by Samuel Carter from 1882 to 1893 as a knitting factory. Carter employed seven or eight people to manufacture items like gloves, mittens, and hosiery at the one-and-a-half storey house, which still stands but has been converted back to full residential use.



Figure 72: 60 Manitoba Street, which contained a knitting factory cottage industry from 1882-1893 (A.S.I., 2024)

6.3.4 Characteristic of the Ward: Mixed-Use Streetscapes and Nodes

In areas with high concentrations of shops and commercial-residential adaptations, the residential streets of the Ward would have felt more like commercial streets. These adaptations not only altered the streetscapes, but also the function and culture of the District by developing a local self-sustaining economy and places for people to gather, run into their neighbours, and support each other. By the mid-twentieth century, there was a store on nearly every corner where people went to socialize, eat, drink, play cards, listen to music, buy groceries, and congregate (Tersigni, 2020).

Figure 73 illustrates the location of historic small businesses in the District, as well as two nodes where these businesses, and other community landmarks, were concentrated. See Appendix C for a version of this map keyed to the specific names and/or types of business that operated at these locations.

Alice and Ontario streets, in particular, had high concentrations of commercial, institutional, major employers, and mixed-use spaces, especially at their major intersections. **These intersections are highlighted in this document as two community nodes:**

- A community node at the intersection of Alice and Huron Streets (Figure 74)
- The collection of commercial, and previously commercial, properties at the intersection of Ontario, Arthur and Manitoba Streets (Figure 75)

The commercial architecture at these intersections, plus the position of the church and major employer factory building at the Alice and Huron Street intersection, indicate that these were once lively nodes in the otherwise residential and industrial neighbourhood. These areas have the potential to support future adaptation as mixed-use, commercial, and community spaces in keeping with their historic use as lively intersections for economic day-time activity and community interaction through the re-introduction of businesses such as cafes, corner stores, and small grocers.

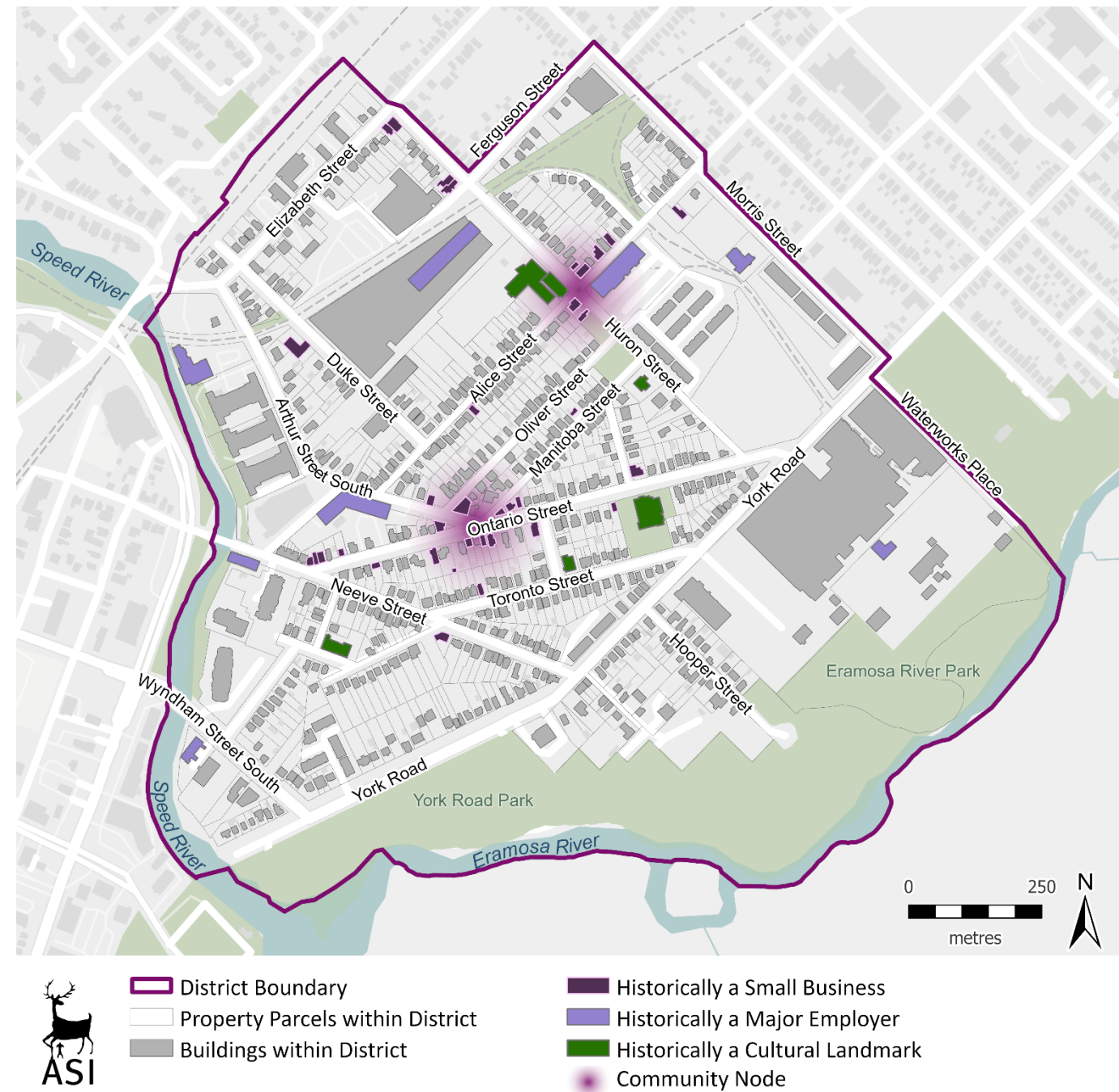


Figure 73: Historic small businesses, institutions, and major employers and nodes where they are concentrated (A.S.I., 2026)



Figure 74: Community node: the intersection of Alice and Huron Streets (Google Maps, 2026)



Figure 75: Community node: the intersection of Ontario, Arthur and Manitoba Streets (Google Maps, 2026)

Community Node at Alice and Huron Streets

The Sacred Heart Church and School, and major local employer the Northern Rubber Company (now a multi-unit residential building) made the intersection of Alice and Huron (formerly Metcalf Street) streets a local destination. Shops were clustered around the intersection, many of which were operated by Ward residents from the Italian community (Tersigni, 2020) (Figure 76).

On the following page, a map (Figure 78) illustrates the small businesses and community destinations historically located around the Alice-Huron Community Node. The shops, sometimes only a portion of the building on the property, are highlighted in purple in the key photos.



Figure 76: Looking north along Alice Street, toward the intersection with Huron Street, circa 1975 (Guelph Museums)

Community Node at Ontario, Arthur and Manitoba Streets

The angled intersection of Ontario, Arthur, and Manitoba streets featured many businesses and was a centre for local economic activity. While many of the historic businesses frequented by locals are no longer operating, some retain their commercial use today. For example, today there is a mix of establishments in the previous gas station and auto shop at 60 Ontario Street, a central point of that previous community node (Figure 77).

Two pages ahead, a map illustrates the small businesses that historically operated at the Ontario-Arthur-Manitoba Community Node (Figure 79). The shops, sometimes only a portion of the building on the property, are highlighted in purple in the key photos.



Figure 77: Bruno's Shell was located at 60 Ontario Street from the early 1940s to 1964, at the Ontario-Arthur-Manitoba Street intersection (GuelphToday, 2022)

Map of Small Businesses and Historically Operating at Alice-Huron Community Node



Figure 78: Map of small businesses and community destinations historically operating at Alice and Huron streets, overlaid on a 1929 Fire Insurance Plan (A.S.I., 2026)

Map of Small Businesses Historically Operating at Ontario-Arthur-Manitoba Community Node

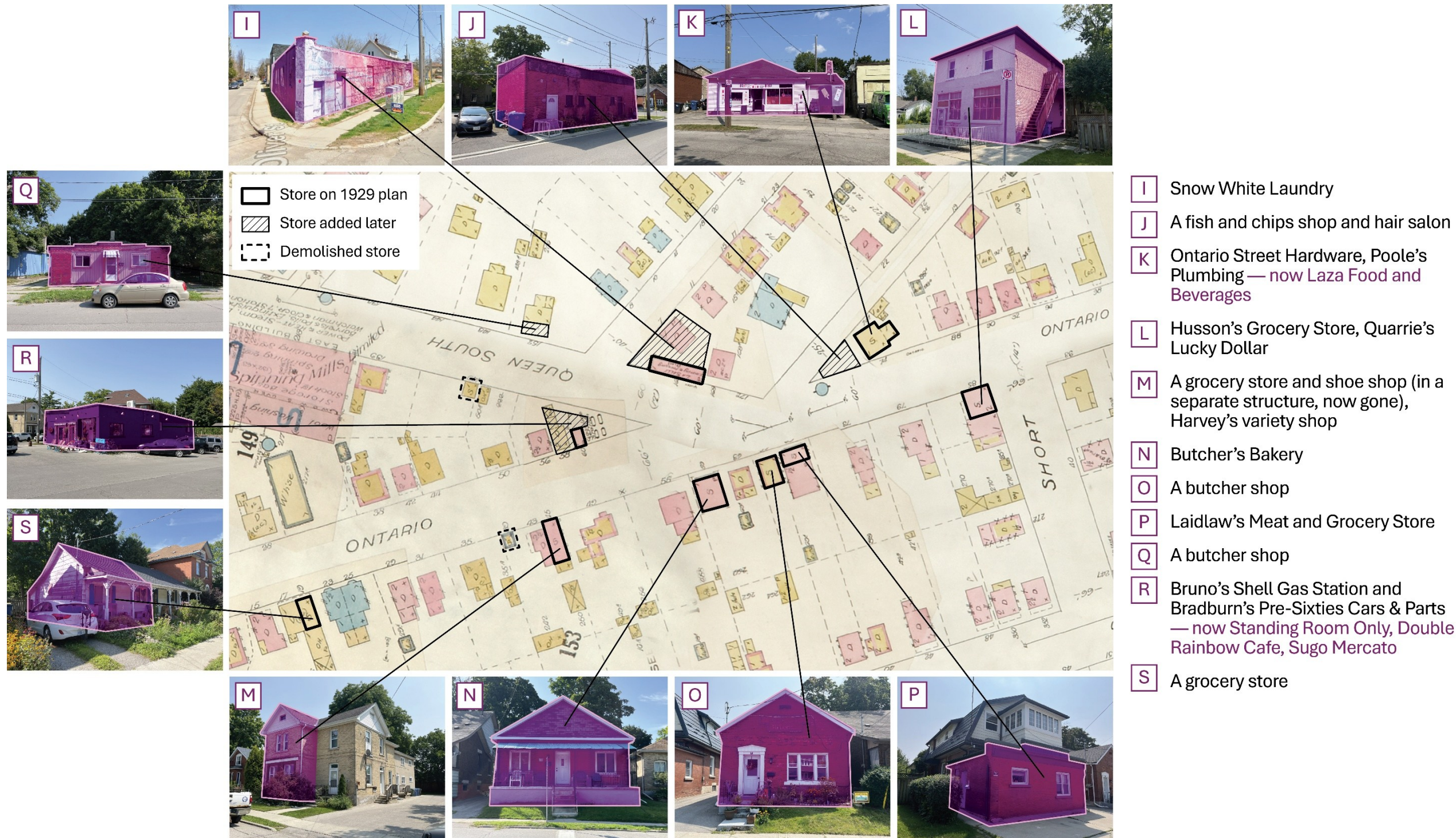


Figure 79: Map of small businesses historically operating at Ontario, Arthur and Manitoba Streets, overlaid on a 1929 Fire Insurance Plan (A.S.I., 2026)

6.3.5 Characteristic of the Ward: History of Mixed-Use Zoning

Previous iterations of urban policy show how commercial, industrial, and mixed-use areas used to be more recognized parts of the Ward, in addition to the residential areas. For example, this zoning by-law map of Guelph from circa 1950 (Figure 81) shows that the District contained a combination of General Residence (B), General Business (D), Industrial (E) and Green Belt (G) zoning. Residential areas were zoned through the south, above the parkland and extending to the center of the H.C.D. area and passing through a business zone designated along Ontario Street, which featured a significant quantity of commercial and mixed-use spaces among the dominant residential fabric.

The zoning map below (Figure 80) is current to 2026 and shows that the District retains some traces of its original mixed-use zoning around its north periphery and is otherwise primarily zoned for residential use. However, as illustrated through this Section, traces of the District’s mixed-use commercial-residential history are still legible in the urban form and buildings today.

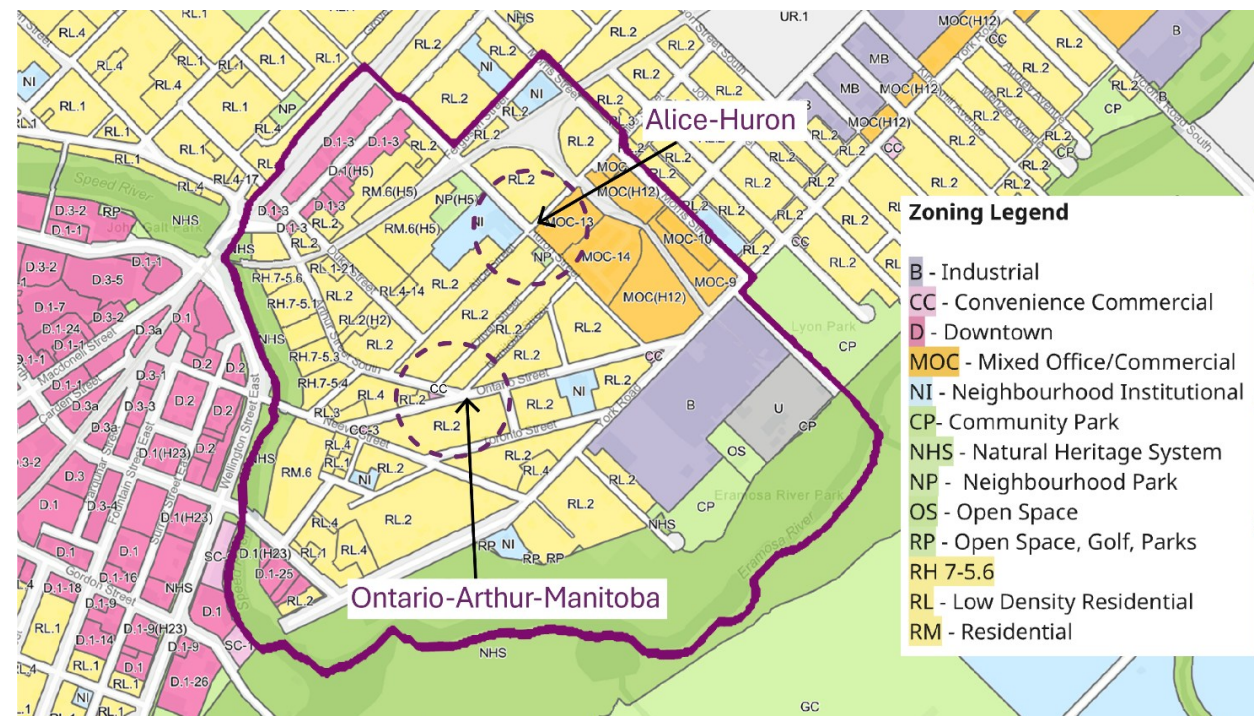


Figure 80: Contemporary zoning map of the District (City of Guelph with annotations by A.S.I., 2026)

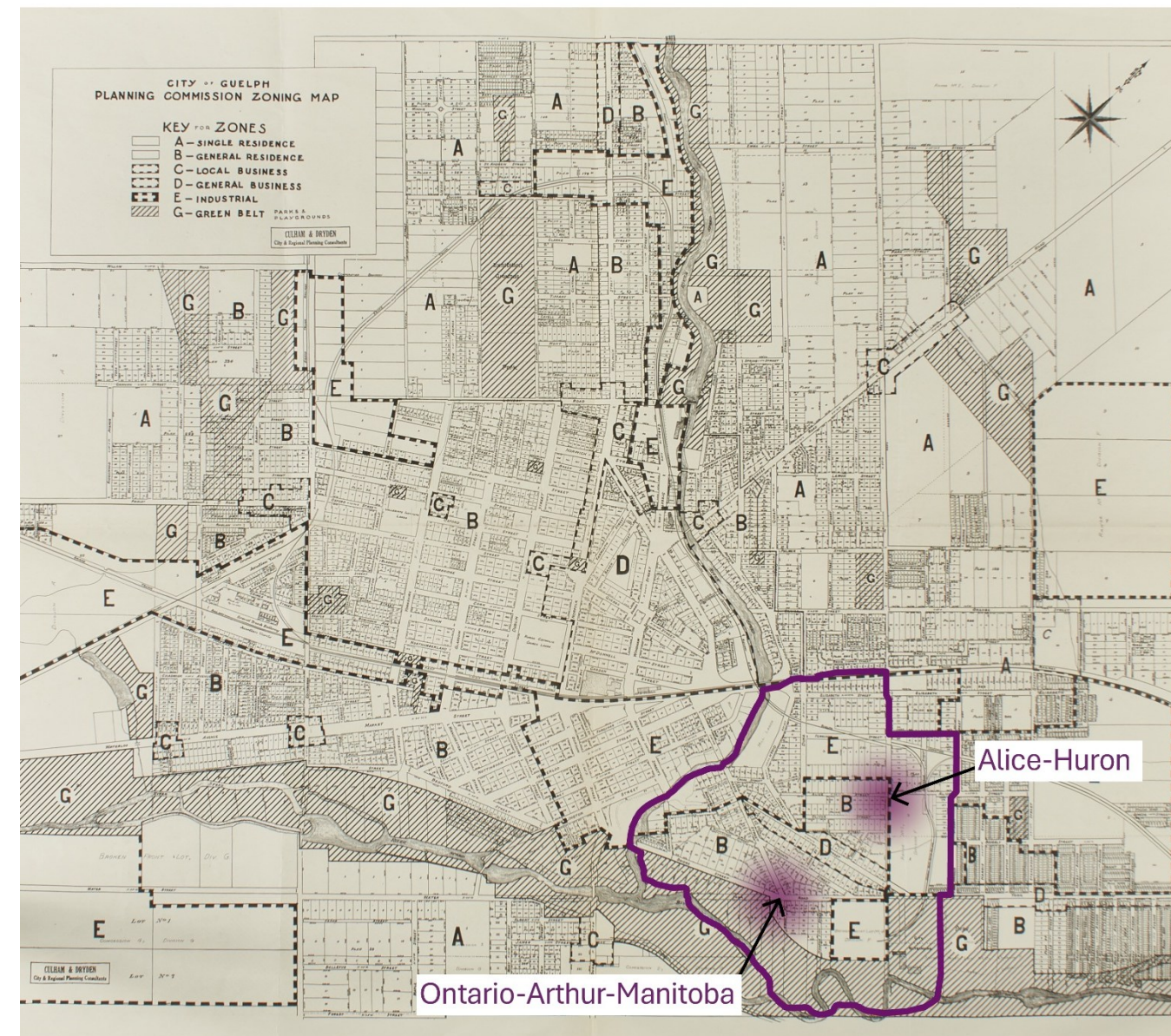
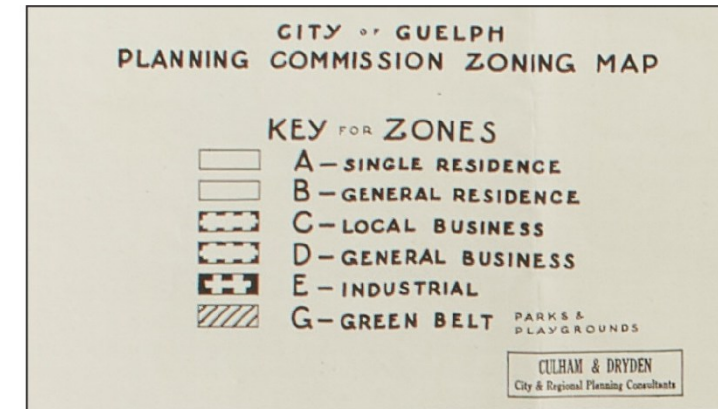


Figure 81: Circa 1950 zoning map with the District boundary and two nodes (Guelph Museums with annotations by A.S.I., 2026)

6.4 Celebrating the Ward

Gathering Spaces and the Public Realm

Celebrating the Ward relates to past and present spaces for community gathering, celebration, and public use. This theme also includes activities, traditions, and general characteristics of the District that are not tied to specific sites – like the importance of green spaces, the feeling of belonging many residents have expressed as characteristic of the tightly-knit community, and the contained and walkable character of the District overall.

6.4.1 Characteristic of the Ward: Community Spaces, Events, Landmarks

Formal and informal community spaces and cultural landmarks are dispersed throughout the District. Formal gathering spaces are typically purpose-built institutions such as religious buildings, schools, and clubs like the Italian Canadian Club of Guelph or Red Chevron Club. These spaces host regular, organized events in the District. Members of the public helped identify additional community spaces where more impromptu gathering takes place, or that hold symbolic value as community landmarks. All these sites are mapped in Appendix C.

This multitude of gathering spaces, dispersed within short, walkable distances, is both a historic and contemporary pattern of the District. In the past, the small shops and cafes throughout the District would have been important gathering spaces as well as pieces of the local economy. Today, there are few of these shops in the District, but those that remain are vital gathering spaces – notably the café, restaurant, and bar at 60 Ontario Street. Other establishments have been supporting community events for decades, for example:

- The Sacred Heart Parish located at Alice and Huron streets began to host an annual Garden Party in the 1930s. This event evolved into the Sacred Heart Parish Bazaar that operated until the 2020s at the site.
- Supported by the Italian Canadian Club which formed in the 1950s, an annual Italian Festival was held on Alice Street until the 1980s and then evolved into the Festival Italiano in the 1990s and 2000s.



Figure 82: Undated photo of cheese rolling competition on Alice Street (Submitted by Joe Tersigni in GuelphToday)



Figure 83: Festival in front of Dee's Coffee Bar and Valeriote's Groceteria on Alice Street (Submitted by Joe Tersigni in GuelphToday, undated)

Today, the Ward remains known for its events and festivals that celebrate local cultural heritage, community, and landmarks. Contemporary community events include Praise the Ward Festival, Hope in the Street Festival, Ward Night Market, and the Park Run.

The tightly-knit community of the District has been fostered by the walkability of the neighbourhood. Since the District’s early days, services, amenities, and gathering spaces have been located within a short distance from people’s homes. The District is also near the downtown for needs that could not be addressed in the neighbourhood itself. Historically, residents often worked at one of the many industrial operations located within the neighbourhood. This contained community, past and present, is a key characteristic of the District.

The local economy and contained community of the Ward developed in part in response to newcomers creating a place of belonging. For example, due to the tight-knit nature of the community, credit was often provided to shoppers within the local establishments (Tersigni, 2020), a courtesy that was unlikely to be granted elsewhere. This sense of belonging remains an important characteristic of the District and contributes to a strong sense of local pride and identity.



Figure 84: Attendees at Praise the Ward Festival 2024 (Photo by Santana Bellantoni in GuelphToday, 2024)



Figure 85: The Ward Night Market (Photo courtesy of Jay Wall, O2 Planning and Design)

6.4.2 Characteristic of the Ward: Yards, stoops, and self-expression

At the transition between public space and private property, many residents and business owners have contributed to the public identity and sense of place of the District through decoration (Figure 87), gardening, street furniture, and installations (Figure 88). These private **interventions** take place in yards, on stoops, on the façades of buildings, and at the edge of the sidewalk – at the boundary between private and public space. Installations are often eclectic and colourful and foster public joy and curiosity, while others convey public generosity and connectedness – for example by providing a place to sit down, or as at the (now removed) public-access food pantry previously on Alice Street.

The District has a rich legacy of gardening. Historically, the front and back yards of residences were well-used as food gardens, especially by residents from immigrant communities. Today, rain gardens and pollinator gardens are common. The ability to garden in the District is supported by low building heights and density throughout the small-grained residential areas, allowing for sunlight in the yards.

...everyone had a garden, grew their own market produce with hundreds of fruit trees. They all shared what they had in abundance. The gardens came out of necessity as well as cultural heritage from the places they had immigrated from. - Community Engagement Response

The ground falls away steeply below Richardson Street to a flat area that flooded badly during Hurricane Hazel... The area was known as Richardson's Pond. In winter it was flooded as a skating rink. Another part where there are springs and a small stream was used as a market garden. Vietnamese immigrants arriving in the wake of the end of the Vietnam war in 1975, attempted to grow rice here. - Ward One Walking Tour (Crowley, 2016)

Community engagement participants shared specific plants that are felt to have cultural heritage value in the District, in addition to street trees in general: the large Elm tree on Alice, the “massive” mulberry in the Two Rivers’ garden, a historic grapevine “over 100 years old” on Arthur St. South, and an “ancient” apricot tree in a laneway.



Figure 86: Undated photo of the Bragagnolio family in their backyard garden on Hood Street (GuelphToday)



Figure 87: Murals and decoration on the outside of buildings (Jay Wall, O2 Planning and Design)

Figure 88: Small interventions on private property that impact the public realm (A.S.I., 2026)

7.0 Property Categories and Integrity

In the District, patterns of architecture, landscape, urban form, and culture piece together to form a cultural heritage landscape with a distinct character. This patchwork of elements shapes how the area is experienced and expresses the District’s range of cultural heritage values. This particular understanding establishes a framework for identifying which features should be conserved, and how. Accordingly, all the properties within the District boundary have been reviewed against the Statement of District Significance to identify those that express the defined cultural heritage values of the area. These values may include the design or expression of a building type, support the distinct context of the District, or have a direct association with an important theme or event within the community.

A property’s design or expression of a building type was identified through individual property surveys conducted as part of the Heritage Conservation District Process through a visual assessment from the public right-of-way. Contextual qualities and relationships of the District was determined through contemporary streetscape and landscape documentation. A property’s association with an important theme or event was determined through archival research, community consultation, historical mapping/fire insurance plans, and resources like walking tours and previous heritage inventories (i.e., Couling Inventory).

Categories defined in this Section are:

- **Contributing properties**
- **Non-contributing properties**, and
- **Public realm features** that contribute to the District’s cultural heritage values

Contributing and non-contributing property classifications can be seen on the map on the following page (Figure 89). To inquire about a specific property, please see Appendices A and B. For contributing properties, Statements of Contribution are on file with the City of Guelph.

7.1 Contributing Properties

Properties with buildings that have been identified as contributing to the patchwork of the District are typically those that were constructed during the District’s development around 1855 to its period of intensification between 1880 to 1939 and/or represent a building typology that has been determined to express an important theme within the District.

Contributing properties also contain sufficient evidence to effectively express the District’s cultural heritage values. While building integrity and the period of development and intensification were considered primary factors in determining if a property was contributing, there are properties that have been identified as important to the cultural heritage value of the District that were constructed after 1939.

Properties with buildings and/or open spaces that satisfy one or more of the criteria have been classified as “contributing” properties, as their presence within the District contributes to the cultural heritage value of the area. Properties meeting any one of these criteria were reviewed to confirm that they meet at least two criteria from Ontario Regulation 9/06, and as applied in relation to the District’s cultural heritage values.

Contributing properties may contain additions or elements that were added at later stages. These do not necessarily negatively detract from the property’s integrity of design, style, and/or associations. Conservation of contributing properties are essential to stewarding the patchwork of elements that express the cultural heritage values of the District. Section 10.0 presents conservation policies and guidelines for these buildings. These policies have been developed to sustain the District’s cultural heritage values, supporting the ongoing authenticity of the area as an evolved and evolving place.



Figure 89 Contributing and non-contributing properties within the District (A.S.I., 2026)

The following criteria were used to identify “contributing properties”:

- Residential properties that express the District’s development as a working-class area and where various newcomers and marginalized peoples forged lives, communities and livelihoods, identifiable through one or more of the following:
 - Architectural typology classified as representative of the District’s period of establishment and intensification between circa 1855 and 1939.
 - Construction date before 1880 and therefore considered to be early for the area, as a building boom from 1880 to 1939 filled in much of the District.
 - Intensified house form, such as semi-detached or row house, reflecting the density and economy of the District when it was established.
- Properties that contain a building which has been adapted or converted into a mixed-use residential/commercial use, or is located in the community nodes of Ontario-Manitoba-Arthur Street South or Alice-Huron Streets and contains a building that reflects the commercial and/or community activity of that node.
- Properties that have historically been places of production and/or major employers, reflecting the District’s development as a working-class area where industrial and commercial built forms were integrated into the fine-grain residential neighbourhood.
- Properties that contain a purpose-built building that serves or historically served as an institutional (religious and/or educational) function, reflecting the development of community and cultural spaces within the District as it became an established working-class area.
- Properties that are sites of intangible heritage and local traditions, and having one or more of the following qualities:
 - Expresses the District’s cultural heritage value as a historical and/or contemporary place of social connectivity and community gathering.
 - Has historically operated as a small business.
- Expresses the District’s intangible heritage and/or associations with historical events, themes, or people, including properties where physical traces of that intangible heritage are no longer present.
 - For example, the residential building at 158 Ontario Street reportedly served as the area’s first Roman Catholic School in the early twentieth century but physical evidence of this history is not expressed on the property.

7.2 Non-contributing Properties

All other properties have been assessed to not be expressive of the District’s cultural heritage values. These properties were determined to not contextually fit with the District. Some properties within the District that have been determined non-contributing were constructed during the period of establishment and intensification (1850-1939). However, they may not be reflective of a representative architectural style within the District, lack integrity in its form or materials, and/or have been altered so that its original form is distorted or no longer legible.

While primary and accessory buildings or structures on these “non-contributing” properties may be removed and such properties redeveloped, the Plan presents policies to guide the introduction of new buildings and developments on these properties in Section 11.0.

In some instances, more information may become available for a non-contributing property which may result in its reclassification as a contributing property. Such information may be considered as part of periodic reviews of the Plan.

7.3 Public Realm

The Statement of District Significance identifies parks and public realm features that contribute to the Ward H.C.D.’s cultural heritage value. These features of the District are subject to Policies and Guidelines for Parks and Public Realm (Section 12.0) and are shown on the following map (Figure 90). These include the Speed and Eramosa rivers, parks and greenspace, cultural landmarks, bridge crossings, gateways, community nodes, pedestrian trails, and ‘T’ and ‘Y’ intersections within the District boundary.

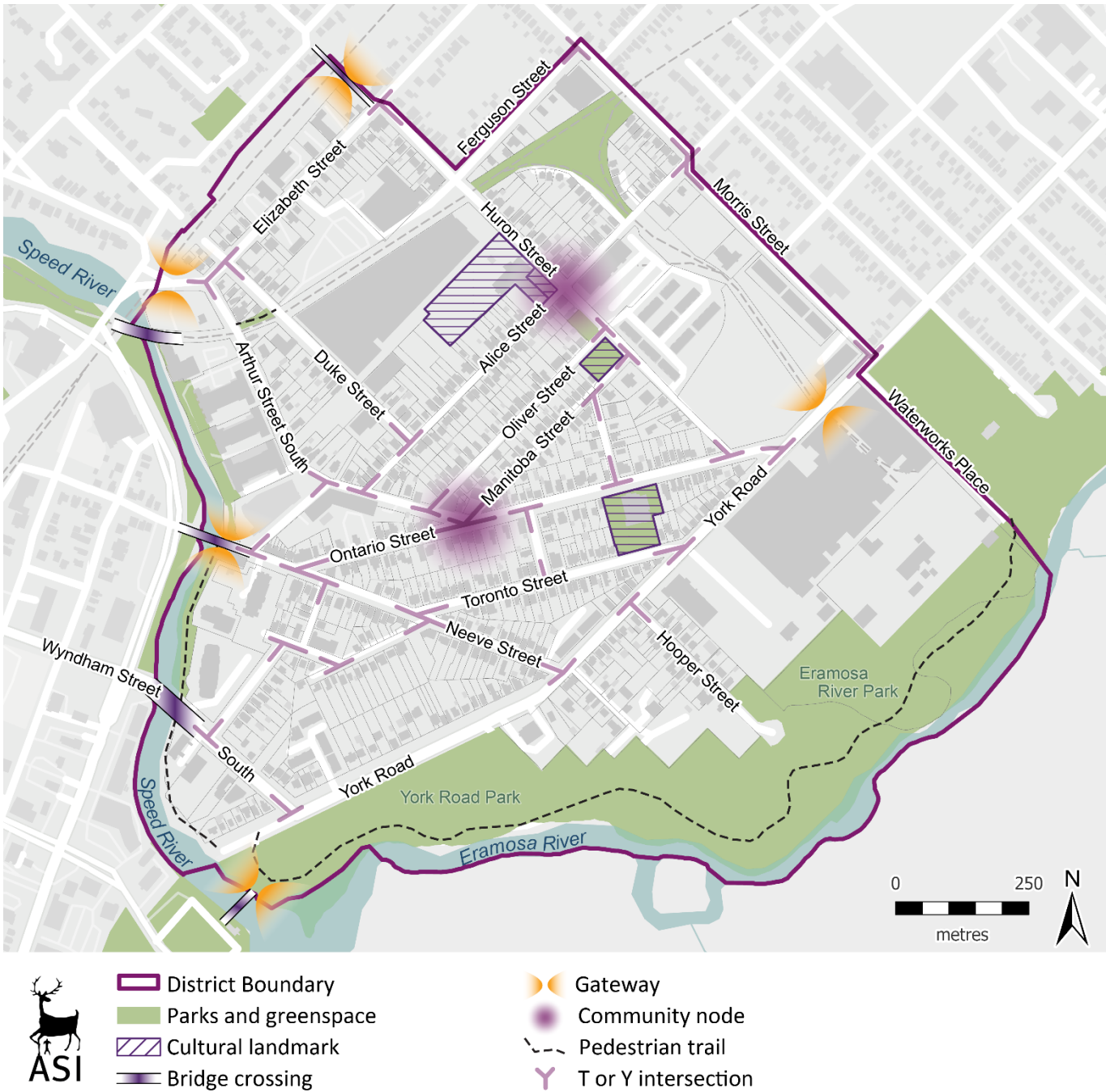


Figure 90: Location of Parks and Public Realm features in the District (A.S.I., 2026)

Part B: Planning for Change

This part of the Heritage Conservation District Plan presents procedures, policies, and guidelines for the City and property owners to follow when making changes to properties within the District.



8.0 Statement of Objectives

The overall objective of the Ward Heritage Conservation District (H.C.D.) is to sustain, commemorate, and conserve its cultural heritage values while recognizing that ongoing adaptation of its heritage attributes can support ongoing growth, evolution, and dynamism in the District and as a pedestrian-oriented and resilient community. The policies and guidelines (Sections 10.0, 11.0 and 12.0) provide the means for achieving these stated objectives.

Specific objectives of this H.C.D. Plan are set out below; the ordering of the objectives does not imply a priority:

1. Encourage and incentivize the ongoing adaptation of existing buildings that contribute to the District’s cultural heritage values so that this area can accommodate growth and change while ensuring its history as a community that was established in the mid-1850s and intensified from the 1880s to the 1930s is sustained and remains perceptible.

2. Conserve the District’s cultural heritage values while embracing change and evolution, adding new layers of additions and new development to the District’s historic built fabric, and supporting innovative and creative alterations that reflect the unique needs and identities of property owners. The area is not intended to be frozen in time or restored to a single time period.

3. Reinforce the physical, visual, ecological, and historical relationships formed by the patchwork quality of the Ward and its irregular street layout and pattern of closely spaced lots and compact arrangement of buildings, many with gardens and mature tree canopy in rear yards.

4. Ensure sympathetic, thoughtful and distinguishable additions, alterations, and new development in the District that enhance its cultural heritage values while supporting planned density targets and recommended building heights in the Downtown Secondary Plan.
5. Celebrate and commemorate the various communities of people that historically shaped the Ward and built their lives here, including newcomers who settled in the Ward and subsequent generations who shaped social life and built form patterns in the District, as well as the worker-oriented history of development and the industrial legacy throughout the Ward, including the water and rail-based industries.

6. Identify opportunities for documenting the area’s intangible and oral history, and further interpreting and commemorating its valued qualities.

7. Identify and support community and cultural spaces that contribute to the social connectivity and cultural fabric of the Ward.

8. Encourage new development that is pedestrian-scaled.

9. Reinforce and strengthen the relationship between the Ward and the Speed and Eramosa rivers, rail lines, and drumlins, all of which contribute to District’s identity as a distinct place.

9.0 Procedures

The following subsections describe the heritage permit application process for the Heritage Conservation District (H.C.D.), expand upon frequently asked questions, describe classes of alteration, and identify when a Cultural Heritage Resource Impact Assessment may be required.

9.1 Heritage Permit Application Process

Owners of property within the District are required to submit a heritage permit application in specific circumstances described in this section. The City of Guelph has a harmonized Heritage Permit process for all properties designated under the *Ontario Heritage Act* whether they are individually designated or designated as part of an H.C.D. The Heritage Permit Application Guide assists applicants in submitting sufficient information so that their application may be deemed complete and processed as quickly and efficiently as possible.

This Plan classifies the specific types of changes that are exempt from the Heritage Permit process in the District and do not require a permit (Section 9.3). Additionally, heritage permits may be waived in specific emergency circumstances. Property owners within the District are encouraged to consult with City staff for all proposed changes to determine the appropriate process to be followed.

The *Ontario Heritage Act* requires heritage permits for specific major changes such as construction of new buildings or structures, demolition or removal of heritage attributes that relate to the District’s cultural heritage value, and demolition or removal of buildings or structures.

Additionally, municipalities can define what types of minor alterations on a property would not require a permit or which may have a simplified permitting process. These are defined within the Classes of Alteration, Section 9.3.

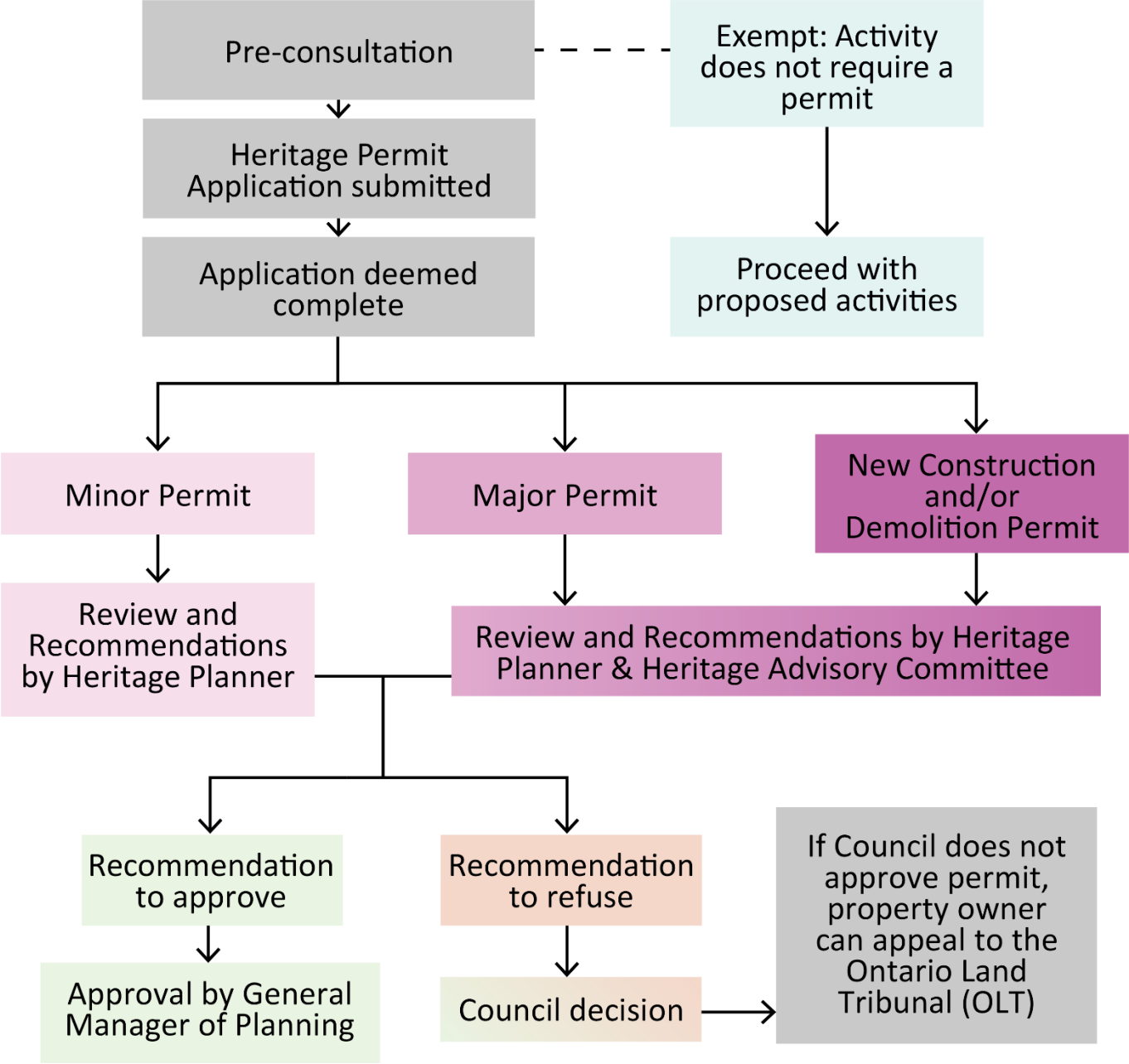


Figure 91: Heritage Permit Application Guide flowchart (A.S.I., 2026)

9.2 Frequently Asked Questions

What is pre-consultation? A call or email to Heritage Planning staff. Staff will confirm what needs to be submitted as part of the Heritage Permit application. Heritage Planning staff will also clarify at this time whether activities exempt from heritage permit applications would require further discussion with staff. Heritage Planning staff will also clarify if activities that fall under “minor” can be exempt from heritage permit requirements, dependent on the specific proposal, and/or whether a scoped permitting process would be appropriate.

When do I require a heritage permit? Based on an understanding of the District’s cultural heritage values, adaptations and alterations to buildings is part the area’s legacy and historical development pattern. The District Plan intends to promote ongoing evolution and adaptation of buildings in a way that contributes to the established rhythm and character of existing buildings and streetscapes. As such, heritage permits are exempt for various kinds of alterations. Minor or major heritage permits are required for substantial changes, such as substantive building additions and/or demolitions that have the potential to adversely impact the cultural heritage values of the District.

What is required for a heritage permit? The information required for a heritage permit is like the information required for a building permit. Where work proposed to be undertaken requires a building permit, heritage permit review will happen concurrently. Heritage permit approval is required prior to a building permit being issued. The following information should be submitted at the same time and should include:

- Pre-consultation with staff – to identify the permit stream and submission requirements
- Complete Heritage Permit Application form
- Written description of proposed work
- Construction and elevation drawings
- Photographs of the structure and property

Does a heritage permit cost money? There is no cost to submit a heritage permit application.

Who decides if a heritage permit should be approved or refused? Permits fall into one of three streams: minor, major, and new construction/demolition, and each of these categories have different approval or refusal procedures (Figure 91). The most significant types of permits require Council decision. If the Heritage Planner and Heritage Advisory Committee make a recommendation to refuse the permit, the application will then proceed to Council for a decision. Where Council refuses any type of heritage permit, the property owner can appeal the decision to the Ontario Land Tribunal.

- **Minor:** recommendations are made by the City’s Heritage Planning staff, permits are approved by the General Manager of Planning and Building Services
- **Major:** reviewed by the City’s Heritage Planning staff and Heritage Advisory Committee. Permits are approved by the General Manager of Planning and Building Services
- **New Construction and/or Demolition:** reviewed by the City’s Heritage Planning staff and Heritage Advisory Committee. Permits are approved by the General Manager of Planning and Building Services

What are the timelines? According to the City of Guelph’s Heritage Permit Application Guide, the timelines for each type of application are:

- **Minor:** 10 to 15 business days
- **Major:** 15 to 45 business days
- **New Construction and/or Demolition:** must be done within 90 days. If Council fails to make a decision with 90 days, the permit is deemed approved.

The average turnaround time for major permits in 2023/2024 was 18 days.

There has been an average of six heritage permit applications per year since 2021 with three being minor and 20 being major or new construction/demolition.

Do I need to call the City every time I am contemplating making exterior changes to my building? Section 9.3 below provides a list of typical activities expected to be undertaken and identifies whether a permit is required, and which type, or whether the activity is exempt from permits. This information is intended to assist property owners with determining what types of permits are required, if any. If there is any uncertainty, property owners should call Heritage Planning staff to confirm permitting requirements.

What does the City mean when policies in this document require that new additions and/or buildings be “compatible” with the District’s cultural heritage values? Compatible approaches for additions and/or replacement buildings are those that can demonstrate they have been informed by, and express, an understanding of the existing site in relation to its surrounding context, as defined by the Statement of Significance for the H.C.D. For further description of the H.C.D.’s characteristics, see Section 6.0. Compatible interventions demonstrate respect for the District’s cultural heritage values and are physically and visually harmonious but distinguishable from older fabric and legible as an addition or new building. For interventions requiring a heritage permit, the property’s owner application should explain how the proposal is compatible with the District’s cultural heritage values. This should inform recommendations and decisions made by staff, Heritage Advisory Committee, and/or Council (See Figure 91 and Section 9.3).

Is there any information about property owner experiences in existing H.C.D.s? In the City of Guelph, a survey was completed in the Brooklyn and College Hill H.C.D. to gather information about property owner experiences with the implementation of the H.C.D. Plan that was enacted in 2014 and living within a District. Conducted in 2021, the survey concluded that 74% of respondents were either “very satisfied” or “satisfied” with living in the Brooklyn and College Hill H.C.D., compared to 14% who were “somewhat satisfied” and 12% who were either “somewhat dissatisfied” or “dissatisfied”. No respondents indicated they were “very dissatisfied”.

9.3 Classes of Alterations

The following heritage permit types may be required for changes to contributing, non-contributing, or public realm properties.

- **Minor:** Typically required for changes to a contributing property that do not also require a building permit and/or are deemed to be minor alterations. The City’s Heritage Planning Staff review applications and provide recommendations to the General Manager of Planning and Building Services. If recommended for approval, the General Manager approves the heritage permit.
- **Major:** Typically requires for changes to a contributing property that require a building permit or approval under the Planning Act and/or are large-scale alterations. Applications are reviewed by the City’s Heritage Planning Staff and Heritage Advisory Committee. Permits are approved by the General Manager of Planning and Building Services.
- **New Construction and/or Demolition:** Required for proposed demolition or removal of a building on a contributing property, or if a new building is to be erected. Applications are reviewed by the City’s Heritage Planning Staff and Heritage Advisory Committee. Permits are approved by the General Manager of Planning and Building Services.

The tables in this Section present the different types of activities and potential modifications that would be expected to be undertaken on a property within the District and identifies which, if any, heritage permits may be required in advance of proposed activities.

9.3.1 Modifying a Building Interior

Type of Change	Heritage Permit Type
Interior renovation works	Exempt

Table 9.3.1: Class of alterations for interior building elements

9.3.2 Modifying a Non-Contributing Property

Type of Change	Heritage Permit Type
Constructing an Accessory Dwelling Unit that is <u>not</u> visible from the public right-of-way	Exempt
Constructing an Accessory Dwelling Unit that <u>is</u> visible from the public right-of-way	Minor
Demolishing a primary building or structure on the property	Minor or Exempt
Constructing a new primary building or structure	New Construction and/or Demolition

Table 9.3.2: Classes of alterations for non-contributing properties

9.3.3 Modifying a Landscape or the Public Realm

Type of Change	Heritage Permit Type
Modifications to soft landscaping , including features such as plants, trees, flowers, and other vegetation	Exempt
Repaving existing parking pads/areas	Exempt
Hard landscaping, such as the alteration, removal, or addition of patios, gates, trellises, arbours, gazebos, and walkways where visible from the street	Exempt
Hard landscaping, such as the addition of new fences, gates, and retaining walls where visible from the street	Exempt or Minor
Adding new or extending parking pads/areas where visible from the street or public laneways	Minor
City-initiated changes within the public right-of-way	Major

Table 9.3.3: Classes of alterations for landscape and public realm elements

9.3.4 Modifying a Contributing Property

Type of Change	Heritage Permit Type
Stabilizing vacant and damaged buildings	Exempt
Repairs and Replacement to exterior building elements in the same style, materials, size, shape, and detailing as part of routine maintenance	Exempt
Replacement of exterior building elements with new or different materials, size, shape and detailing	Exempt or “Minor”
Altering exterior building elements	Exempt or “Minor”
Relocating a building or structure within the same property	Exempt or “Minor”
Relocating a building or structure to a different property within the District or outside of the District	Major
Demolishing a primary building or structure on the property	New Construction and/or Demolition
Additions at rears and sides of primary buildings	Exempt or “Minor”
Full second-storey additions on a single-storey primary building	Major
Additions that fully conceal the front façade of a primary building	Major
Removal of accessory buildings or structures not visible from public rights-of-way	Exempt
Constructing a new primary building or structure	New Construction and/or Demolition
Constructing an Accessory Dwelling Unit that is visible from the public right-of-way	Exempt or Minor
Constructing an Accessory Dwelling Unit that is not visible from the public right-of-way	Exempt
Addition of dormers	Exempt
Replacement of existing siding with new siding	Exempt
Addition of rear or side yard decks	Exempt
Addition, replacement, or removal of porches	Exempt

Table 9.3.4: Classes of alterations for contributing properties

Examples of alterations to a contributing property that would be exempt from a heritage permit application:

- Re-applying paint to previously-painted surfaces is considered routine maintenance. Changes to paint colour are permitted.
- Replication of decorative trim in same material.
- Replacement in-kind of original hardware.
- Repairing eavestroughs or downpipes through installing or replacing.
- Accessibility improvements, such as introducing lighting, landscaping changes, ramps and railings to facilitate accessibility.
- Minor installations, including lighting, seasonal decorations, and flagpoles.
- Semi-permanent installations, such as satellite dishes, utilities, including gas, water, rooftop H.V.A.C. systems, and electrical meters.
- Replacing existing siding with new siding in different shapes, sizes, materials, colour, and/or detailing.

Examples of alterations to a contributing property that may require a minor heritage permit application

- Adding flood control measures.

9.4 Cultural Heritage Resource Impact Assessment

The City of Guelph Official Plan establishes that Cultural Heritage Resource Impact Assessments can be required in various development contexts, including when evaluating development and redevelopment in association with designated and non-designated properties in the Municipal Register of Cultural Heritage Properties.

Cultural Heritage Resource Impact Assessments **may** be required as follows

- For additions to primary buildings on contributing properties, the City of Guelph may require a Cultural Heritage Resource Impact Assessment.
- Where demolition of a primary building on a non-contributing property is proposed and replacement building(s), new building(s) and structure(s), and/or additions to buildings are not contemplated, a Cultural Heritage Resource Impact Assessment may be required.
- Where demolition of a primary building on a non-contributing property and which dates to between 1850 to 1939 is proposed, a Cultural Heritage Resource Impact Assessment may be required to evaluate the impact of replacement building(s), new building(s) and structure(s), and/or additions to buildings on non-contributing properties and on the cultural heritage values and heritage attributes of the District.
- At the discretion of Heritage Planning staff, to accompany any applications for a new lot, a change in land use, or the construction or removal of a building(s) or structure(s), requiring approval under the Planning Act on properties located within the District.
- Where relocation or removal of a portion of a primary building or structure on a contributing property is proposed, a Cultural Heritage Resource Impact Assessment may be required.
- Development proposed adjacent to the District shall be assessed by Heritage Planning staff and may require the submission of a Cultural Heritage Resource Impact Assessment (full or scoped).

Cultural Heritage Resource Impact Assessments **shall** be required as follows:

- Where demolition of a **primary building** on a contributing property is proposed, a Cultural Heritage Resource Impact Assessment shall be required to evaluate the impact of the demolition on the contributing property and the cultural heritage values of the District.

There may also be future, currently unknown scenarios that may require a Cultural Heritage Resource Impact Assessment.

10.0 Policies and Guidelines for Contributing Properties

Contributing properties are located within the boundaries of the District and have been determined to express the cultural heritage values of the Ward Heritage Conservation District (H.C.D.). These properties may be subject to alterations and additions. In select instances, these properties may be subject to demolition with respect to both primary buildings and accessory buildings or structures. Changes on these properties have the potential to impact the cultural heritage values of the District in negative, positive, or neutral ways. In addition to these policies and guidelines, refer to the applicable zoning by-laws when undertaking changes to a property.

In the following sections, numbered policies are listed first and, where relevant, guidelines are included below, labeled with letters. For example:

- 10.X.X

This is what a policy looks like, these are legal requirements and use language like “must” or “shall”.
- a)

This is what a guideline looks like. These are recommendations for how property owners can best follow the policies. Guidelines use language like “should”.



Figure 92: Contributing and non-contributing properties within the District (A.S.I., 2026)

10.1 Retention

- 10.1.1 Primary buildings on contributing properties shall be retained where they express a sufficient level of integrity as a residential, institutional, commercial, or industrial building type associated with the District’s cultural heritage values. Additions to such primary buildings are encouraged.**
- 10.1.2 Additions and alterations to primary buildings on contributing properties shall be permitted so long as they contribute to the cultural heritage values of the District.**
- a) Additions and alterations to primary buildings on contributing properties should not be designed to appear ‘old’ or to mimic historical styles.
 - b) A Cultural Heritage Resource Impact Assessment (C.H.I.A.) may be required for proposed alterations or additions to contributing properties where additional planning permissions are not already required and/or at the discretion of staff.
 - c) Retain existing soft-scaping, plantings, trees, and gardens in front yards and encourage expansion and introduction of pocket gardens, pollinator gardens, and fruit and vegetable gardens and plantings.



Figure 93: The primary buildings at 47-51 Huron Street have been retained through multiple additions (Jay Wall, O2 Planning and Design)



Figure 94: This Guelph example from outside the District is an example of a renovation which retains the primary building (Photo courtesy of Jack Mallon, City of Guelph)

10.2 Demolition

10.2.1 Primary buildings on contributing properties shall be retained unless an order has been issued by the Chief Building Officer declaring that the structure is in an unsafe condition and must be removed or demolished. Other scenarios that may involve demolition include instances where the applicant demonstrates that the property has lost its cultural heritage values and/or does not contribute to the values of the District and this loss is not the result of demolition by neglect, deferred maintenance and/or purposeful damage to the property. Demolition of a contributing property may also be permitted where a Cultural Heritage Resource Impact Assessment (C.H.I.A.) demonstrates that proposed interventions will positively impact the cultural heritage values of the District, and to the satisfaction of the City.

- a) Secondary and/or accessory buildings or structures on contributing properties may be demolished.

10.2.2 In various instances, a primary building on a contributing property may have associations with intangible heritage or significant historical events, themes or people but there is no physical material extant that conveys these associations and there are otherwise no other cultural heritage values or attributes associated with the primary building. In such instances, demolition of primary buildings can be permitted provided that:

- a) Where intangible heritage associations relate to historical or contemporary patterns of outdoor social connectivity and community congregation, proposed new development should integrate formal or informal public or community benefit or public amenity spaces that promote programmatic or ad hoc gathering and,
- b) Where intangible heritages associations relate to historical or contemporary non-residential patterns of land use, proposed new development should integrate opportunities for non-residential neighbourhood-scaled land uses that promote a range of activities within a building.

10.3 Additions

- 10.3.1 Additions to contributing properties that contain representative or unique residential types shall be permitted at rears and sides.**
- a) The height of rear or side yard additions may be permitted to exceed existing roof ridge lines.
 - b) Full storey additions are discouraged. Where a full storey addition is contemplated, it should be set back from the primary façade.
 - c) Front yard additions may be permitted so long as the intervention contributes to the cultural heritage values of the District. For example, an addition of this kind may be appropriate so long as physical elements such as roof lines, or other portions of the extant primary building are visible from public rights-of-way.
 - d) The materiality and form of additions to primary buildings should be compatible and distinguishable from the extant primary building. In the District, a compatible addition should reflect the types of additions already extant in its various streetscapes. At a minimum, new additions should maintain the legibility of the existing building's typology and should support ongoing adaptation of the existing building.
 - e) Additions that entirely conceal and/or fully envelop the entirety of the extant primary building when viewed from public rights-of-way are discouraged. Corner properties that have two elevations visible from the public right-of-way may be permitted to have one elevation fully concealed by an addition.

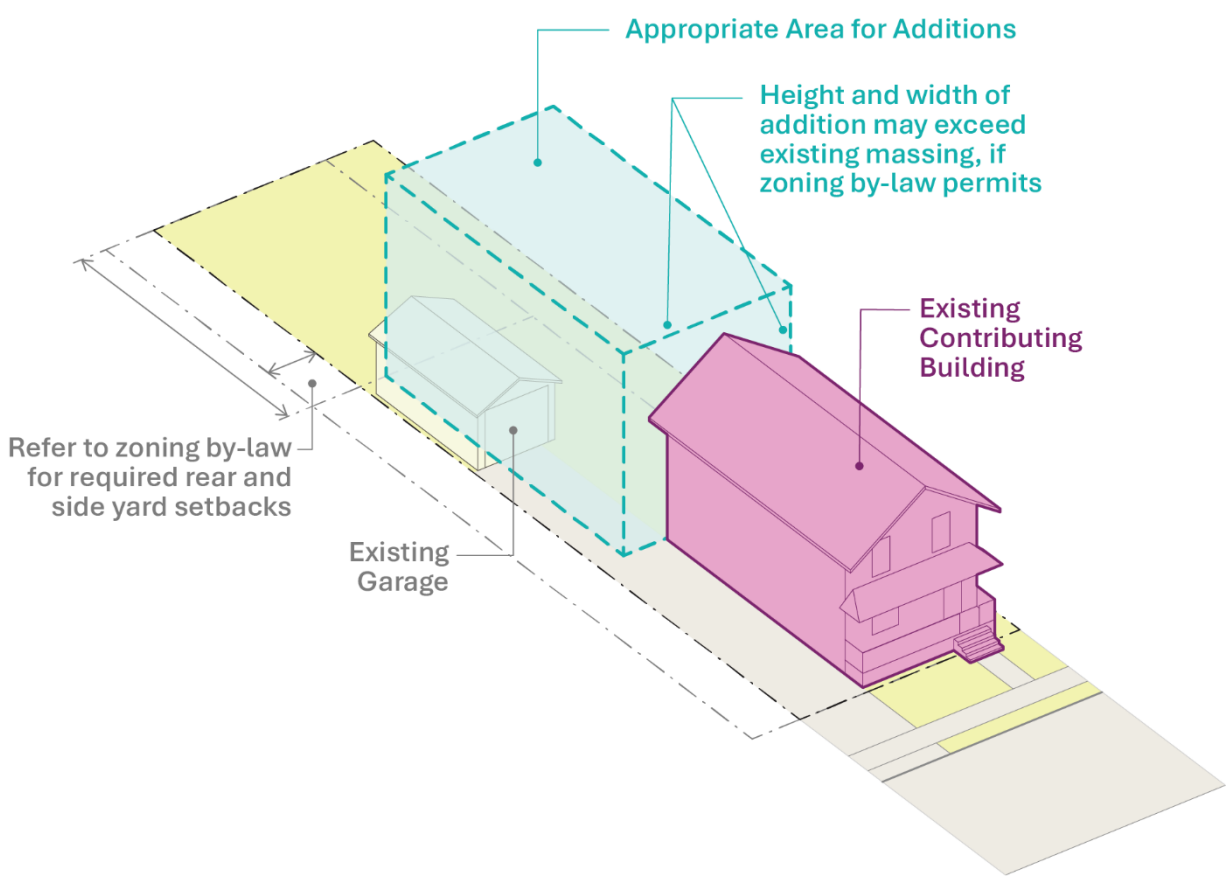


Figure 95: General area acceptable for rear additions to a contributing property (O2 Planning and Design, 2026)

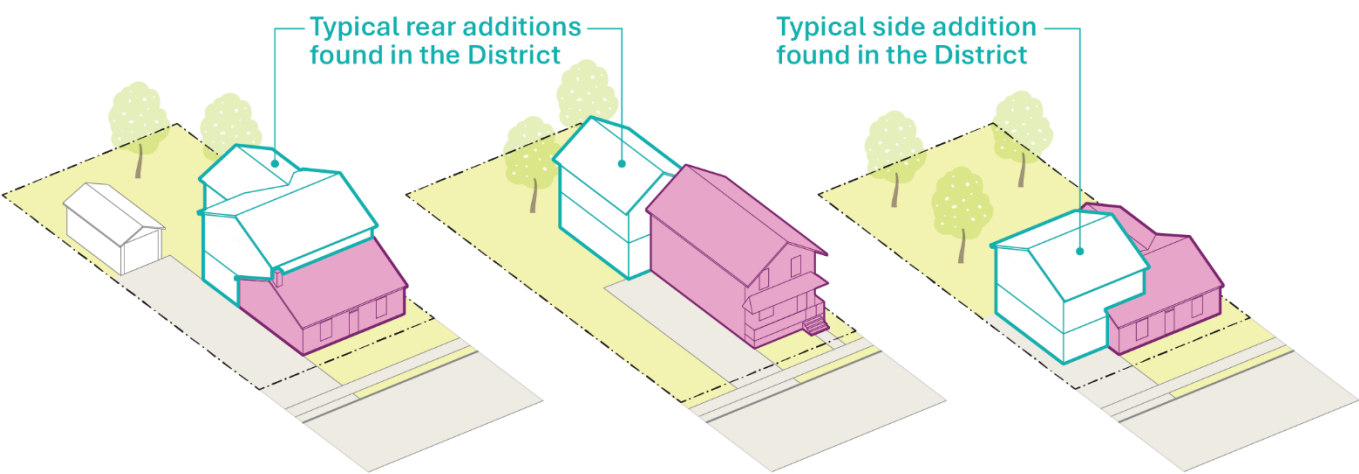


Figure 96: Examples of typical rear and side yard additions in the District (O2 Planning and Design, 2026)

- 10.3.2** Where new small-scale retail storefront entrance additions are made, these shall be located at grade. Where additions are made to buildings on corners lots, new storefronts may be expressed on both street facing elevations.
- 10.3.3** Where primary buildings on contributing properties include industrial form buildings, multi-storey additions, and side and rear additions are permitted so long as the legibility of the building's industrial built form type is conserved.
- 10.3.4** Where additions are proposed on institutional properties, legibility of their built form shall be conserved. Open spaces within these properties that function as places of community gathering should be retained.



Figure 97: Example of an existing and permissible full-storey side yard addition in the District at 9 Elizabeth Street (Photo courtesy of Jay Wall, O2 Planning and Design)



Figure 98: Example of a permissible rear addition in the District at 38 Alice Street (Photo courtesy of Jay Wall, O2 Planning and Design)

10.4 Alterations

10.4.1 New window or door openings shall be permitted so long as the legibility of the primary building’s built form type is conserved.

- a) Alterations to existing fenestration patterns of primary buildings are discouraged.

10.4.2 On residential built form types, existing porches, over-cladding, and other additions, and/or window openings can be removed and/or filled in so long as the legibility of the extant primary building is conserved.

- a) Where porches and/or additions are removed or windows filled in, it is encouraged that evidence of these alterations be maintained where practicable.
- b) Removal of over-cladding from exterior brick walls on primary buildings is encouraged where the over-cladding is causing premature deterioration to underlying masonry materials.

10.4.3 Where large-scale painting of primary buildings with exposed masonry walls is undertaken, alternative coating applications such as German Smear or Limewash are permitted. Use of brick stains and/or water-based or mineral-based paints that are highly breathable are permitted. Use of oil-based paints is not permitted.

10.4.4 Painting or over cladding of the entirety of exposed masonry materials not currently painted or otherwise coated or clad on primary buildings is discouraged.

- a) Introduction of murals, artwork, and/or decorative installations on exterior walls, including masonry walls, are permitted.

10.4.5 Where primary buildings have been adapted to accommodate mixed-used commercial/residential purposes through the introduction of additions and modifications and/or false storefronts, such additions are permitted to be removed and conversions back to singular residential or commercial uses are also permitted.

10.4.6 Where primary buildings include purpose-built storefronts, features such as remnant signage, previous window openings, glazing proportions and other building elements that express the building’s prior commercial functions shall be retained.



Figure 90: This previously-painted Workers’ Cottage at 20 Ontario Street may be re-painted. It does not need to be painted the same colour (A.S.I., 2024)



Figure 90: An existing example in the District with visible traces where a porch has been removed (Photo courtesy of Jay Wall, O2 Planning and Design)



Figure 91: An existing example in the District where traces of filled-in openings are visible (Photo courtesy of Jay Wall, O2 Planning and Design)

10.5 Lot Patterns

- 10.5.1 Existing lot patterns shall be maintained to reinforce the District’s streetscaping patterns and historic urban form.**
- a) Assembly and consolidation of multiple properties may be permitted so long as their redevelopment ensures that the new buildings’ massing and scale fit their surrounding context. Policies related to scale and massing for new buildings in Section 11.0 below are applicable.
- 10.5.2 Lot severances that intensify the lotting pattern and density of the streetscape are permitted.**

10.6 Trees and Landscaping

- 10.6.1 In conjunction with the City’s Private Tree Protection By-law (2025), protect and maintain existing and established mature trees and plantings, including those in both the public realm as well as within private properties to promote a healthy urban tree canopy.**
- 10.6.2 Where new, or replacement, trees are provided, as regulated under the City’s Private Tree Protection By-law (2025), they shall be located to fill gaps in the tree canopy and shall be provided with sufficient soil to ensure healthy growth.**
- a) Encourage introduction of non-invasive tree specimens that are indigenous to Ontario and which are able to thrive in urban environments for the purpose of increasing front yard tree canopy and to support renewal of ecosystems that would have characterized the area prior to nineteenth-century land use activities, and which are historically and ecologically linked to the Speed and Eramosa rivers.
 - b) Introduction of soft landscaping to support pocket, pollinator, or fruit and vegetable gardens in front yards is encouraged.

10.7 Accessory Dwelling Units

- 10.7.1** Introduction of Accessory Dwelling Units (A.D.U.s) are permitted.
- a) Vehicular access to the A.D.U. should not be a dominant feature of the property.
- 10.7.2** New A.D.U.s or additions located in the rear yard shall maintain interior side yard and rear yard setbacks that are consistent with the established lot patterns and zoning and compatible with surrounding contributing properties.
- 10.7.3** The second storey of an A.D.U., as part of an addition, shall be compatible in height, scale, and massing of contributing properties and conform to the provisions of the Zoning By-law.
- 10.7.4** The design, materials, and roof form of new A.D.U.s shall be compatible with surrounding contributing properties and reinforce the rhythm, proportions, and character of the District.

10.8 Interpretation, Commemoration, Deconstruction and Salvage

- 10.8.1** The District’s intangible history and traditions shall be conserved through interpretative, commemorative, building deconstruction, and material salvage strategies.
- a) Where portions of primary buildings on contributing properties are removed to accommodate alterations or additions, the City may request reuse of salvaged building materials as part of new development and/or as part of installations or commemorative/interpretive programming on site or elsewhere within the District.
- b) Where primary buildings on contributing properties are altered or demolished, the City may require development and implementation of interpretative or commemorative installations or programming on site. This may also include facilitation of oral history recording events, programs, or workshops within the District, the results of which shall be shared with appropriate local repositories.
- c) Where a property is identified as expressing the cultural heritage values of the District for its associations with intangible heritage and/or important historical events, people, or themes, the City may require development and implementation of interpretive and commemorative installations or programming.

11.0 Policies and Guidelines for Non-Contributing Properties and Replacement Buildings

New buildings will be proposed within the District for a variety of reasons. Where a new primary building is proposed within the District, the following policies and guidelines apply. In addition to these policies and guidelines, refer to the applicable zoning by-laws when undertaking changes to a property.

In the following sections, numbered policies are listed first and, where relevant, guidelines are included below, labeled with letters. For example:

- 11.X.X

This is what a policy looks like, these are legal requirements and use language like “must” or “shall”.
- a)

This is what a guideline looks like. These are recommendations for how property owners can best follow the policies. Guidelines use language like “should”.



Figure 99: Example of replacement buildings in the District that are compatible and distinguishable from surrounding contributing properties (A.S.I., 2024)

11.1 Scale and Massing

- 11.1.1 The height and massing of new development and additions shall be designed to be compatible with the District’s cultural heritage values and applicable zoning by-laws, ensuring that they do not visually overwhelm existing primary building on contributing properties.
- 11.1.2 Building height and form of replacement buildings and additions shall be proportionate to the street right-of-way, compatible with adjacent contributing properties, and in accordance with the existing zoning by-law, including maximum building heights as defined within the Downtown Secondary Plan.



Figure 100: Typical massing in the District involves small-scale buildings and a mix of one- and two-storey heights within the same street (A.S.I., 2024)

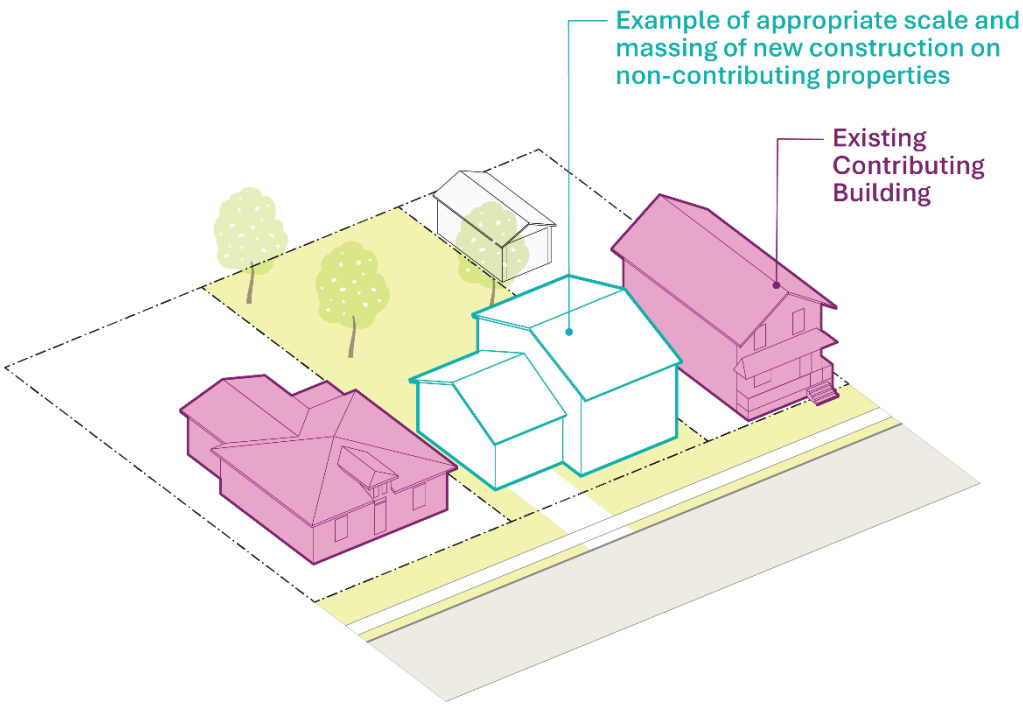


Figure 101: Example of appropriate massing at a non-contributing or replacement property following applicable zoning by-laws in an R.L. zone (O2 Planning and Design, 2026)

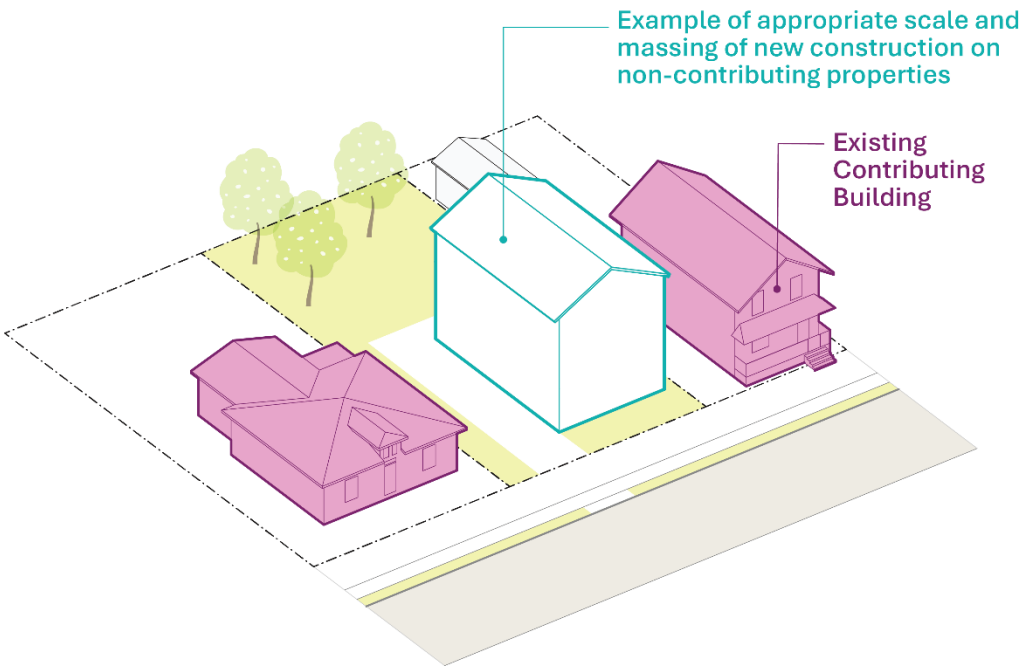


Figure 102: Example of appropriate massing at a non-contributing or replacement property following applicable zoning by-laws in an R.L. zone (O2 Planning and Design, 2026)



Figure 103: A streetscape of Workers' Houses and a typical triangular lot with the house set back from the corner (A.S.I., 2024)



Figure 104 The small massing of one-storey Workers' Cottages creates a sense of space in the District even with small front setbacks (A.S.I., 2024)

11.2 Articulation and Proportions

- 11.2.1 If new development or additions are not adjacent to a contributing property, articulation and proportion shall be compatible with the District’s heritage attributes and/or those forming the surrounding block frontage.
- 11.2.2 Articulation and proportion of additions and new development shall contribute to a pedestrian-scaled streetscape.
- 11.2.3 On corner sites, additions and new development shall use articulation and proportions that address all visible street frontages that focus on elements that enhance its corner function.
- 11.2.4 Additions and new development on, or surrounding, contributing properties that are a single or semi-detached residential types, should reinforce established articulation and proportions.
- 11.2.5 Secondary entrances and frontages, including garage entrances, shall be clearly subordinate to the primary building frontage and main entrance. Where provided in a new development or addition, secondary entrances shall be stepped back from the primary frontage to maintain the visual prominence of the primary façade and habitable portions of the primary building

11.3 Building Location and Orientation

- 11.3.1 New development and additions shall contribute to a pedestrian-scaled streetscape and varied street wall rhythm that reflects the District’s layered history.**
- a) New development and additions should be compatible with the front and side yard setback conditions of surrounding contributing properties or streets within the District.
 - b) Such interventions are encouraged to be informed by the different types of setback conditions extant in the District rather than to match to existing adjacent properties.
- 11.3.2 New developments shall have front entrances that maintain a close, accessible relationship to the public sidewalk.**
- a) Elevated or extended front entrance steps that distort this relationship are discouraged.
- 11.3.3 Rear yard additions or new development in the rear yard visible from the public realm shall be compatible in scale, form, and materials with surrounding contributing properties and shall not visually overwhelm the primary building.**
- a) New development and additions on triangular or corner lots within the District should be compatible in scale, form, and materiality with surrounding contributing properties in the District. Setback and/or stepping of any new development on a triangular lot to allow visibility of the intersection is encouraged.

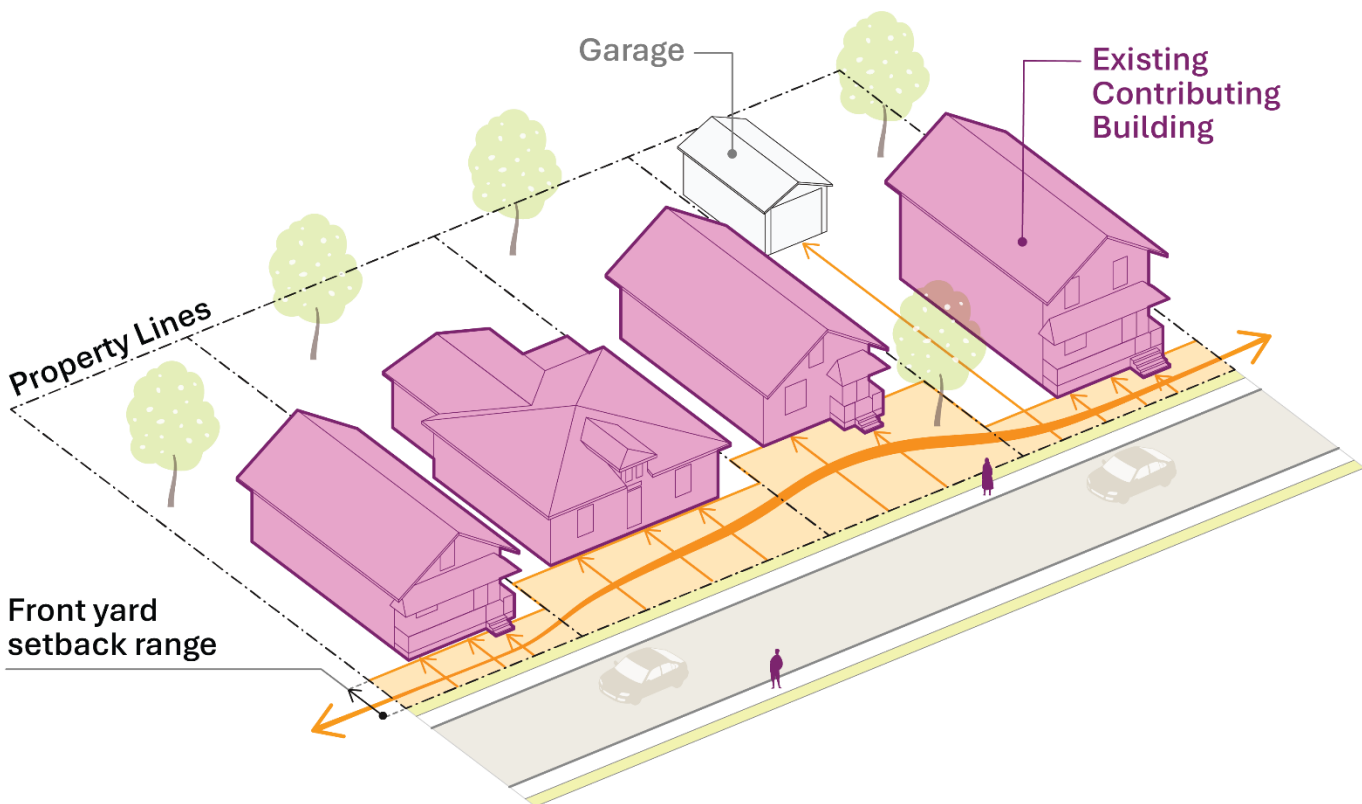


Figure 105: Illustration of typical condition of varied setbacks in the District (O2 Planning and Design)

11.4 Trees and Landscaping

- 11.4.1** In conjunction with the City’s Private Tree Protection By-law (2025), protect and maintain existing and established mature trees and plantings, including those in both the public realm as well as within private properties including private front yards to promote a healthy urban tree canopy.
- 11.4.2** Where new, or replacement, trees are provided, as regulated under the City’s Private Tree Protection By-law (2025), they shall be located to fill gaps in the tree canopy and shall be provided with sufficient soil to ensure healthy growth.
- a) Encourage introduction of non-invasive tree specimens that are indigenous to Ontario and non-invasive, and which are able to thrive in urban environments for the purpose of increasing front yard tree canopy and to support renewal of ecosystems that would have characterized the area prior to nineteenth-century land use activities, and which are historically and ecologically linked to the Speed and Eramosa rivers.
- 11.4.3** Front yard treatments shall reflect established landscape patterns of the street.
- a) Introduction of soft landscaping to support pocket, pollinator, or fruit and vegetable gardens, and grasses, open lawns, shrubbery, trees, and xeriscaping in front yards is encouraged.
- 11.4.4** Hardscaped surfaces shall be limited to pathways that provide direct access to adjacent streets and public sidewalks.



Figure 106: Front yards on Toronto Street properties reflect the character of soft scaping within the District (Photo courtesy of Jay Wall, O2 Planning and Design)

11.5 Driveways

- 11.5.1 Parking and driveway areas shall not dominate the public realm or disrupt the continuity of front yards, landscaped setbacks, or pedestrian circulation.
- 11.5.2 Driveways shall be limited to those that currently exist. The widening of existing driveways is discouraged. Where new driveways are considered, they shall reinforce the existing pattern of well-spaced driveways.
- 11.5.3 Driveways shall be discrete and as narrow as possible. They shall not be a dominant feature of the property.
- 11.5.4 Where a new laneway is created as part of a new development, garages shall be located and accessed from the laneway.

11.6 Garages

- 11.6.1 Garages shall be located at the rear of the property, well set back from the primary building. Where an existing garage is demolished and rebuilt, the new garage shall be located in the same area, or preferably be moved to the rear of the property, if feasible. The design and massing of a garage shall complement, but be subservient to (i.e. scale, location, materials) the primary building.
 - a) Introduction of new garages located in the front yard or which project forward from the primary building façade are discouraged.

11.7 Accessory Dwelling Units

- 11.7.1 Introduction of Accessory Dwelling Units (A.D.U.s) are permitted within the District.
 - a) Vehicular access to the A.D.U. should not be a dominant feature of the property.
- 11.7.2 New A.D.U.s located in the rear yard shall maintain interior side yard and rear yard setbacks that are consistent with the established lot patterns, zoning and compatible with surrounding contributing properties.
- 11.7.3 The second storey of an A.D.U., as part of an addition, shall respect the height, scale, and massing of contributing properties and conform to the provisions of the zoning by-law.
- 11.7.4 The design, materials, and roof form of new A.D.U.s shall be contemporary and reinforce the rhythm, proportions, and character of the District.

11.8 Streetwall Composition

- 11.8.1** New development and additions should incorporate variations in materials, form, and detailing to reflect the Ward’s evolved character rather than mimic historic styles.
- a) Uniform or repetitive façades that create a “cookie-cutter” appearance are discouraged for new development and additions.
- 11.8.2** New development and additions shall ensure the design contributes to the rhythm, scale, and proportions that characterize the street, including the location or porches, roof lines, cornice lines, etc.
- 11.8.3** New development and/or additions shall be compatible with the District’s fine-grain streetscapes by providing visually separated storefronts. A storefront that spans multiple storeys is not permitted.



Figure 107: The left side of this streetscape is too repetitive to be representative of the District. The more varied right side is characteristic (A.S.I., 2024)

11.9 Community Nodes: Ontario-Arthur-Manitoba and Alice-Huron

- 11.9.1** New development should be appropriately located and scaled to be compatible with contributing properties within each node and reinforce their established character.
- a) Within the Alice-Huron node, new development or additions should consider community benefit or public amenity space.

b) Within the Ontario-Arthur-Manitoba node, new development or additions may include a retail store within a non-residential building, detached house, or detached houseplex, provided the lot is:

i. a corner lot abutting a primary street;

ii. a lot abutting a park that fronts the same street; or

iii. a lot abutting another lot that fronts the same street, within a Commercial Zone category as defined in the Zoning By-law

- 11.9.2** Within both nodes, where new mixed-use buildings are introduced, the ground floor shall be visually distinct from the upper storeys and designed to be compatible with the upper storeys of surrounding contributing properties. To create a pedestrian-scaled streetscape, ground floors shall incorporate elements such as projecting mouldings, canopies, intermediate cornices, variations in material and colour, and/or other architectural details.
- 11.9.3** To conserve the relationship between commercial activity and the public realm, new small-scale retail storefront entrances shall be located at grade for new development and additions within the community nodes.
- 11.9.4** Within the Ontario-Arthur-Manitoba node, retail uses shall be limited to the ground floor and shall not be located above the first storey. Premises shall not be used as a warehouse or for the distribution of goods or commodities.

a) A retail store may include an ancillary eating establishment or take-out eating establishment, where appropriate, provided that food is prepared off-site.
- 11.9.5** Within both nodes, new development or additions shall integrate interpretative and/or commemorative devices to communicate the importance of these areas within the District’s historical evolution.

11.10 Urban Design Master Plans in the Secondary Plan Area

11.10.1 Two sites located in the District, at 5 Arthur Street and 64 Duke Street/92 Ferguson Street, are identified in the Downtown Secondary Plan as requiring preparation of an Urban Design Master Plan (U.D.M.P.) (Figure 108). The U.D.M.P.s will establish location of streets, laneways, parkland and open space provisions, massing, and built form transitions among other items as defined in Policy 11.1.8.4.1 of the Secondary Plan. Sites that are within a U.D.M.P. will address heritage attributes to be rehabilitated, conserved and retained in the proposed development as development moves forward. Sites within U.D.M.P.s shall be supported by a Cultural Heritage Resource Impact Assessment (C.H.I.A.) at time of development.

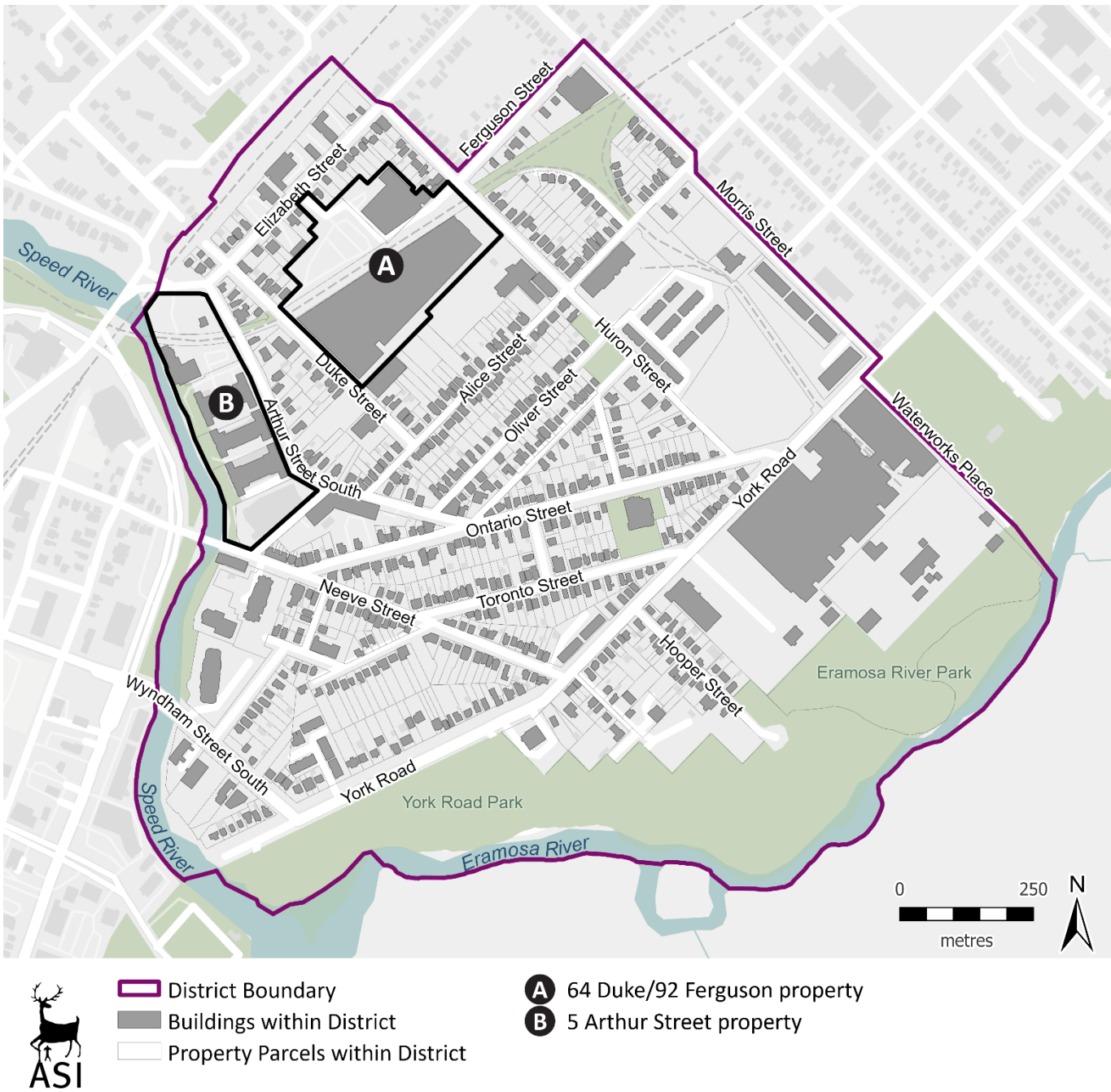


Figure 108: Map showing the two sites requiring the preparation of an U.D.M.P. (A.S.I., 2026)

11.11 Adjacency to the District

The policies and guidelines contained in this Plan are not applicable to properties that are adjacent to or outside of the District boundary (Figure 109). Properties adjacent to the District boundary are subject to the direction of the Provincial Planning Statement (Policy 4.6 (3)) and the City of Guelph Official Plan (Section 4.8.4), which provides policies related to ‘Development and Site Alteration Adjacent to Protected Heritage Property’. The City may waive or scope requirements for assessing impacts of adjacent development on the Ward H.C.D.

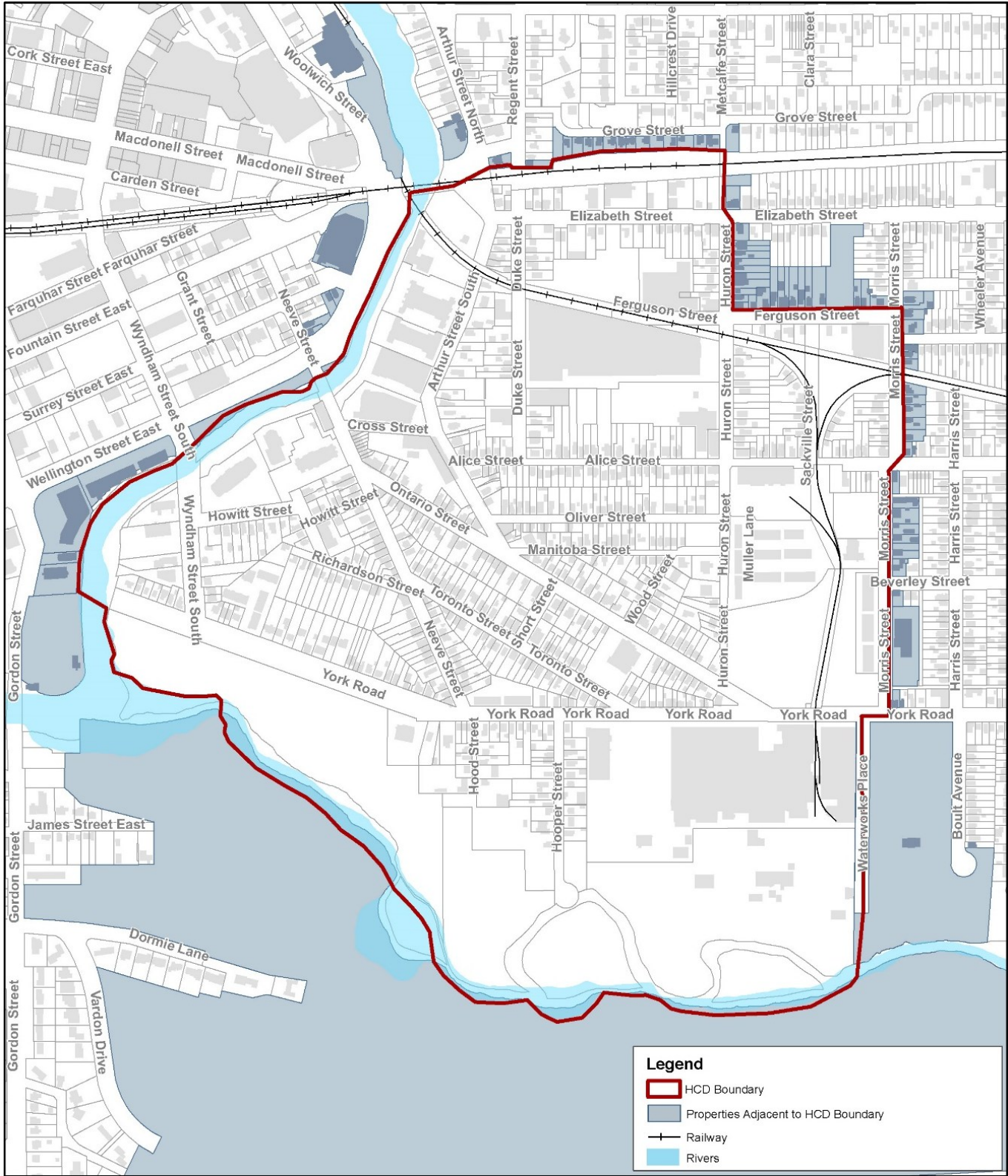


Figure 109: Map showing properties adjacent to the District (City of Guelph, 2026)

12.0 Policies and Guidelines for Parks and Public Realm

This section addresses features that connect to form the public realm of the District. These features include parks and greenspace, rivers, bridge crossings, gateways, community nodes, trails, cultural landmarks, and street and circulation networks.

In the following sections, numbered policies are listed first and, where relevant, guidelines are included below, labeled with letters. For example:

- 12.X.X

This is what a policy looks like, these are legal requirements and use language like “must” or “shall”.
- a)

This is what a guideline looks like. These are recommendations for how property owners can best follow the policies. Guidelines use language like “should”.



Figure 110: Covered pedestrian bridge crossing the Speed River (Photo courtesy of Jay Wall, O2 Planning and Design)

12.1 River Edges and Crossings

The Speed and Eramosa rivers and the Grand River watershed have shaped how people interacted with these lands for thousands of years. The rivers are an important feature that would have historically drew the Hatiwendaronk, Anishinaabe, and the Haudenosaunee to what is now known as the City of Guelph, a pattern which persists today with Indigenous peoples continuing to live and work within the city.

The Speed and Eramosa rivers are tributaries of the Grand River, a designated Canadian Heritage River valued for both outstanding human heritage and natural features and values, as well as the excellence of recreational opportunities. The convergence of the two rivers would have made this a meeting place long before people arrived here in the nineteenth century; its low-lying lands would have made it an important place for fishing and meeting between communities for thousands of years. The connection between the two rivers also creates a curvaceous boundary to the west side of the District, laying a blueprint for the land use patterns, street network and buildings that would emerge here between approximately the 1850s and 1930s.

- 12.1.1

The Speed River and Eramosa River shall be conserved in the process of future change.

a) This may involve restoration or naturalization strategies along the rivers’ edges, as well as other approaches that are implemented to promote the long-term sustainability and health of the rivers, consistent with Official Plan policies.
- 12.1.2

Natural heritage features shall be identified, preserved and enhanced in accordance with the applicable Official Plan policies, and recognized through interpretative programming, such as signage, plaques, wayfinding installations or other tools, to be developed as part of private development projects and City undertakings on municipally-owned property and/or within the public realm.



Figure 111: Features related to river edges and crossings in the District (A.S.I., 2026)

12.1.3 The City shall identify opportunities for interpretative installations and/or public art programming that can be implemented within the District to enhance understanding of Indigenous relationships with land and water in the area. Additionally, the City shall identify opportunities to install experiential programming and/or interpretative installations at the confluence of the two rivers to strengthen understanding of how this area has been used historically and contemporarily by Indigenous communities.

a) Public access to the rivers should be sustained, promoted, and expanded.

12.1.4 Public trails along the east side to the Speed River and the north side of the Eramosa River provide important connections into and around the District, renewing and strengthening the area’s relationship to water. These corridors shall be retained and connections to the river strengthened.

12.1.5 The location of existing crossings over the Speed and Eramosa rivers shall be retained to effectively express the District’s historical circulation networks and evolving relationships to the rivers.

a) This may involve retention of physical aspects of existing bridging points and/or implementation of commemorative or interpretative features, on site or in other locations, where practicable, that document the evolution of bridging points along the western and southern edges of the District.



Figure 112: Example of water-based public artwork, 'The Peacemaker's Canoe' by Jay Havens, a temporary installation in Toronto (Akimbo Art Promotion and Consulting)



Figure 113: Commemorative installation in the District near the Speed River (Jay Wall, O2 Planning and Design)

12.2 Parks, Open Space and Cultural Landmarks

The District’s edges are defined by a network of city-managed parkland with trail systems. Other contemporary open spaces characterized by soft scaping are located within the interior of the District along Huron Street. A small number of cultural landmarks with open space are located in the District and function as integral components of the public realm. This network of features offers important opportunities for social connectivity, pedestrian movement, and programming.

- 12.2.1 Parks, open spaces, and cultural landmarks that express the cultural heritage values of the District shall be retained. The introduction of new development in the District shall demonstrate successful integration with these sites where practicable.**
- a) Where cultural landmarks that contribute to the cultural heritage values of the District change ownership or are subject to applications made under the Planning Act, the property owner should consider retaining public access to the site as part of the proposed application. Event programming, passive recreational activities, and enhancement of pedestrian connectivity should remain the primary uses of these features.
 - b) Alterations to these features should respect the social and community value of these spaces as described in this Plan and their role in creating a pedestrian network around the edges of the District.
 - c) Permanent or temporary installations such as public art, seating, and commemorative programming should be encouraged and promoted in these areas to communicate the District’s cultural heritage values.
 - d) Where privately-owned vacant lots cannot accommodate introduction of structures, property owners are encouraged to introduce pollinator gardens and/or edible forests.

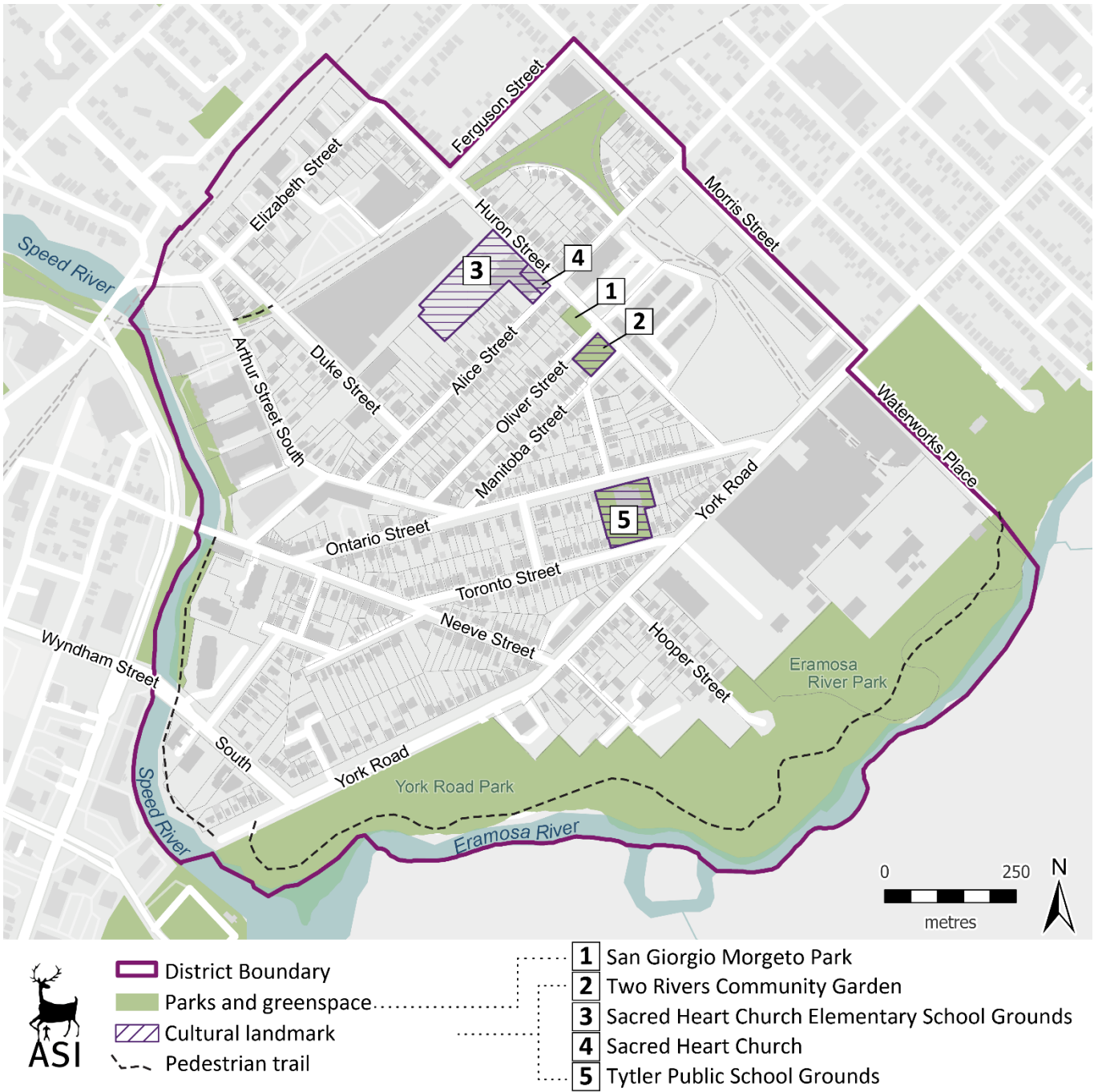


Figure 114: Parks, greenspace, trails, and cultural landmarks with open space in the District (A.S.I., 2026)



Figure 115: Cat and Rat Cheese Rolling on Alice Street, circa 1965 (Wellington County Museum and Archives)



Figure 116: Activity at Two Rivers Festival in 2022 (2RiversFestival Facebook page)



Figure 117: Mini market in the parking lot of Tytler Public School during the Praise the Ward festival in 2023 (GuelphToday)

12.3 Gateways

Gateways are points that mark a sense of entry into the District. Sites that function as gateways into the District provide opportunities to introduce consistently branded wayfinding and interpretation strategies across the District and to curate focused messages and content that articulate the District’s significance, lost features, and important relationships.

12.3.1 The introduction of new development in the District shall promote connectivity with the following gateway sites:

- **Elizabeth Street and Arthur Street South** – #1 on map (Figure 118)
- **100 Steps** – #2 on map
- **York Road and Guelph Junction Railway Spur** – #3 on map
- **Neeve Street crossing** – #4 on map
- **Covered Bridge crossing** – #5 on map

- a) Gateway connectivity can be realized through the use of: specialized paving treatments, painted crosswalks, special lighting, banners, public art installations, plantings and street trees, street furniture, interpretative signage or plaques, and/or murals for example.
- b) These treatments should be scaled appropriately to the site and a diversity of materials, finishes, and size should be used throughout the District.

12.3.2 Where opportunities arise, the history and significance of the District shall be communicated publicly via a wayfinding and interpretation strategy linked to the Statement of District Significance and located at gateway sites throughout the District.



Figure 118: Identified gateways to the District (A.S.I., 2026)

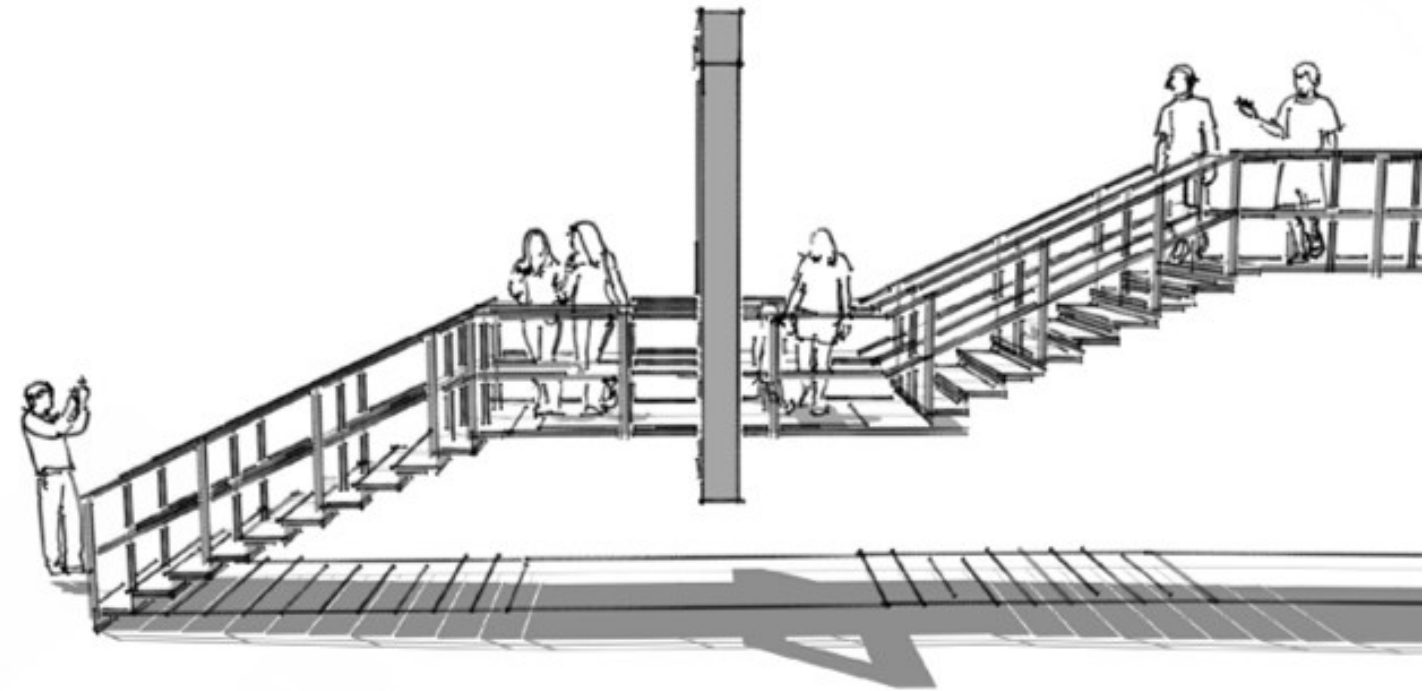
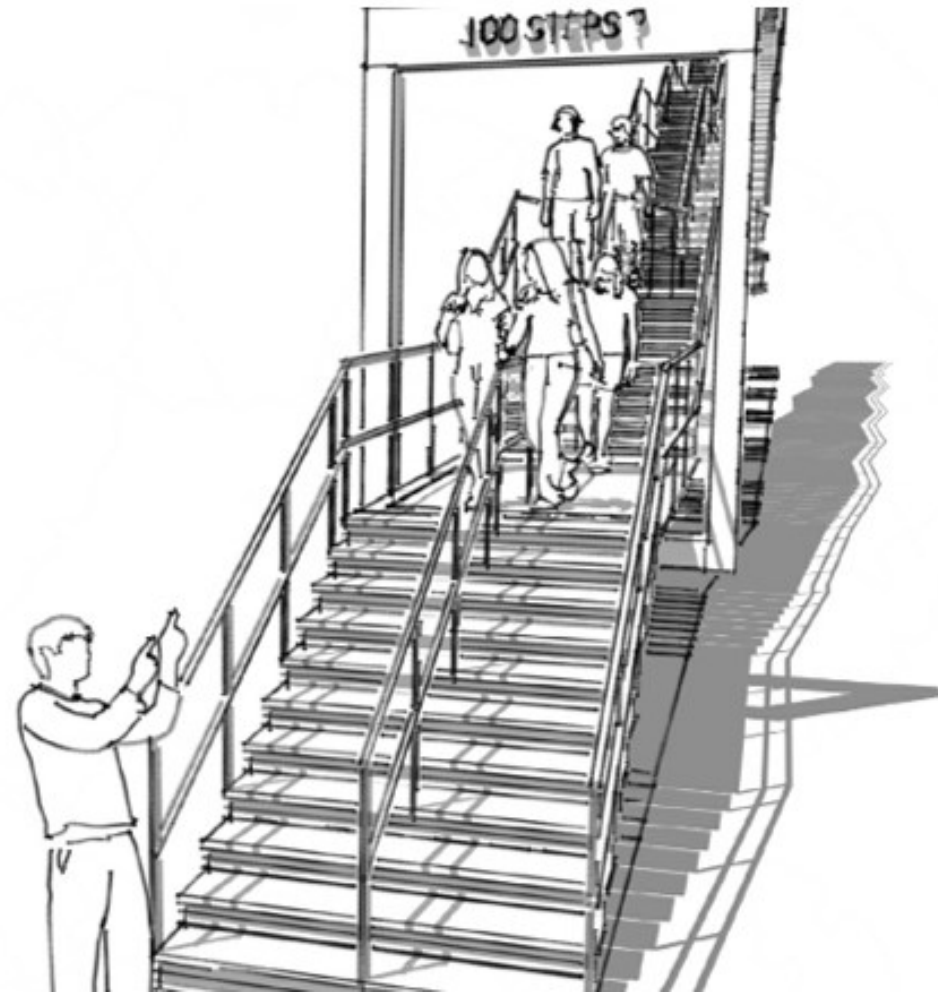


Figure 119: Concept example of how signage could be introduced to demarcate the 100 Steps as a gateway and landmark (The Landplan Studio, 2026)

12.4 Streets and Circulation Network

Much of the extant street network within the District was established in the 1850s when the area was subdivided through registered plans. An 1855 survey established the angled streets that converge at various intersections in the west portion of the Ward neighbourhood. The angled streets that define the road network in the west are Neeve Street, Ontario Street, Toronto Street, Wyndham Street South, Margaret Street, Richardson Street, Cross Street, and Arthur Street South (Figure 120).

12.4.1 The street network established in the 1855 survey of the Ward shall be retained.

- a) Where streetscaping improvements are planned and designed, opportunities for visually demarcating the Ontario-Manitoba-Arthur and Huron-Alice nodes are encouraged to be explored.
- b) Public realm enhancements along streets should prioritize animation and walkability of streets.
- c) Introduction of new mid block connections and pedestrian networks are encouraged.
- d) A variety of uses and functions should be facilitated, including but not limited to pedestrian and bicycle use, active uses at grade, and creative and cultural activities within the public realm.
- e) Interventions should demonstrate consistency with the Downtown Streetscape Manual and Complete Streets Guidelines.

12.4.2 Existing T and Y intersections shall be retained. Realignment of these intersections is not permitted unless implementation of safety measures are determined to be necessary.



Figure 120: Features relating to the street and circulation network of the District (A.S.I., 2026)

12.4.3 Soft landscaping within public boulevards and existing healthy street trees, including the Elm on Alice Street (#1 on Figure 120) and row of maples on York Road, shall be conserved.

- a) Where new fencing is installed along front yard lot lines, open fencing styles are preferred to maintain the high visual permeability of the public realm and intimate experiences of the visual and spatial relationships between buildings and streets.
- b) Encourage strengthening of connections between the District and the natural environment by increasing tree canopy in rear yard areas and introducing pocket or pollinator gardens within under-utilized areas of the public realm and in front yards.

12.5 Accessibility

The Accessibility for Ontarians with Disabilities Act became law on June 13, 2005. The Act’s overall intent is to make the province accessible by 2025 through establishing a variety of accessibility standards, (i.e. mandatory rules) for customer service, transportation, information and communication, employment, and the built environment. It is intended that accessibility standards will be phased in over time and are to be developed by people from the business and disability communities. The goal of the Accessibility Standards for the Built Environment is to remove barriers in public spaces and buildings.

12.5.1 Accessibility standards for public spaces apply to new construction and planned redevelopment. As outlined in the regulations associated with the Accessibility for Ontarians with Disabilities Act, the City is permitted to vary some of the standards associated with public walkways. Additional exceptions may be added in the future. It is important that any exceptions to compliance with standard accessibility requirements are implemented in such a manner as to not put people at risk.

- a) The planning of public realm improvements such as sidewalk widening should include consultation with the Accessibility Advisory Committee early in the process to ensure that cultural heritage and accessibility requirements are considered simultaneously in order to achieve a solution that meets the needs of both, as much as is feasible.

12.5.2 It is important that any alterations or additions to the streetscape ensure that there is accommodation and safety for pedestrians, as well as for a wide variety of other users and in particular cyclists, public transit, and people with mobility limitations and partial vision.

- a) There is a balance to be made between the smooth surface required by mobility devices and the identification of landings at intersections for those with partial vision. It is important that the choice of materials for alterations or additions complements the traditional streetscape now found within the District. Concrete continues to be well suited for the continuation for sidewalks, curbs, landings, and other features in the streetscape.

12.5.3 The underlying principle for additions and alterations to sidewalks is that they should allow accessibility and barrier free travel for pedestrians with a variety of challenges. Intersections may be altered with the addition of high contrast surface textures.

- a) Accessibility should be considered in the selection of materials, finishes, and installation. Refer to the Accessibility for Ontarians with Disabilities Act guidelines.



Figure 121: This rough surface installed in Melbourne, Australia would not be compliant with accessibility standards in the City of Guelph (Mark Steele, 2023)



Figure 122: Accessible paving example from Victoria, British Columbia: lightly textured, tightly jointed, low-glare, and not visually overwhelming (Mark Steele, 2025)

12.6 Utilities and Public Works

- 12.6.1 All major municipal service and utility works carried out by the City of Guelph and their providers shall be designed to meet the requirements of this Plan.
- 12.6.2 Heritage Planning shall be consulted prior to work relating to public works and utility upgrades being undertaken within the District and shall be presented, at the discretion of staff, to the Heritage Advisory Committee for review and approval.
- 12.6.3 Installation of under and above ground services, and other public works or utilities shall avoid non-reversible and visible alterations to contributing properties or surrounding contributing properties.

a) Utility boxes and meters should be located in an inconspicuous but accessible location, preferably along the side of the building. Opportunities for integrating murals and/or works from artists is encouraged.

b) Transformers should be pole-mounted or located out of view of the public realm.

c) New or replaced underground infrastructure should be consolidated and located as close to the centre of the roadway as possible to allow ongoing and enhanced use of the public realm.

12.7 Placemaking, Placekeeping, Public Art, and Cultural Expression

- 12.7.1 Where new development introduces public art, installations, or interpretative programming, applications shall include engagement and coordination with a range of stakeholders including but not limited to the Ward Resident’s Association, Indigenous organizations and communities, the Two Rivers Neighbourhood Group, and interested local artists.
- 12.7.2 If a mural is introduced on contributing properties with exposed brick or concrete masonry, artist-quality acrylic paint or mineral/silicate paints are permitted. The use of brick stains and/or water-based or mineral-based paints that are highly breathable are permitted. The use of oil-based paints is not permitted. Painting or applying a mural to stone masonry walls is not permitted.

a) Murals on blank walls of existing buildings are encouraged.
- 12.7.3 Naming or renaming of public realm spaces such as parks and/or open spaces shall be informed by consultation with Indigenous communities and engagement with local agencies, groups and representatives.
- 12.7.4 The City shall identify opportunities for interpretative installations and/or public art programming that can be implemented within the District to enhance understanding of Indigenous relationships with land in the area. Additionally, the City shall identify opportunities to install a supplementary installation at the confluence of the Speed and Eramosa rivers to further enhance and interpret its role as historical and contemporary gathering place for Indigenous communities.

13.0 Recommendations

13.1 Incentives

The City does not have any active programs offering financial assistance or incentives to property owners of designated property to assist in conserving the cultural heritage values or heritage attributes of the District. The authority to provide financial incentives to heritage resource conservation is established under both the *Ontario Heritage Act* and the *Municipal Act*. Sections 39 and 45 of the *Ontario Heritage Act* provide that municipalities may establish by-laws to make grants or loans to owners of designated heritage properties, and Section 365.2 of the *Municipal Act* makes provisions for enabling municipal tax rebates to such properties. It is recommended that the City explore opportunities and programs for financial and non-financial incentives to support conservation efforts of property owners within the H.C.D.

13.2 By-law Amendments

- The current setback minimum permitted within the District boundary is six metres, which may not always be appropriate for maintaining the character of streetscapes and the cultural heritage values or heritage attributes within the District. Minor variances requesting a reduction in setback, when paired with an approved heritage permit, would be consistent in maintaining the objectives of this Plan.
- If the City of Guelph undertakes a by-law review, zoning amendments or site-specific provisions that allow a wider range of home occupations within the district, reflecting its historic role as a place of mixed domestic and economic activity, should be considered for the District area.
- Exceptions to parking minimums for small businesses within the District are encouraged.

13.3 Individual Property Designations

Based on research and analysis conducted as part of the Ward H.C.D. Study and Plan, there are two categories of property within the District that are good candidates for individual designation under Part IV of the *Ontario Heritage Act*. These categories are residential buildings constructed of stone that were built early in the development of the District (pre-1880) and properties that contain buildings that are architect-designed.

Addresses of properties that contain early stone residential buildings include:

- 26-30 Arthur Street South (listed on the municipal Heritage Register)
- 128 Arthur Street South
- 172 Arthur Street South/16 Manitoba Street
- 16 Elizabeth Street (listed on the municipal Heritage Register)
- 101-103 Neeve Street
- 8 Oliver Street
- 14 Oliver Street
- 4 Ontario Street
- 23-25 Ontario Street
- 23 Toronto Street
- 125 York Road

Addresses of properties that contain architect-designed buildings¹:

- 44 Short Street – designed by Lloyd Grinham (residential conversion)
- 115 York Road – designed by Ewhen Gren

¹ Note – Further research may reveal additional properties that contain architect-designed buildings, and these properties may be considered for individual designation.

13.4 Periodic Review

It is recommended that the City undertake a review of the Ward Heritage Conservation District Plan, its objectives, and categorization of contributing and non-contributing properties no more than five years after it has come into force. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its ability to be enforced.

A preliminary review may be initiated by the City, who will coordinate the review with the Heritage Advisory Committee. If the preliminary review determines that changes to the Plan are required, then an in-depth review will be completed to determine the specific nature and content of changes to the Plan. An outside consultant may be retained for the purpose of completing the intensive review.

Changes to the Plan must be carefully considered and only undertaken in the spirit of conservation which informed its preparation. Where Council accepts recommended changes to the Plan it will do so through an amendment to the Plan and its by-law according to the provisions of the *Ontario Heritage Act*.

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Appendices

Appendix A: Schedule of Contributing Properties

Alice Street

6 Alice Street	47 Alice Street	76 Alice Street	124/128 Alice Street
8 Alice Street	48 Alice Street	77/79 Alice Street	132/134 Alice Street
10 Alice Street	51 Alice Street	80 Alice Street	136 Alice Street
11/15 Alice Street	52 Alice Street	86/88 Alice Street	142 Alice Street
12 Alice Street	53 Alice Street	92/94 Alice Street	150 Alice Street
20 Alice Street	60 Alice Street	95/97 Alice Street	156 Alice Street
23 Alice Street	63 Alice Street	98 Alice Street	160 Alice Street
29 Alice Street	64 Alice Street	101/103 Alice Street	162 Alice Street
38 Alice Street	66 Alice Street	107/109/111 Alice Street	163 Alice Street
40 Alice Street	71 Alice Street	116/118/120 Alice Street (also listed under Huron Street)	164 Alice Street
41/43 Alice Street	73 Alice Street	/110 Huron Street	168 Alice Street
45 Alice Street	74 Alice Street		174/176 Alice Street
46 Alice Street	75 Alice Street	122 Alice Street	

Arthur Street South

6 Arthur Street South	60 Arthur Street South	108 Arthur Street South	152 Arthur Street South
10 Arthur Street South	72 Arthur Street South	124/126 Arthur Street South	160 Arthur Street South
24 Arthur Street South	74 Arthur Street South	128 Arthur Street South	172 Arthur Street South (also listed under Manitoba Street)
26/30 Arthur Street South	94 Arthur Street South	138 Arthur Street South	/16 Manitoba Street
42 Arthur Street South	98 Arthur Street South	144 Arthur Street South	
43 Arthur Street South	102 Arthur Street South	148 Arthur Street South	

Duke Street

15	Duke Street	35	Duke Street	77	Duke Street	104	Duke Street
28	Duke Street	59	Duke Street	79	Duke Street	110	Duke Street
32	Duke Street	64	Duke Street	81	Duke Street	114	Duke Street
34	Duke Street	65	Duke Street	102	Duke Street		

Elizabeth Street

8	Elizabeth Street	34	Elizabeth Street	65/67	Elizabeth Street	87	Elizabeth Street
9	Elizabeth Street	37	Elizabeth Street	75	Elizabeth Street	90	Elizabeth Street
14	Elizabeth Street	39	Elizabeth Street	79	Elizabeth Street	93	Elizabeth Street
16	Elizabeth Street	53	Elizabeth Street	81	Elizabeth Street		
17/19	Elizabeth Street	59	Elizabeth Street	83	Elizabeth Street		

Ferguson Street

117	Ferguson Street
125	Ferguson Street
135	Ferguson Street

Hood Street

24	Hood Street
25	Hood Street
27	Hood Street
28	Hood Street
36	Hood Street

Hooper Street

12	Hooper Street	17/19	Hooper Street	29	Hooper Street	35	Hooper Street
13	Hooper Street	23	Hooper Street	30	Hooper Street	46	Hooper Street
15	Hooper Street	27	Hooper Street	34	Hooper Street	49	Hooper Street

Howitt Street

11	Howitt Street	27	Howitt Street	41	Howitt Street	60	Howitt Street
15	Howitt Street	33	Howitt Street	57	Howitt Street	61	Howitt Street
23	Howitt Street	37	Howitt Street	58	Howitt Street	(also listed under Neeve Street)	/115 Neeve Street

Huron Street

37	Huron Street	82	Huron Street	108	Huron Street	173/175	Huron Street
41	Huron Street	92	Huron Street	110	Huron Street	183	Huron Street
47A	Huron Street	96	Huron Street	(also listed under Alice Street)	/116/118/120 Alice Street	189	Huron Street
49/51	Huron Street	100	Huron Street	120	Huron Street		
70	Huron Street	104	Huron Street	125	Huron Street		
78	Huron Street	106	Huron Street	131	Huron Street		

Manitoba Street

(also listed under Arthur Street South)	16	Manitoba Street	29	Manitoba Street	46	Manitoba Street	60	Manitoba Street
	/172	Arthur Street South	32	Manitoba Street	48	Manitoba Street	61	Manitoba Street
			36	Manitoba Street	49	Manitoba Street	66	Manitoba Street
	19	Manitoba Street	37	Manitoba Street	52	Manitoba Street	68	Manitoba Street
	22	Manitoba Street	40	Manitoba Street	53	Manitoba Street	70	Manitoba Street
	25	Manitoba Street	44	Manitoba Street	55	Manitoba Street	74	Manitoba Street
			45	Manitoba Street	56	Manitoba Street	75	Manitoba Street

Margaret Street

- 4 Margaret Street
- 6 Margaret Street
- 31 Margaret Street
- 37 Margaret Street
- 40 Margaret Street

Morris Street

- 83 Morris Street
- 91 Morris Street
- 95/97 Morris Street
- 99/101 Morris Street
- 127 Morris Street

Neeve Street

83 Neeve Street	129 Neeve Street	162 Neeve Street	188 Neeve Street
90-100 Neeve Street	132 Neeve Street	165 Neeve Street	190 Neeve Street
101/103 Neeve Street	133 Neeve Street	167/169 Neeve Street	192 Neeve Street
102/104 Neeve Street	135 Neeve Street	172 Neeve Street	195 Neeve Street
105 Neeve Street	138 Neeve Street	174 Neeve Street	196 Neeve Street
109 Neeve Street	139 Neeve Street	175 Neeve Street	200 Neeve Street
115 Neeve Street	141 Neeve Street	177 Neeve Street	202 Neeve Street
(also listed under /61 Howitt Street Howitt Street)	151 Neeve Street	179 Neeve Street	203 Neeve Street
119 Neeve Street	156/158 Neeve Street	181 Neeve Street	
123 Neeve Street	159/161 Neeve Street	182 Neeve Street	
127 Neeve Street	160 Neeve Street	187 Neeve Street	

Oliver Street

8 Oliver Street	18/20 Oliver Street	34 Oliver Street	60 Oliver Street
10 Oliver Street	21/23 Oliver Street	38 Oliver Street	62 Oliver Street
11 Oliver Street	24 Oliver Street	42 Oliver Street	64 Oliver Street
14 Oliver Street	28 Oliver Street	50/52 Oliver Street	70 Oliver Street
15/17 Oliver Street	33/35 Oliver Street	58 Oliver Street	

Ontario Street

2 Ontario Street	42 Ontario Street	79 Ontario Street	132/134 Ontario Street
4 Ontario Street	43 Ontario Street	85 Ontario Street	140 Ontario Street
6/8 Ontario Street	44A Ontario Street	88 Ontario Street	144 Ontario Street
7/9 Ontario Street	49 Ontario Street	90 Ontario Street	147 Ontario Street
10 Ontario Street	49A Ontario Street	92 Ontario Street	151 Ontario Street
15 Ontario Street	50 Ontario Street	93 Ontario Street	155 Ontario Street
16 Ontario Street	55 Ontario Street	94 Ontario Street	156 Ontario Street
19 Ontario Street	56 Ontario Street	99 Ontario Street	157 Ontario Street
20 Ontario Street	60 Ontario Street	104 Ontario Street	158 Ontario Street
23/25 Ontario Street	61 Ontario Street	107 Ontario Street	159 Ontario Street
26 Ontario Street	65/67 Ontario Street	110 Ontario Street	160 Ontario Street
28 Ontario Street	68/70/72 Ontario Street	111 Ontario Street	163 Ontario Street
29 Ontario Street	69 Ontario Street	119 Ontario Street	167 Ontario Street
31 Ontario Street	73 Ontario Street	120 Ontario Street	
35 Ontario Street	74 Ontario Street	124 Ontario Street	
38 Ontario Street	76 Ontario Street	131 Ontario Street	

Richardson Street

- 1 Richardson Street

5 Richardson Street

9 Richardson Street
- 11 Richardson Street

23 Richardson Street

25 Richardson Street
- 41/43 Richardson Street

Sackville Street

- 6 Sackville Street

8 Sackville Street

12 Sackville Street
- 14 Sackville Street

16 Sackville Street

20 Sackville Street
- 22 Sackville Street

24 Sackville Street

28 Sackville Street

Short Street

- 40 Short Street

43 Short Street

44 Short Street

Toronto Street

- 2/4 Toronto Street

10 Toronto Street

12 Toronto Street

15 Toronto Street

16 Toronto Street

18 Toronto Street

19 Toronto Street

21 Toronto Street

23 Toronto Street

26 Toronto Street
- 32 Toronto Street

35 Toronto Street

39 Toronto Street

40 Toronto Street

41 Toronto Street

42 Toronto Street

45 Toronto Street

48 Toronto Street

50 Toronto Street

51 Toronto Street
- 52 Toronto Street

55 Toronto Street

57 Toronto Street

59 Toronto Street

63 Toronto Street

64/66/68 Toronto Street

69 Toronto Street

70 Toronto Street

72 Toronto Street

73 Toronto Street
- 74 Toronto Street

79 Toronto Street

82 Toronto Street

83 Toronto Street

87 Toronto Street

91 Toronto Street

95 Toronto Street

106 Toronto Street

110 Toronto Street

Waterworks Place

29 Waterworks Place

Wood Street

16 Wood Street
20 Wood Street
21 Wood Street
22 Wood Street
26 Wood Street

Wyndham Street South

67 Wyndham Street South

York Road

50 York Road	98 York Road	131 York Road	159 York Road
52 York Road	100 York Road	137 York Road	168 York Road
54 York Road	106 York Road	143 York Road	170 York Road
56 York Road	108 York Road	145 York Road	172 York Road
58 York Road	110/110A York Road	147 York Road	176 York Road
62 York Road	115 York Road	149 York Road	178 York Road
90 York Road	121 York Road	152 York Road	192/194 York Road
92 York Road	125 York Road	153 York Road	
94/96 York Road	127/129 York Road	156 York Road	

Appendix B: Schedule of Non-Contributing Properties

Alice Street

16	Alice Street	36	Alice Street	93	Alice Street	167	Alice Street
19	Alice Street	37	Alice Street	130	Alice Street	170	Alice Street
24	Alice Street	50	Alice Street	152	Alice Street		
25	Alice Street	59	Alice Street	154	Alice Street		
31	Alice Street	67	Alice Street	156	Alice Street		

Arthur Street South

5	Arthur Street South	53	Arthur Street South	88	Arthur Street South
16	Arthur Street South	62	Arthur Street South	170	Arthur Street South
20	Arthur Street South	63	Arthur Street South		
50	Arthur Street South	73	Arthur Street South		

Duke Street

71	Duke Street
91	Duke Street
66	Duke Street
16	Duke Street
36	Duke Street

Elizabeth Street

23/25	Elizabeth Street	54/56	Elizabeth Street
24	Elizabeth Street	71	Elizabeth Street
33	Elizabeth Street	74	Elizabeth Street
38	Elizabeth Street	86	Elizabeth Street

Ferguson Street

- 92 Ferguson Street
- 107 Ferguson Street
- 109 Ferguson Street
- 115 Ferguson Street
- 127 Ferguson Street

Hood Street

- 31 Hood Street
- 33 Hood Street
- 34 Hood Street
- 38 Hood Street

Hooper Street

- | | |
|------------------|------------------|
| 16 Hooper Street | 38 Hooper Street |
| 20 Hooper Street | 39 Hooper Street |
| 24 Hooper Street | 45 Hooper Street |
| 36 Hooper Street | |

Hooper Street

- 21 Howitt Street
- 56 Howitt Street

Huron Street

- | | | | |
|-----------------|-----------------|----------------------|----------------------|
| 33 Huron Street | 72 Huron Street | 171 Huron Street | 174-184 Huron Street |
| 35 Huron Street | 86 Huron Street | 150-160 Huron Street | 185/187 Huron Street |
| 39 Huron Street | 90 Huron Street | 162-172 Huron Street | |

Manitoba Street

- 20 Manitoba Street
- 26 Manitoba Street
- 76 Manitoba Street

Margaret Street

- 2 Margaret Street
- 35 Margaret Street

Morris Street

- 85 Morris Street
- 89 Morris Street
- 143-185 Morris Street

Neeve Street

- | | |
|------------------|------------------|
| 85 Neeve Street | 149 Neeve Street |
| 87 Neeve Street | 163 Neeve Street |
| 140 Neeve Street | 199 Neeve Street |

Oliver Street

- | | |
|------------------|-------------------|
| 56 Oliver Street | 94 Oliver Street |
| 66 Oliver Street | 96 Oliver Street |
| 80 Oliver Street | 100 Oliver Street |

Ontario Street

- | | | | |
|-------------------|--------------------|--------------------|------------------------|
| 5 Ontario Street | 98 Ontario Street | 146 Ontario Street | 170 Ontario Street |
| 63 Ontario Street | 112 Ontario Street | 150 Ontario Street | 169/171 Ontario Street |
| 95 Ontario Street | 115 Ontario Street | 154 Ontario Street | |

Richardson Street

- 15

Richardson Street
- 17

Richardson Street
- 26

Richardson Street
- 27

Richardson Street
- 31

Richardson Street
- 32

Richardson Street
- 33

Richardson Street
- 34

Richardson Street

Steele Crescent

- 2-14

Steele Crescent
- 16-24

Steele Crescent
- 40-52

Steele Crescent
- 26-38

Steele Crescent
- 41-53

Steele Crescent
- 25-39

Steele Crescent

Toronto Street

- 8

Toronto Street
- 22

Toronto Street
- 28

Toronto Street
- 29

Toronto Street
- 78

Toronto Street
- 108

Toronto Street

Wood Street

- 10

Wood Street
- 23

Wood Street
- 25

Wood Street

Wyndham Street South

- 60

Wyndham Street South
- 68

Wyndham Street South
- 71

Wyndham Street South
- 75

Wyndham Street South
- 76

Wyndham Street South
- 77

Wyndham Street South
- 82

Wyndham Street South
- 84

Wyndham Street South
- 86

Wyndham Street South

Appendix C: Summary of Public Engagement

Appendix C: Summary of Public Engagement

This document contains a summary of engagement activities and feedback received during the Ward Heritage Conservation District (H.C.D) Plan Phase. A record of specific individual responses and feedback are on file with the City of Guelph.

1.0 Round 1: Learning About the Project (Winter 2026)

The City's Project Manager was responsible for inviting community members to participate in all online engagement events. A notice was sent to property owners and addresses within the District boundary inviting members of the public to participate in the survey.

Engagement was conducted through the Have Your Say online platform. Information was communicated on websites and through social media. The public had opportunities to provide comments and feedback through an online survey. The public could also contact the City's Project Manager via email or telephone with questions or comments at any time.

A project webpage was created at the start of the Study phase of the project ([Ward Heritage Conservation District Study](#)). Regular updates were posted on the website throughout the project to notify the public of the status of the project and any upcoming public meetings and opportunities to provide feedback.

1.1 Online Survey, Have Your Say – Summary of Results

A virtual survey was conducted via the Have Your Say page on the City of Guelph website from January 9-25, 2026. The survey included questions solicited feedback on the Ward H.C.D progress so far, specifically the Plan's objectives; which buildings, spaces, and landscape features matter most to the community; and the community's perspectives on key themes that have shaped growth and evolution in this part of the Ward. A total of 58 responses were received, though not all survey-takers responded to every question.

Part 1: Getting to know our audience

Question 1: Select the best option:

Total responses: 58

- I live in the Ward;
- I own property in the Ward;
- I own a business in the Ward;
- I work in the Ward; and,
- None of the above.

Answers:

66% of respondents live in the Ward;
19% of respondents own property in the Ward;
2% of respondents own a business in the Ward;
0% of respondents work in the Ward; and,
14% of respondents answered, 'none of the above'.

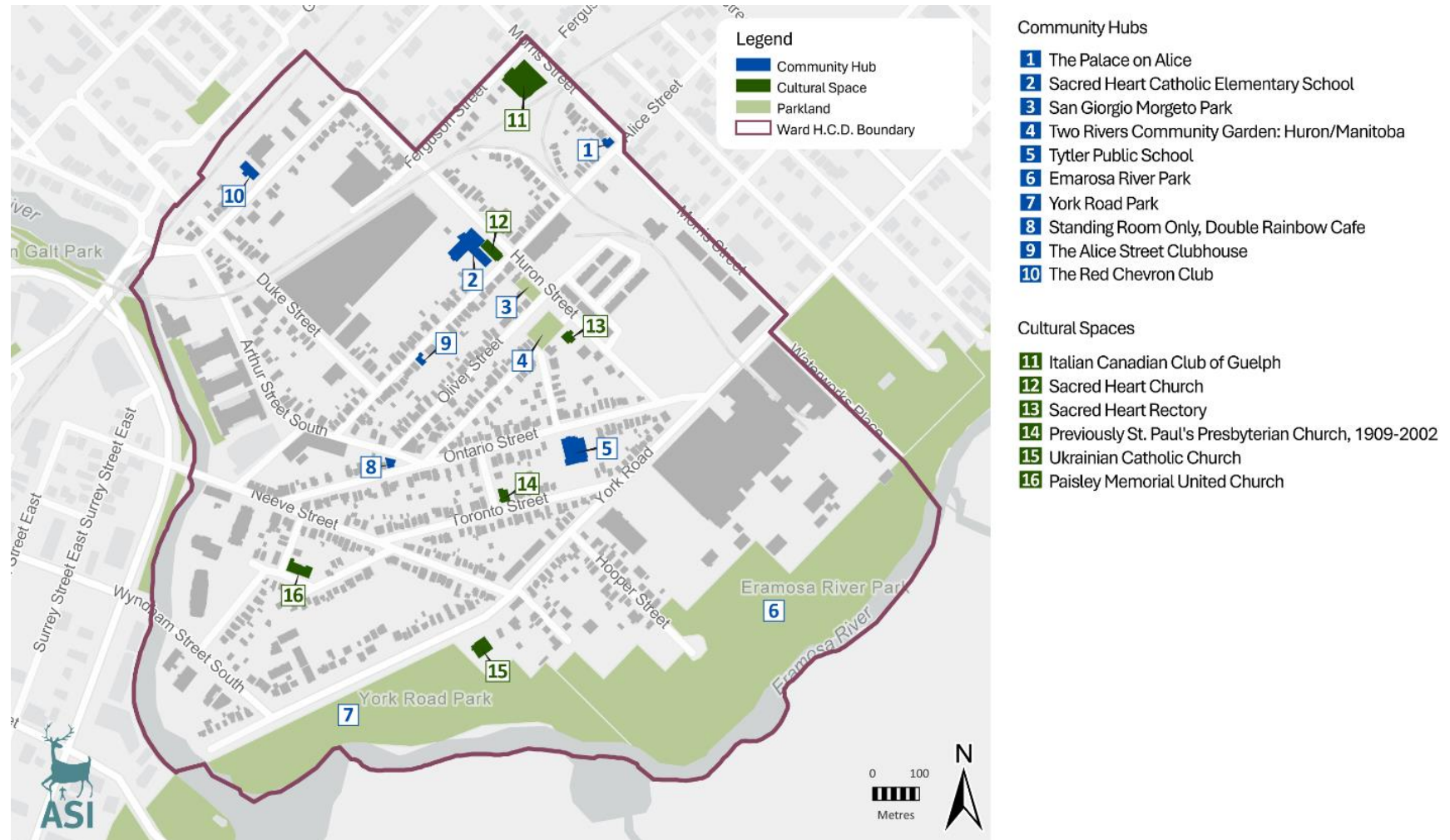
Question 2: Those who selected 'I live in the Ward': How long have you lived in the Ward?

Total responses: 36

47% of respondents have lived in the Ward for <1 year – 9 years;
19% of respondents have lived in the Ward for 10 – 19 years;
17% of respondents have lived in the Ward for 20 – 29 years; and
17% of respondents have lived in the Ward for 30+ years.



Information for survey takers: The below map shows the cultural spaces and community hubs identified within the Ward Heritage Conservation District. These places have been identified as cultural landmarks based on input received from community members at previous engagement sessions and based on the project team's research.



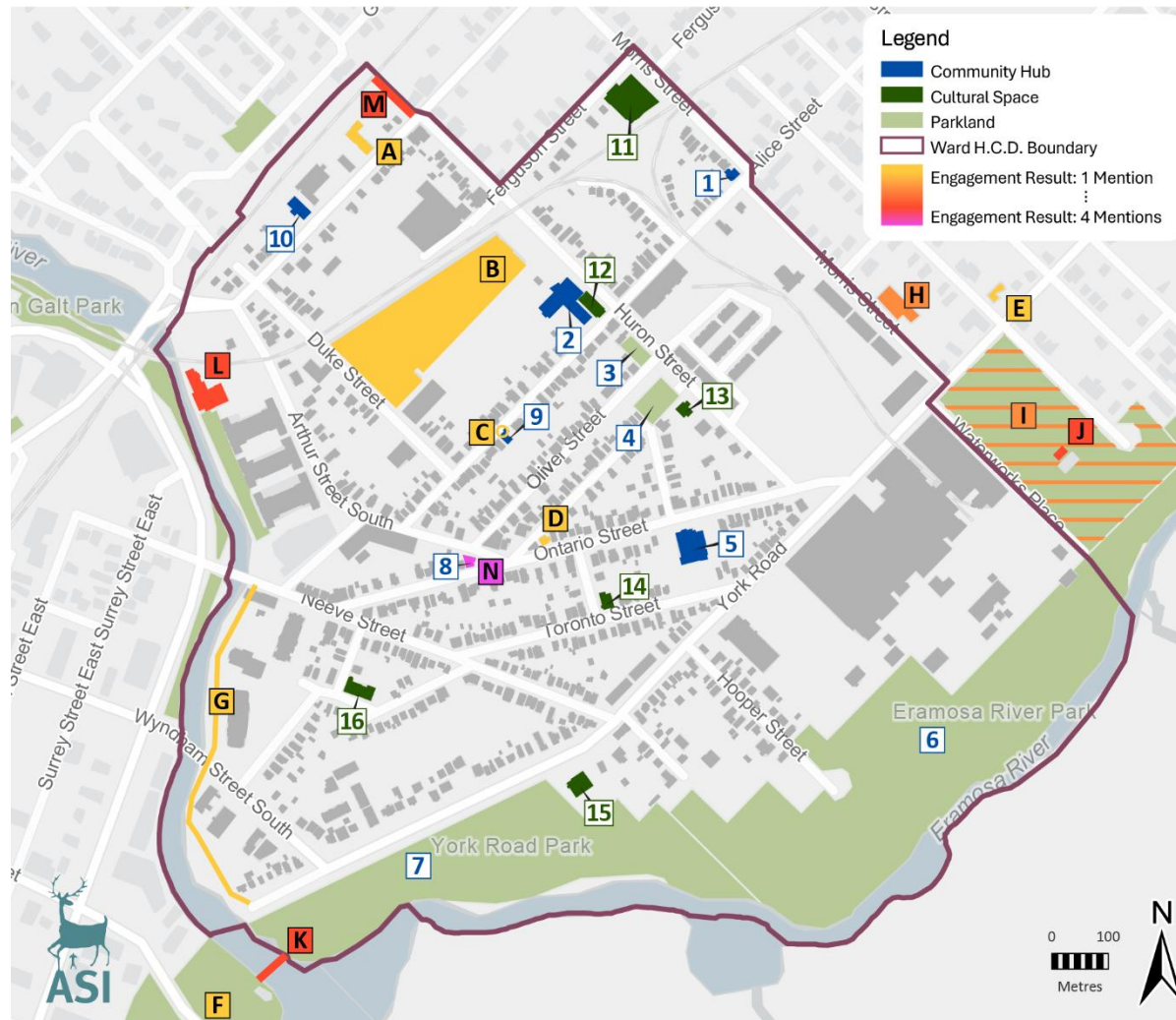
Question 3: Are there any other important community hubs or cultural spaces that you would add? If so, please share the name of the place, address or approximate location, and a brief explanation about what makes that place significant to the Ward.

Answers to Question 3 have been placed on the below map entitled, “Cultural and Community Spaces in the Ward Heritage Conservation District” alongside previously identified Cultural and Community Spaces. In addition to mapped results, respondents commented on the affordability of shops within the district, community hubs that provide free services to community members, and locations that act as gathering spaces for community members.

Question 4: Would you like to share any additional information about any of these spaces on the map? We are interested to hear about why these spaces in particular invite community gathering. We are also interested to hear about the history of these spaces and how they might have changed over time. Please share your stories and memories.

Respondents commented on the unique nature of businesses and business owners that serve or previously served the community, parkland and gardens within the district, and how these spaces bring the community together. There was an emphasis on the people that make up the community rather than the spaces in which they gather being the constant thread throughout the history of the Ward that makes it a unique and welcoming place. Respondents indicated support for the preservation of architecture and naturalized areas within the district, in addition to complementary development design, in order to support the atmosphere and diversity that sets the Ward apart.

Cultural and Community Spaces in the Ward Heritage Conservation District



Sites Shown to the Public During Engagement

Community Hubs

- 1 The Palace on Alice
- 2 Sacred Heart Catholic Elementary School
- 3 San Giorgio Morgeto Park
- 4 Two Rivers Community Garden: Huron/Manitoba
- 5 Tytler Public School
- 6 Eramosa River Park
- 7 York Road Park
- 8 Standing Room Only, Double Rainbow Cafe
- 9 The Alice Street Clubhouse
- 10 The Red Chevron Club

Cultural Spaces

- 11 Italian Canadian Club of Guelph
- 12 Sacred Heart Church
- 13 Sacred Heart Rectory
- 14 Previously St. Paul's Presbyterian Church, 1909-2002
- 15 Ukrainian Catholic Church
- 16 Paisley Memorial United Church

Additional Sites from Community Engagement Results

Some sites are outside of H.C.D. Boundary*

- A St Vincent De Paul Thrift Store
- B The SEED
- C Alice Street Pantry
- D Laza Food and Beverages
- E Unitarian Congregation of Guelph*
- F The Boathouse Tea Room*
- G Neeve Wyndham Trail
- H The Guelph Little Theatre*
- I Lyon Park*
- J Lyon Leisure Pool*
- K The Covered Bridge
- L Spring Mill Distillery
- M The 100 Steps
- N Sugo Mercato (in the same building as #8)

Part 2: Themes of the Ward Heritage Conservation District

The Themes of **shaping, making, adapting and celebrating** were presented to respondents through written descriptions and accompanying images.

Question 5: Consider what the Ward means to you. Did we get these Themes right? Have we missed anything important?

Respondents were generally in agreement with the Themes presented within the survey. Respondents appreciated the Themes that focused on celebrating the historic working class of the district and the unique nature with which the district developed over time. Respondents also agreed with the importance of diversity and density within the district.

In addition to the presented Themes, respondents highlighted themes of walkability and accessibility being integral to the Ward; green space, nature, and gardens as meeting spaces and spaces that bring personality and creativity to the Ward; and the diversity, affordability, and constant change and development in the built form of the Ward. Respondents appreciated the ever-changing nature of the Ward that is both tangible and intangible and reflects the legacy of resilient, creative, and unique inhabitants.

Part 3: Objectives of the Ward Heritage Conservation District

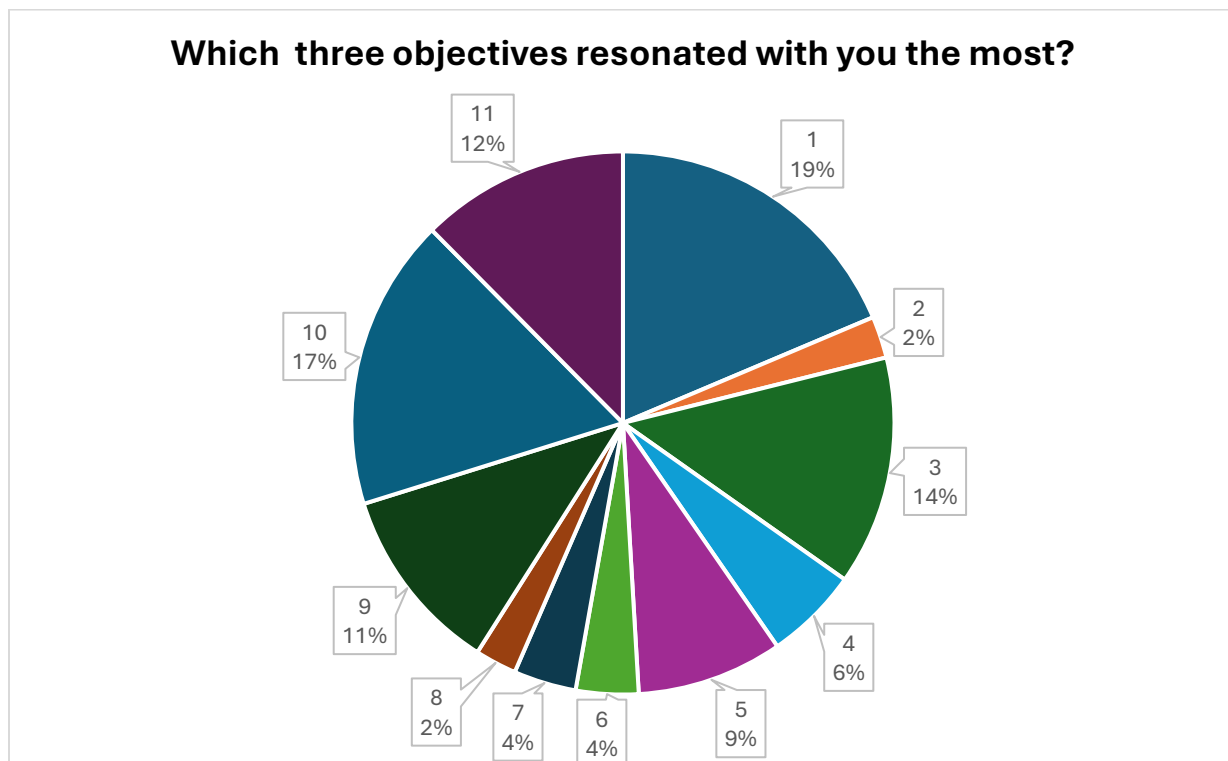
The draft Objectives of the Ward Heritage District Conservation Plan were presented to survey takers. They were then asked the following questions.

Question 6: Which three objectives resonate with you the most?

1. Maintain, celebrate and conserve the District's unique cultural heritage values in a way that supports ongoing growth, evolution, and dynamism in the Ward.
2. Promote change in the District in a way that supports its authenticity and evolving quality.
3. Encourage and incentivize the ongoing adaptation of existing buildings so that this area can accommodate growth and change while ensuring its historical layers remain recognizable.
4. Implement a conservation approach that embraces visible layering and contrast of existing and new development, rather than freezing the area in a single time period.
5. Reinforce the District's unique patchwork quality and its irregular street layout and pattern of closely spaced lots.

6. Ensure that additions, alterations, and new development in the District enhance its cultural heritage values while supporting planned density targets and recommended building heights in the Downtown Secondary Plan.
7. Celebrate the worker-oriented history of development and its industrial legacy including the water and rail-based industries.
8. Identify opportunities for documenting the area's oral history and further interpreting and commemorating its valued qualities.
9. Identify and support community and cultural spaces that contribute to the social and cultural fabric of the District.
10. Encourage new development that is pedestrian focused.
11. Reinforce the relationship between the District and the Speed and Eramosa rivers, rail lines, and drumlin landscape, all of which contribute to its identity as a distinct place.

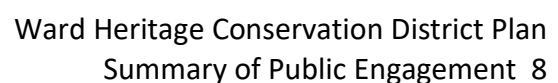
The results are presented in the pie graph below.



Objectives are identified by their corresponding number in the survey.

Respondents provided objectives surrounding policies being formed with homeowner autonomy working in tandem with clear, predictable guidelines that prevent inappropriate demolition or alterations while maintaining an enabling and flexible framework. Additionally, respondents hope to see an emphasis on pedestrian and bike-friendly environments, outdoor spaces, and increased density with integrated community spaces. Respondents also stressed the importance of continuing to encourage mixed-income communities and celebrating diversity within the community.

Question 8: Imagine someone walking through the Ward Heritage Conservation District in 2050. What are some characteristics or “feel” that you hope they encounter.

[illegible]

Question 9: What are three places, buildings, or properties that you hope are still here?

The below map shows the results of the question with a colour scale used to reflect how many times a particular property was mentioned.

Sites that members of the public wish to still see in 2050



1.2 Heritage Advisory Committee Meeting #1

A virtual meeting was held with the Heritage Advisory Committee on January 15, 2026. Goals for the meeting were: to provide a summary of work completed to date, an update on the current project status and a review of upcoming goals. A breakdown of the Heritage Conservation District (H.C.D.) Study and Plan processes was then provided. Finally, a presentation on the Themes and Objectives of the H.C.D. Plan was presented and a workshop was facilitated to gather questions and feedback.

Regarding Themes, committee members asked about specific feedback provided by First Nations. The consultant team explained that all feedback provided by Indigenous groups during the Study Phase was incorporated into the final Study report, and consultation for the Plan Phase had not yet begun. Other committee members responded positively to the emphasis on uniqueness and duality between history and future presented in the Themes.

Relating to Cultural and Community Spaces, committee members mentioned that this is an area that would benefit from Indigenous input in terms of current and historically significant spaces. The Spring Mill Distillery and Metalworks walkway were mentioned as additional spaces that have recently become gathering spaces.

The response to the presentation of Objectives was largely positive, with committee members singling out Objectives 3 and 7 as favourites.

Finally, committee members were asked which spaces or elements they would hope to see if they were to walk through the Ward in the year 2050. Members responded with elements like the patchwork and eclectic nature of the Ward, a lack of homogeneity and focus on variety of architecture, walkability and naturalized spaces, and a high level of walkability within the irregular street layout.

A motion was carried that the following comments from the Heritage Advisory Committee be provided to the project team for their consideration:

1. Consideration of the meaning behind the term “celebrating” as part of a theme related to colonization;
2. Understanding previous land uses by Indigenous people and where those community spaces may have existed;
3. That the plan maintain the eclectic development and land use pattern recognizing the industrial working neighbourhood roots.

A link to the Meeting Minutes provided by the City of Guelph can be found here: [City of Guelph Minutes of Heritage Advisory Committee.](#)

1.3 Working Group Meeting #1

A Ward Working Group was established as part of the H.C.D. Study with a mandate to provide input and feedback at key points throughout the Study and Plan process.

A Working Group session was held virtually on January 27, 2026. The workshop provided the opportunity for the Working Group to learn about work completed to date, receive an update on the current project status and review upcoming goals. A breakdown of the Heritage Conservation District (H.C.D.) Study and Plan processes was then provided. The presentation by the consultant team was followed by a discussion.

This session focused on an overview of Themes and Objectives for the District and an inventory of small businesses and cultural/community spaces in the District. Working Group members were asked to provide their thoughts and opinions on each topic after the presentation.

Regarding the Themes presented by the consultant team, the reaction was largely positive. Multiple members agreed that the language of ‘creating a quality to the area’ should be adjusted to ‘building upon the quality of the area’ as this language suggests creating something new rather than adding and layering to the character found in the Ward. Themes about the social bond and commitment to others were recommended to be included in the Theme of “celebrating” the Ward. Additionally, it was brought to attention that aspects of the Black community have been erased from the history of the Ward and therefore it is critical to honour those memories, feelings, and cultural events of the past that are no longer tangibly expressed through these Themes.

The discussion then turned to a map of historical small businesses in the Ward. The consultant team clarified that the focus is on small businesses because some residential built forms have operated commercially previously and there is curiosity surrounding whether these properties have remaining elements of their commercial uses. Members reflected on historic businesses that are no longer functional from the 1970s and 1980s as well as lots of trade work that was conducted out of houses like seamstress services, floral services and baked goods sales.

The discussion then moved to the proposed Objectives for the H.C.D. Plan. Members appreciated the focus on the unique patchwork quality of the Ward. Some of the terminology included in the Objectives was recommended to be changed as to make the report more accessible to the public and to better capture the goals of the Objectives. Members of the Working Group encouraged the use of clear policies that address concerns about cost or restriction to change.

Working Group members were then asked to answer the question, “Imagine someone walking through the Ward Heritage Conservation District in 2050. What are some characteristics or ‘feel’ that you hope they encounter?” Responses included themes like friendliness or



neighbourliness, walkability, resiliency and hope, restoration, small businesses thriving, vitality, energy, and charm.

Finally, Working Group members were invited to share any other thoughts, questions, or concerns that they may have. Members of the Working Group praised the Plan for its ability to tackle something that is difficult to put into words because of its unique qualities, and expressed the desire for the Plan to be a forward-looking document that will help reinstate vitality and small businesses to the Ward.



2.0 Round 2: Learning about Findings (Spring 2026)

The City's Project Manager was responsible for inviting community members to participate in online and in-person engagement events. A notice was sent to property owners and addresses within and adjacent to the District boundary inviting members of the public to participate in the Open House and online survey.

Engagement was conducted through an Open House and the Have Your Say online platform. Information was communicated on websites and through social media. The public had opportunities to provide comments and feedback by visiting the Open House and through the online survey. The public could also contact the City's Project Manager via email or telephone with questions or comments at any time.

A project webpage was created at the start of the Plan phase of the project ([Ward Heritage Conservation District Plan](#)). Regular updates were posted on the website throughout the project to notify the public of the status of the project and any upcoming public meetings and opportunities to provide feedback.

2.1 Open House and Online Survey – Summary of Results

An Open House was held on March 30, 2026, from 4:00pm – 7:00pm at the Italian Canadian Centre. A total of 43 people signed in at the Open House. Members of the public could drop in during the three-hour event to learn about the status of the project, ask clarifying questions, and share feedback. The Open House included a series of information boards and members of the consultant team and City staff were available to answer questions. Multiple feedback stations and a community activity station were also included in the Open House. Participants were able to share feedback on historical businesses in the Ward as well as the Ward H.C.D. progress so far, specifically on the clarity of content and language related to property classifications, policies and guidelines, and the heritage permit system.

A virtual survey was also conducted via the Have Your Say page on the City of Guelph website from March 31 to April 23, 2026. Survey questions were created to mirror the feedback activities presented at the Open House. A total of 18 responses were received, though not all survey-takers responded to every question. As similar questions were asked at the Open House and in the Have Your Say survey, the results of these two touch points have been integrated and presented below.

Part 1: Getting to know our audience

Participants in the Have Your Say Survey were asked questions about their lives and relationship to the Ward. The results are as follows:



Question 1: Do you live, work or own property or business in the Ward? (check all that apply)

88% of respondents live in the Ward;
61% of respondents own property in the Ward;
5% of respondents own a business in the Ward;
5% of respondents work in the Ward; and,
10% of respondents answered, “none of the above”.

If you selected that you live in the Ward: How long have you lived in the Ward?

31% of respondents answered 0-5 years;
5% of respondents answered 5-9 years;
28% of respondents answered 10-19 years;
11% of respondents answered 20-29 years;
11% of respondents answered 30+ years; and,
14% of respondents had no response.

Did you attend the recent Ward H.C.D Open House event on March 30, 2026?

11% of respondents answered “Yes”;
83% of respondents answered “No”; and,
5% of respondents had no response.



Part 2: Historic Small Businesses

Visitors and Survey respondents were asked to highlight any historical small businesses they would like to see added to the map included in the plan. Members of the public mentioned various spaces including a variety store, auto repair and cycle shop, butcher shop, grocery store/dwelling/shoe shop, and other small businesses (noted in purple text in the map below) that existed throughout the history of the Ward. The results are mapped below.

Small Businesses Historically in the Ward Heritage Conservation District



- 1 Domenic and Marguerite Tersigni's barbershop
- 2 Sammy and Louie Embro's grocery store
- 3 The Spaghetti House restaurant and club
- 4 A corner grocery store, added 1925-1926
- 5 Veroni's bakery, built 1923-25
- 6 Valeriote's Groceteria and Dee's Coffee Bar
- 7 A machine shop
- 8 GiGi Carere's store, Angelo's Variety
- 9 Cardillo's Shoe Maker Shop
- 10 Samuel Carter's knitting factory from 1882-1893
- 11 Auto repair shop, *more recently a bicycle shop*
- 12 Victoria Dairy from 1929-1962
- 13 Husson's Grocery Store, Quarrie's Lucky Dollar
- 14 Sheer Metal Works
- 15 Ontario Street Hardware, Poole's Plumbing, *now Laza Food and Beverages*
- 16 A fish and chip shop and hair salon
- 17 Snow White Laundry
- 18 A butcher shop
- 19 Laidlaw's meat and grocery store
- 20 A butcher shop
- 21 Butcher's Bakery
- 22 Crown Dairy from 1946-1973
- 23 The Neeve Street Grocery Store, the adjacent area used as skating rink and market garden
- 24 Laidlaw's ice storage building
- 25 Grocery store 1882-1892, shoe shop, variety store
- 26 A grocery store and dwelling, built c. 1860
- 27 Bruno's Shell Gas Station, Bradburn's Pre-Sixties Cars & Parts, *now Standing Room Only, Double Rainbow Cafe, Sugo Mercato*
- 28 A bakery, as shown in a plan from 1897
- 29 Shops with apartments above, built 1905-1915
- 30 A shop built c. 1870
- 31 A series of shops, built 1927
- 32 Valeriote's Shoe Repairing Shop

Part 3: Property Classifications

Visitors and Survey respondents were asked, “Based on the information and examples provided, is it clear how Contributing and Non-Contributing Properties are determined?” The results are as follows:

- **73%** of respondents voted “Very clear and easy to understand”;
- **23%** of respondents voted “Somewhat clear”; and,
- **4%** of respondents voted “Unclear or confusing”.

Participants were then asked if there is anything that would help clarify how Contributing and Non-Contributing Properties are determined or how they work. Responses included questions as to why specific properties may currently be identified as Contributing or Non-Contributing, a recommendation that the definition of Non-Contributing properties be clarified, and which Contributing properties were previously identified in the Couling and/or Burcher-Stokes Inventories.

Part 4: Policies and Guidelines

Visitors and Survey respondents were asked how clear and easy to understand are the draft policies and guidelines for Contributing and Non-Contributing Properties. The results are as follows:

- **55%** of respondents voted “Very clear and easy to understand”;
- **45%** of respondents voted “Somewhat clear”; and,
- **0%** of respondents voted “Unclear or confusing”.

Visitors and Survey respondents were then asked whether the illustrations included alongside the sample policies and guidelines were helpful and easy to understand. The results are as follows:

- **73%** of respondents voted “Very helpful and clear”;
- **27%** of respondents voted “Somewhat clear or helpful”; and,
- **0%** of respondents voted “Unclear or unhelpful”.

Participants were then asked if there is anything that would help convey the policies and guidelines more clearly. Respondents recommended the Plan share examples from other Guelph Heritage Conservation Districts including comments from owners, timelines, and before and after pictures. Respondents also recommended a focus on specific elements like covering the façade of a home, clear language surrounding home modification and previous modifications, addressing setback requirements for new builds, what would be considered an unacceptable change as well as the provided examples of acceptable change, and how multi unit buildings and condominiums would fit into the policies and guidelines.

Part 5: Heritage Permits

Visitors and Survey respondents were asked, “Based on whether the property is Contributing or Non-Contributing, and the change you want to make, is it clear what kind of permit you would need?” The responses are as follows:

- **68%** of respondents voted “Very clear and easy to understand”;
- **22%** of respondents voted “Somewhat clear”; and,
- **7%** of respondents voted “Unclear or confusing”.

Respondents were then asked what additional information could help make the permit process clearer. Answers included recommendations like improving the clarity on the list of activities; more information on permits surrounding dormers; what is considered visible to the public; and replacement of siding with sympathetic materials.

Part 6: General Feedback and Questions

Members of the public provided overall feedback of what they would like to see as topics of the Plan. These responses included the following:

- Importance of duplexes;
- History of outbuildings and sheds- detached features with non-residential uses;
- Narrow deep lots that create ecological spaces;
- Walkability and characteristic houses;
- Designations of semidetached properties;
- Landscaping guidelines for pollinators and native plants;
- Concern for care and upkeep of Contributing properties; and,
- Prohibitions against clothes lines.

Part 7: Community Quilt

Visitors to the Open House were invited to contribute to a Community Quilt activity by decorating a ‘quilt’ piece to be added to a compilation of artwork about what the Ward means to the community (see **Error! Reference source not found.** to **Error! Reference source not found.**). Words and phrases on the quilt included, “Grounded in the Past”, ice cream, 100 Steps, Magic, Character, Alice Clubhouse, “Keep it Rolling”, San Giorgio Morgeto, and I [heart] Guelph.





2.1 Heritage Advisory Committee Meeting #2

A virtual meeting was held with the Heritage Advisory Committee on April 2, 2026. Goals for the meeting were: to review the project timeline, provide a summary of feedback received to date, look at how feedback received has shaped and informed the development of the H.C.D. Plan, the status of current work in progress, and to provide an opportunity to discuss feedback and questions or comments that arise based on the material presented.

After a review of the above topics, members of the Heritage Advisory Committee were invited to present their questions and comments. Themes that arose from these discussions included:

- Questions surrounding the cut-off construction date of 1939 for contributing properties;
- Including other architectural typologies as potential contributors to the H.C.D.;
- The systemic review process of contributing and non-contributing properties; and
- The policies and guidelines surrounding non-contributing properties.

Relating to the construction date constraint of contributing properties being built before 1939, the consultant team clarified that the Plan will extensively detail the fact that the date is not an absolute cut-off for inclusion as a contributing property and that there are properties that post-date 1939 that contribute to the H.C.D. Plan.

One committee member asked whether modernist architecture could be included as a contributing architectural typology to the H.C.D. Plan, as exclusion leaves this typology vulnerable to demolition. The consultant team responded that as of right now, modernist architecture has not been a focus of the Plan based on research and analysis conducted by the project team, and based on feedback received by the public, however, the consultant team aims to balance a range of interests throughout the development of the Plan.

Another committee member asked for clarification of the systemic review process and how it would be implemented in a District with such variation. The consultation team answered that while this is a challenging area to document and there is a lot of variation present, there are patterns that can be observed throughout the District. The consultant team assessed how these patterns may have changed over time to determine whether they still reflect the area, its character, and its heritage value. Additionally, one committee member asked whether heritage staff will be able to review non-contributing property permits. The consultant team responded that the Plan sets up a framework for the City to review demolition of buildings and construction of new structures on non-contributing properties, as well as the opportunity for periodic review of the contributing properties and non-contributing properties lists.

Finally, a member of the committee asked for clarification regarding full concealment of the front façade of contributing properties and what that would look like for corner properties. The consultant team responded that this would be taken into consideration and options for corner

properties would be articulated in a later draft of the Plan, as this is not currently articulated in the Plan.

A link to the Meeting Minutes provided by the City of Guelph can be found here: [City of Guelph Heritage Advisory Committee Meeting Minutes](#).

2.2 Working Group Meeting #2

A Working Group session was held virtually on March 31, 2026. The session provided the opportunity to review the project timeline, present a summary of feedback received to date, look at how feedback received has shaped and informed the development of the H.C.D. Plan, the status of current work in progress, and to provide an opportunity to discuss feedback and questions or comments that arise based on the material presented.

Themes that arose from the post-presentation discussion included:

- Properties to review for potential contributing status;
- Data sources used in information gathering;
- Whether community gardens are included in the Plan and how;
- The concept of 'compatibility' within the H.C.D.;
- Demolition and construction permit responsibilities and processes;
- The process of establishing setbacks for new construction;
- Zoning areas; and,
- Financial compensation for maintenance of heritage features.

Regarding properties to review for potential contributing status, two specific properties were recommended for reconsideration to have contributing status (29 Toronto Street and one other unidentified address). The consultant team explained that there are a number of properties under review that will require further refinement. A working group member then asked whether the Couling survey from the 1970s had been taken into account, to which the consultant team responded that the Couling survey was used as a method of data collection but that not all properties included in the survey were automatically considered to be contributing properties without further inspection.

Another working group member suggested that once the District is established there may be migration of properties from non-contributing to contributing as homeowners take the Plan into account and alter their properties accordingly. The consultant team agreed that this may be the case as some properties are masked by nondescript elements and may come to light later. The team then referred back to the periodic review of the contributing and non-contributing properties as a method for adjusting the identification of properties accordingly.

One working group member inquired about whether community gardens are included within the Plan, to which the consultant team clarified that community gardens, whether publicly and



privately owned, are included as community spaces within the H.C.D. plan. It was acknowledged that one community garden that was referred to by a working group member is within the Plan boundary, while one other is adjacent to the Plan boundary.

One working group member asked who makes the final decision as to whether changes to a property are considered 'compatible' with the H.C.D. The consultant team explained that the intention of the Plan is to be clear about who makes the final decision based on the extent of additions/retrofit/construction in a particular site. Where larger changes are being made, there will be more involvement from City staff, Heritage Advisory Committee and Council while smaller matters are triaged. These paths will be made clear through the heritage permitting guideline chart. Additionally, there is internal discussion surrounding the definition of compatibility in the Plan, especially in reference to new development.

A working group member was surprised to see demolition and new construction for non-contributing properties delegated to Heritage Staff. The consultant team explained that the process for requiring heritage permitting of new development replacing a demolished building is to avoid negative impact to the values of the district, and therefore, there is a process for staff, committee, and council to provide input into these matters. There is precedent with the Brooklyn and College Hill H.C.D. in regard to staff input on demolition.

Regarding setbacks for new construction, a working group member brought up the possibility that the zoning by-law formula for determining new-build setbacks may not be appropriate for maintaining the character of the Ward. The member then asked whether the District Plan would allow for alteration of the setbacks or whether this would be a request for the Committee of Adjustment, to which the consultant team replied that the Plan does invite comment on other by-laws that should be amended to support implementation of the plan, so setback and zoning review have already been flagged as a recommendation coming out of the Plan. Additionally, it was noted that the objective of the Plan is not to create any kind of formula to follow regarding new construction and setbacks.

A member then brought up the fact that half of the District will be under the permitting system while the other half will be covered by conventional zoning. A staff member replied that the Downtown Guelph H.C.D. is to be used as a test case for compatibility with the community planning permit system (C.P.P.S.) but has yet to be put to use. Also related to zoning, a member mentioned that the support for creative uses for properties within the District in the form of reference material would be helpful, to which the consultant team agreed and mentioned that there are policies and guidelines in development to help bolster this concept.

Finally, a member of the working group asked whether there is a possibility of compensating people who have designated heritage properties that require maintenance and may incur costs related to heritage attribute upkeep. The consultant team explained that the intent of the Plan is not to add to the costs of property owners. The City is bringing forward a recommendation for financial incentive when the Plan goes to council in summer 2026 and will be for any



property in the City, not just within the District. That would then become a council budget decision for the 2027/2028 year and may look like a grant program or tax incentive.

