



Ward West Heritage Conservation District (HCD) Study

Council Meeting

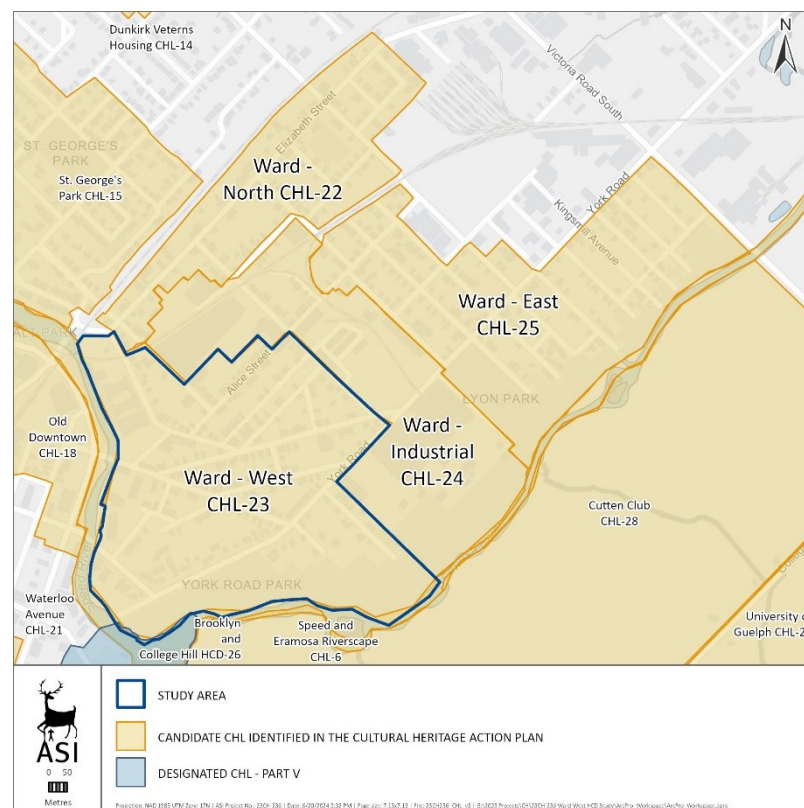
June 10, 2025

Study Area

In 2020, the Cultural Heritage Action Plan identified 29 candidate cultural heritage landscapes (C.H.L.s) throughout the City and four separate C.H.L.s within The Ward neighbourhood:

- Ward North
- Ward West
- Ward Industrial
- Ward East

Ward West C.H.L. is the focus of the H.C.D. Study.

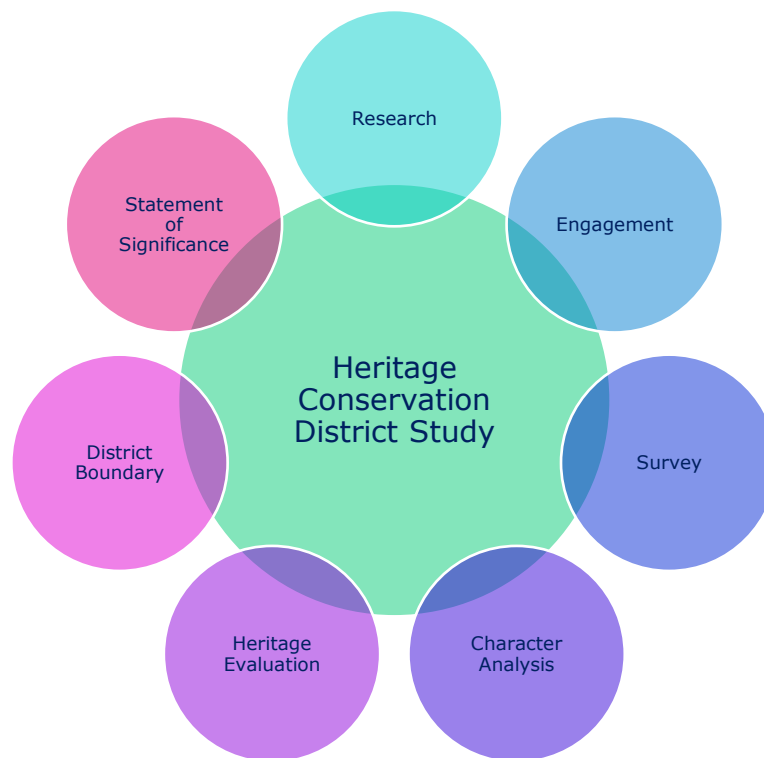


What is a Heritage Conservation District?

A **Heritage Conservation District** creates a heritage-sensitive framework to guide future development.

.....

A **Heritage Conservation District Study** has been undertaken to determine the suitability of a district in Ward West.



Engagement

Who we talked to...

Heritage
Guelph

Ward West
Working
Group

General
Public

Indigenous
Nations

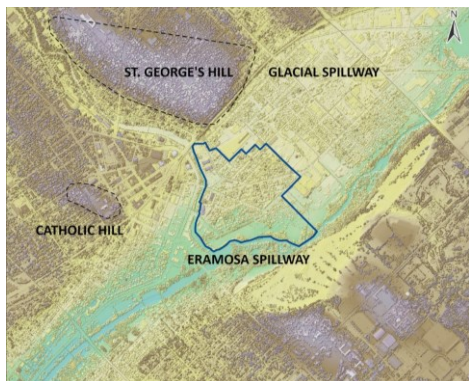


The community values...

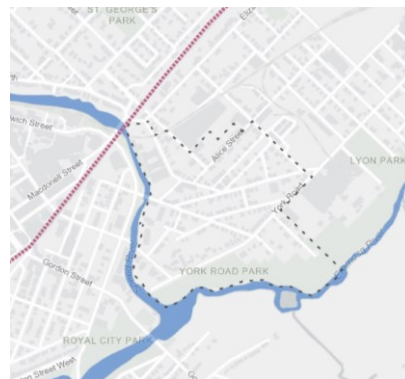
- A plan for stewarding the Ward's cultural heritage
- Keeping the Ward welcoming and weird
- Proximity to downtown
- Mix of building types
- Heritage buildings
- History of the area
- The rivers and natural areas
- Their neighbours

Themes and Evaluation 1

Rivers and Lowlands



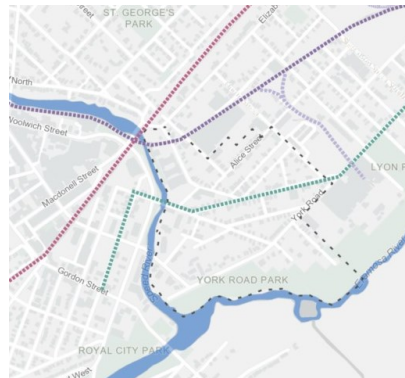
Surveys Shaped by Water and Rail



Industry and Housing



Junction Railway and Building Boom



Themes and Evaluation 2

Affordability and Proximity

Pasina	Mission	Alice et	A	20	B	5	Pro	Head	M	21	32	Italy	Stalgos	Italy	1911	Italy
"	Maria	"	"	"	"	"	"	Wife	F	18	33	Italy	Italy	Italy	1915	Italy
"	Lenora	"	"	"	"	"	"	Daughter	F	6	5	Ontario	Italy	Italy		
"	Peter	"	"	"	"	"	"	Son	M	5	4	Ontario	Italy	Italy		
"	Angelo	"	"	"	"	"	"	Son	M	5	2	Ontario	Italy	Italy		
"	Constance	"	"	"	"	"	"	Daughter	F	5	4	Ontario	Italy	Italy		

M. C. Crox	Thomas	13	"	A	29	B	#	7	Pro	Head	M	46	Ireland	Ireland	Ireland	1928	
"	Mary	"	"	"	"	"	"	"	"	Wife	F	44	Ireland	Ireland	Ireland	1927	
"	Mary	"	"	"	"	"	"	"	"	Daughter	F	18	Ireland	Ireland	Ireland	1929	
"	Gerald	"	"	"	"	"	"	"	"	Son	M	7	Ireland	Ireland	Ireland	1927	
"	Margaret	"	"	"	"	"	"	"	"	Daughter	F	4	Ireland	Ireland	Ireland	1927	

28	29	Home maker	
Cutter	Rubber works	Labourer	City of Guelph
Student		Business maker	
Contractor	Building	Welder	Joseph works
Home maker		Student	
Shoe maker	Rubber works		
Operator	Rubber works	Driver	Smith works
Student		Home maker	
Home maker	Rubber works	Labourer	City of Guelph
Shoemaker	Repair shop	Labourer	Rubber works
Shoemaker	Rubber works	Labourer	Iron Mill
Student		Home maker	
Student		Labourer	City of Guelph
Labourer	Home	Traveller	Iron works
Labourer	Construction	Construction	Motor Body
Labourer	Construction	Mill Hand	Hardware



Industry Intensifies



Themes and Evaluation 3

Adaptive Community



How is an H.C.D. boundary determined?

- The study area is reviewed in detail.
- During the study, a boundary is determined. Sometimes it is different than the study area.
- Boundary analysis is based on extensive analysis of the history of the area, streetscape and individual property surveys of what exists today, and public input.

Characteristics of Heritage Districts

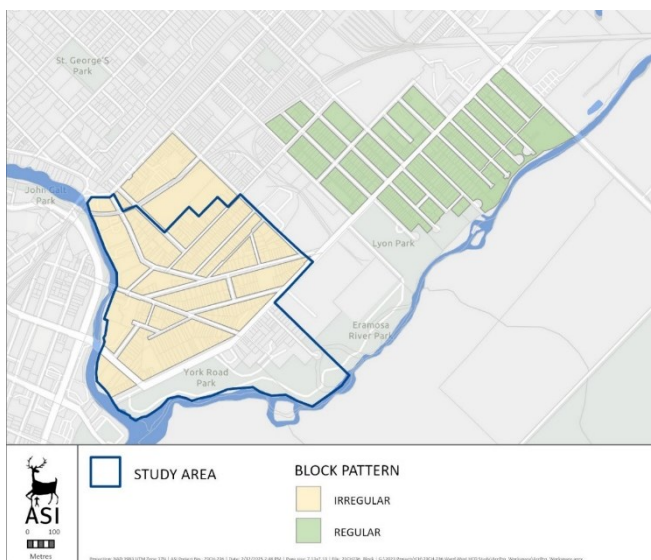
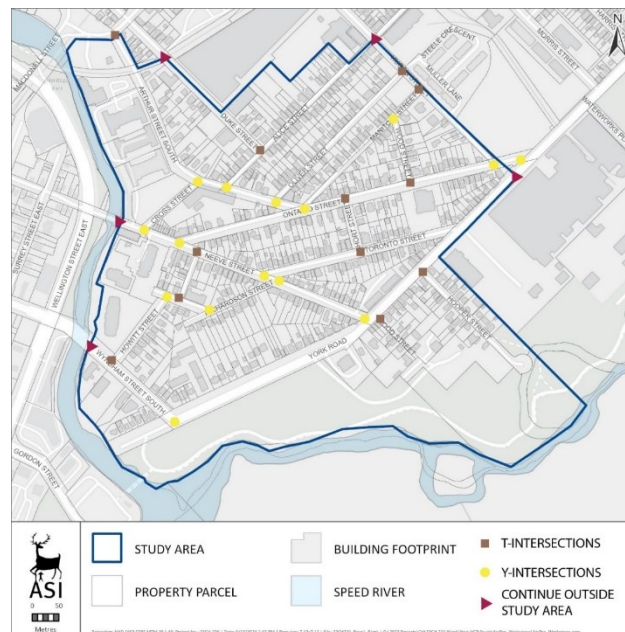
- A framework of elements like major natural features and built form
- Recognizable and distinguishable from neighbouring areas
- A concentration of features linked by aesthetic, historical and socio-cultural contexts
- A sense of visual coherence that conveys a distinct sense of time and place

Rivers and topography shape and enclose the area



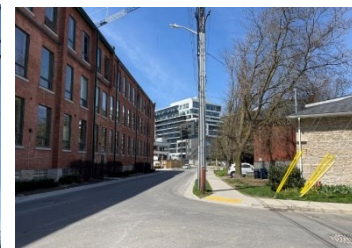
The edges of the area are marked by gateways

Set within an irregular street pattern which distinguishes the feel of the area next to the confluence of the Speed and Eramosa rivers



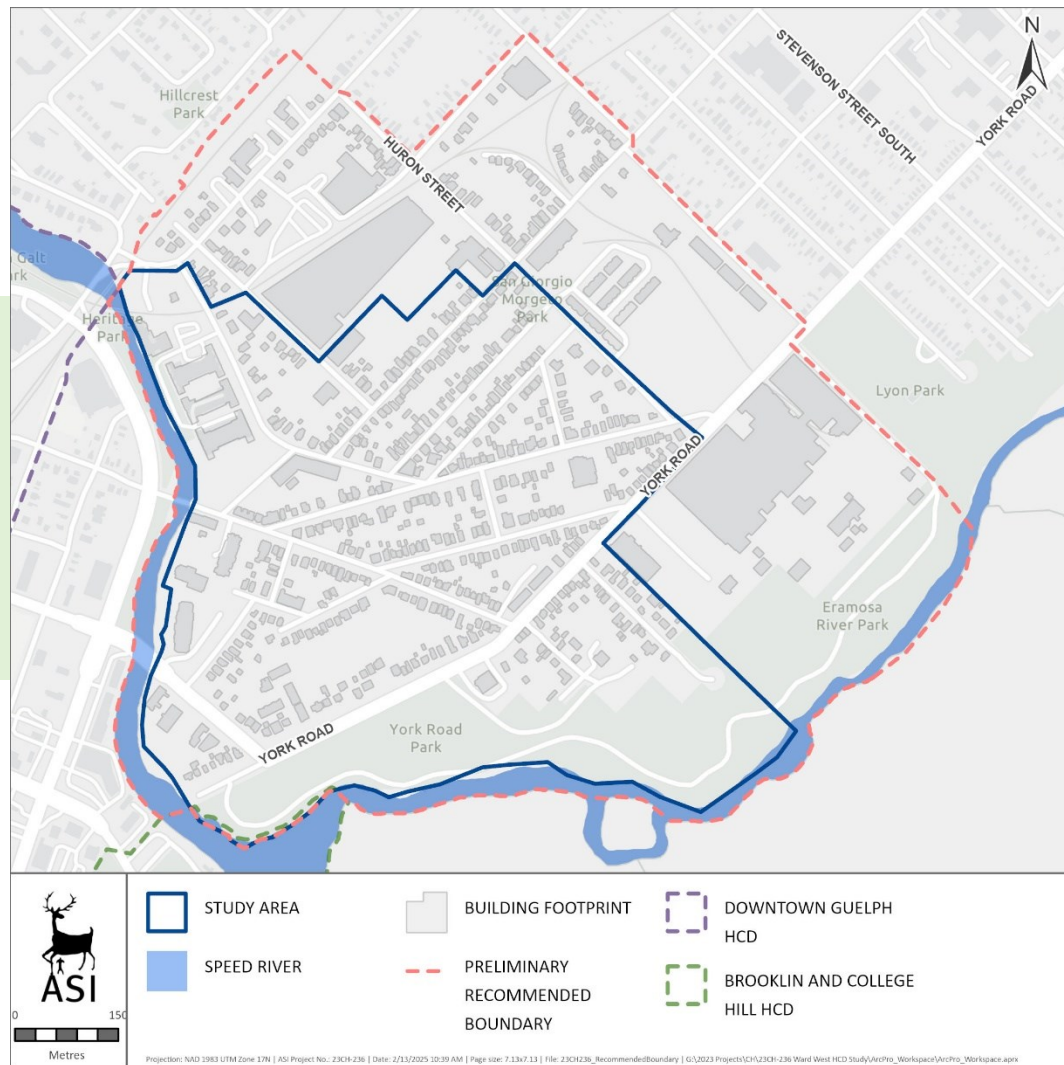
T- and Y-intersections create a pedestrian-friendly environment and restricts vehicular traffic

A significant early 20th century working class place



Recommended Boundary

The recommended boundary is a part of the larger Ward neighbourhood and has the earliest concentration of historical features.



Why an H.C.D. in the Ward? OR Is an H.C.D. Right for the Ward?



Interpretation & Story Telling
Sustaining histories, traditions,
and intangible qualities



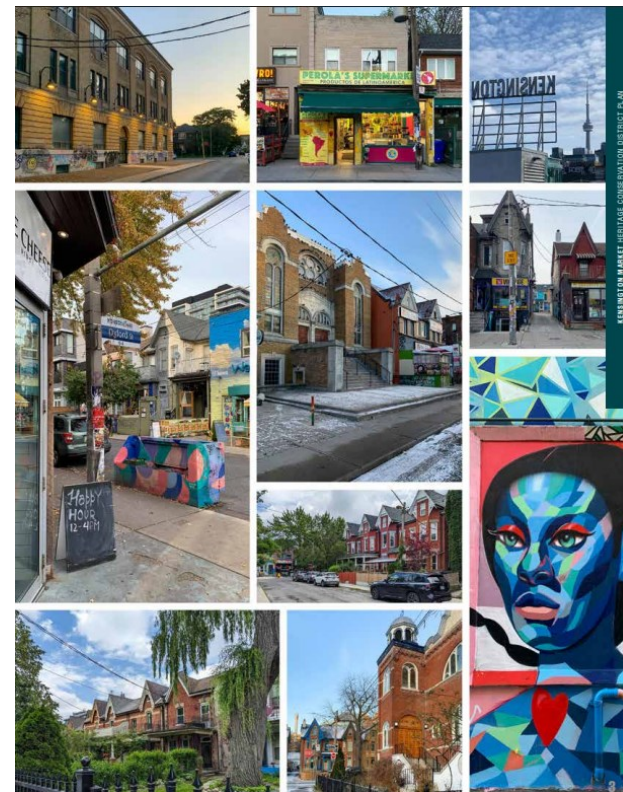
Façade Retention
Preserving only the heritage
façade



Adaptive Reuse
Repurposing heritage structures
for a new use



Preservation
Preserving/stabilizing existing
heritage structures



Kensington Market HCD Plan, 2024

Next Steps

- If directed by Council, then the work will proceed to the next phase which is to prepare a plan and guideline.