

The Ward Heritage Conservation District



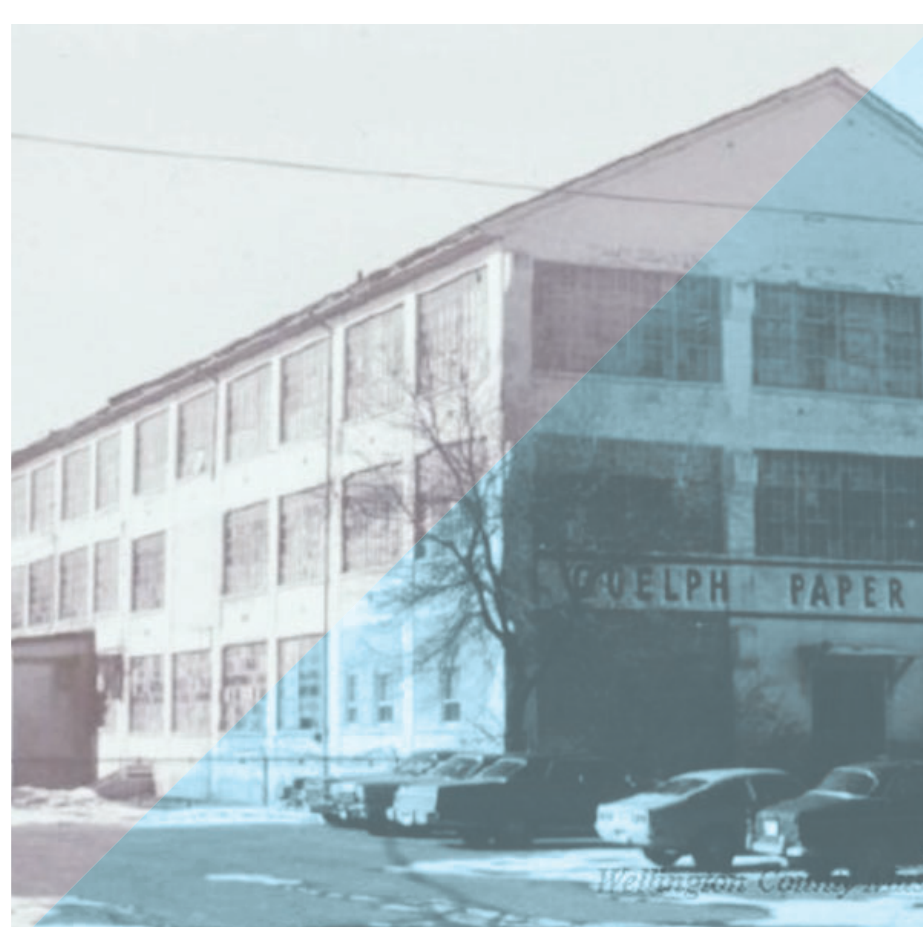
Welcome!

The City is creating a new Heritage Conservation District (H.C.D.) in the western area of the Ward. Around the room you will find stations with information boards and staff to answer your questions.

What's at this event?

Info station 1

About H.C.D.s
(you are here)



Info station 2

Cultural Heritage of
the Ward H.C.D.



Info station 3

What does the
H.C.D. mean for my
property?



+ Community
quilt activity



+ Local art
showcase



+ Heritage
staff to answer
your questions



A Heritage Conservation District (H.C.D.):

- is an area with distinct heritage characteristics
- applies a by-law to all properties within the boundary. Note that this **does not** mean the same **levels of heritage regulation** apply to all properties in the boundary
- see map below for the Ward H.C.D. boundary

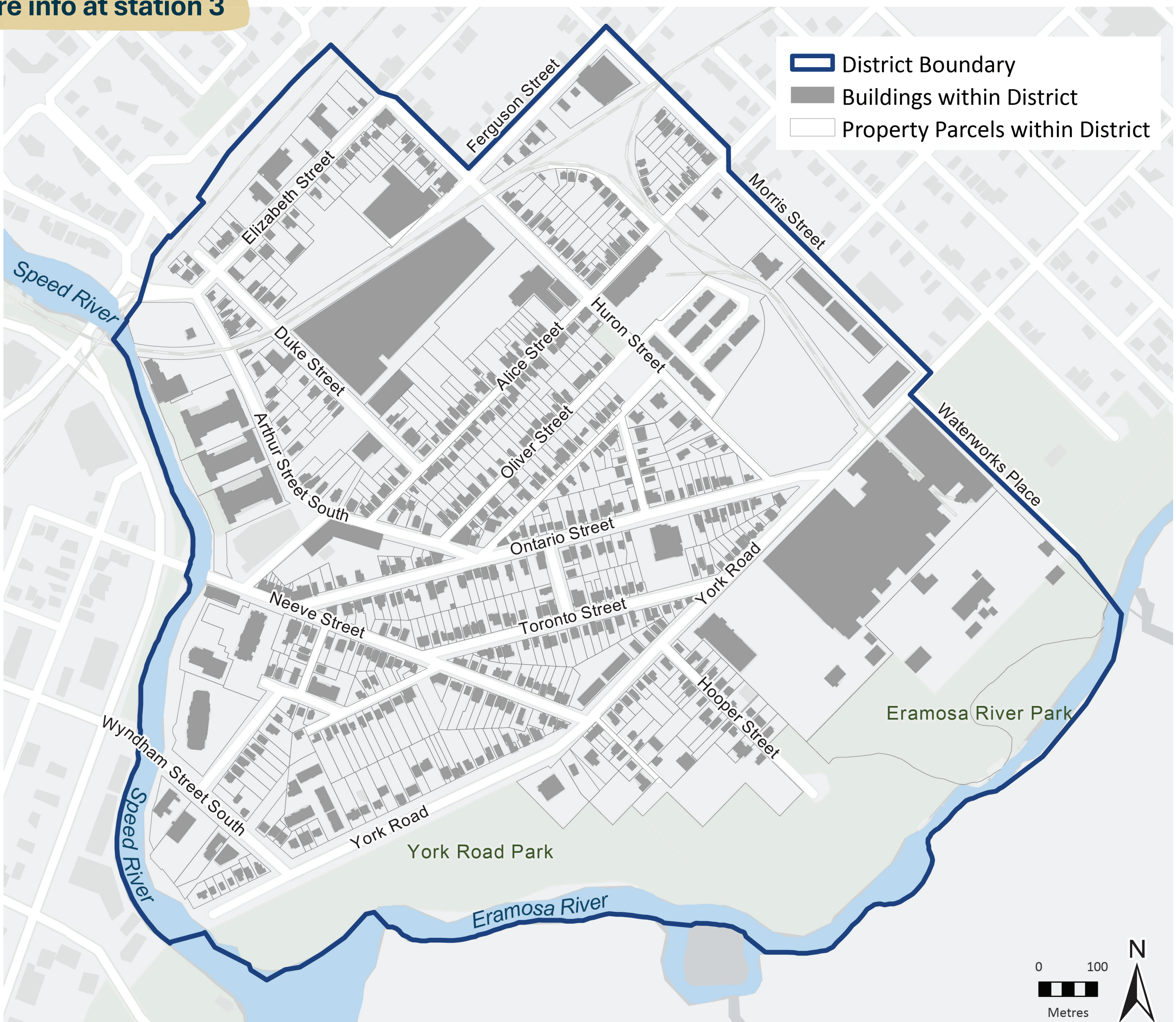
More info at station 3

The H.C.D. Plan:

- is the policy document that **identifies the cultural heritage values** specific to the area and lays out objectives, policies and guidelines for **guiding future change.**
- is focused on enabling a **flexible** framework so that property owners can continue adapting buildings in creative and practical ways.

More info at station 2

More info at station 3



The Ward Heritage Conservation District



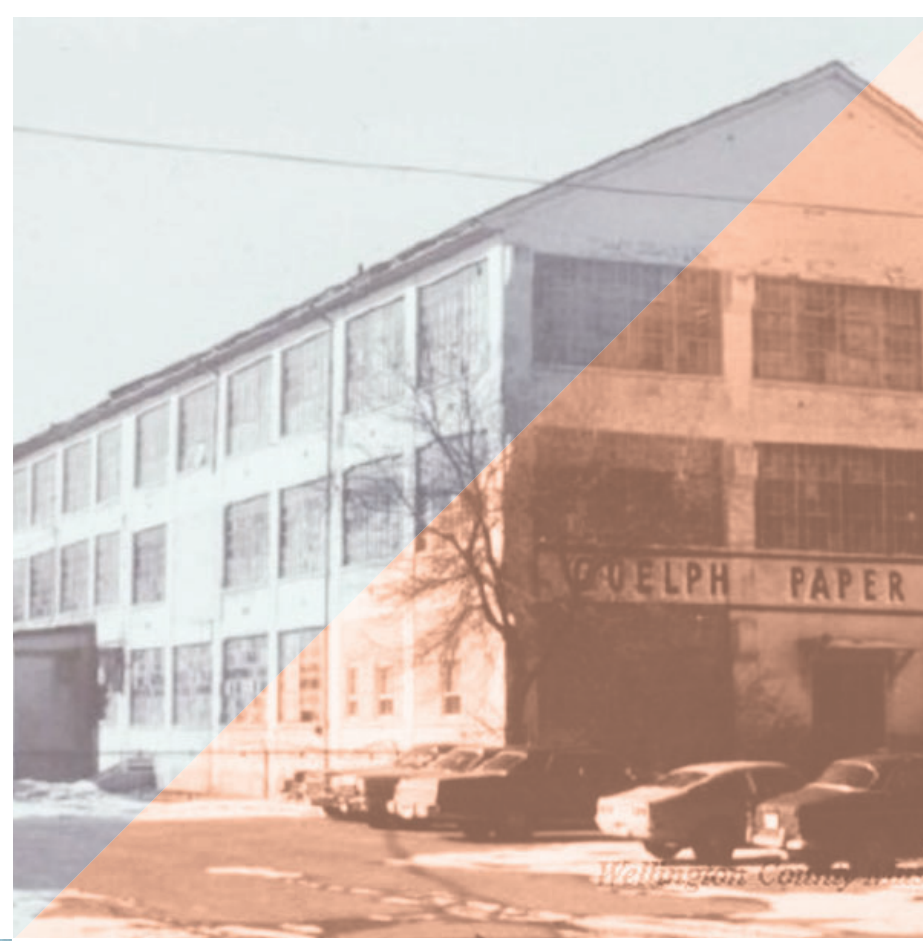
Objectives of the Ward H.C.D.

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 H.C.D. plan aims to celebrate and encourage:



Continuing adaptation of buildings



Additions and development that conserve heritage



A pedestrian focused area

Patchwork urban pattern: irregularity, variation, density



Community and cultural spaces



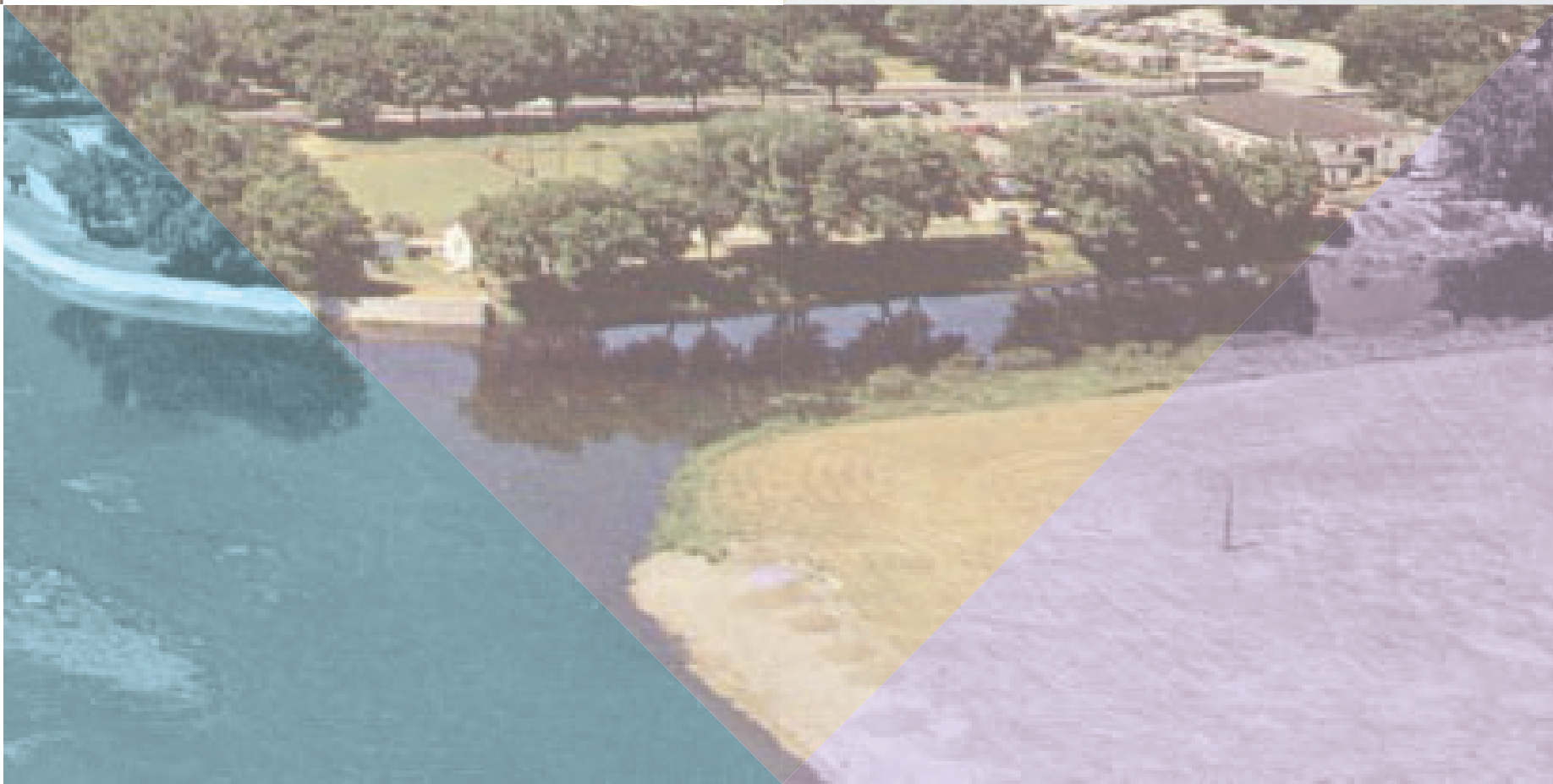
Local histories of workers, artists, and cultural groups



Connections to rivers, railway and landscape



Local events and traditions



City-targeted densities and heights



Timeline and Contact Info

The H.C.D. Plan for the west portion of the Ward neighbourhood was initiated in the summer of 2025, following City Council approval and based on the results of a study completed in the spring of 2025.

	Timeline	Process	Consultation
Study Phase	Spring to Summer 2024	<ul style="list-style-type: none"> • Research, Property Survey, Analysis and Evaluation 	<ul style="list-style-type: none"> • Public Open House #1 (Study Phase) • Online Survey • Heritage Guelph Meeting • Working Group Meeting
	Fall 2024 to Winter 2025	<ul style="list-style-type: none"> • Preliminary Statement of Significance and Preliminary Boundary Recommendations 	<ul style="list-style-type: none"> • Public Open House #2 (Study Phase) • Online Survey • Heritage Guelph Meeting • Working Group Meeting
	Spring 2025	<ul style="list-style-type: none"> • Finalize Study Report and Present to City Council 	<ul style="list-style-type: none"> • Presentation to Council
Plan Phase	Summer 2025	<ul style="list-style-type: none"> • Additional Property Survey • Sorting and Classifying Properties • Conservation Approach 	
	Fall 2025 to Winter 2026	<ul style="list-style-type: none"> • District Objectives • Policy Directions 	<ul style="list-style-type: none"> • Online Public Engagement Survey • Heritage Guelph Meeting • Working Group Meeting
	Spring 2026	<ul style="list-style-type: none"> • Draft Policies and Guidelines • Implementation Procedures 	<ul style="list-style-type: none"> • Public Open House #3 (Plan Phase) • Heritage Guelph Meeting • Working Group Meeting
	Summer to Fall 2026	<ul style="list-style-type: none"> • Final H.C.D. Plan 	<ul style="list-style-type: none"> • Statutory Public Meeting (Plan Phase) • Presentation to Council

How to follow up:



An **online survey** will go live following the Open House and you will be able to share your feedback anytime between March 31st and April 21st.

Visit us at: www.haveyoursay.guelph.ca

For information or accommodations please reach out to:

Jack Mallon, Heritage Planner
Planning and Building Services

Telephone: 519-822-1260 extension 3872

Email: jack.mallon@guelph.ca

Frequently Asked Questions

If my property is within the District boundary, how does the Plan apply to me?

If the H.C.D. is approved by Council, all properties within the boundary will be included under a by-law. However, different heritage policies and guidelines will apply to different properties: some properties will be identified as “**contributing**” properties (these sites and buildings express the cultural heritage values of the District) while others will be identified as “non-contributing” properties. **See station 3** for more information.

Will the Ward H.C.D. freeze the District in time, preventing change and development?

No. The Ward H.C.D. plan recognizes and celebrates that the District is located in a dynamic and creative neighbourhood and is meant to **promote ongoing adaptation** of buildings and properties. “Conservation” in the District is not about freezing this place in history. Instead, the Plan looks to celebrate and enhance the District’s medley of assorted buildings, streetscapes, public realm features and gathering spaces that have characterized this place through time, while **guiding how** change can occur in ways that reinforce and reactivate the qualities of the area that people value. Designation is about guiding **how** change happens, not **whether** change happens.

If my property is located in the H.C.D., will I be able to alter my property, including making additions and undertaking removals? Will the City tell me what colour to paint my door?

The Ward H.C.D. Plan embraces the ongoing use of existing buildings through thoughtful and sensitive additions and alterations. The Plan is not focused on prescribing specific colours, materials or styles or making everything look the same. Instead, the Plan will present clear principles that should guide changes to the District’s heritage features and will focus on requiring permits on large-scale changes such as entire building removals, large-scale additions, and/or new infill.

What is the fee for a Heritage Permit application?

There is no fee.

Will an H.C.D. result in more ‘red tape’ for property owners?

No. The Ontario Heritage Act contains provisions that seek to manage the length of time required to obtain approval for alterations, new additions, or removals. The Ontario Heritage Act stipulates a maximum of 90 days to turn around heritage approvals. In Guelph, where proposed work requires a building permit, the heritage review will happen concurrently. Heritage permits fall into one of three streams: minor, major, and new construction/demolition. The City of Guelph’s Heritage Permit Application Guide provides the timelines for each type of application:

- Minor: 10 to 15 business days
- Major: 15 to 45 business days
- New Construction and/or Demolition: must be done within 90 days

Will the H.C.D. accelerate gentrification or impact housing costs in the Ward?

The H.C.D. Plan recognizes the District’s history as a place that grew and evolved because of its affordability. As a result, the policies and guidelines in the Plan emphasize the importance of affordable units in additions and new construction being undertaken in the District.

Info station 2

Cultural Heritage of the Ward H.C.D.

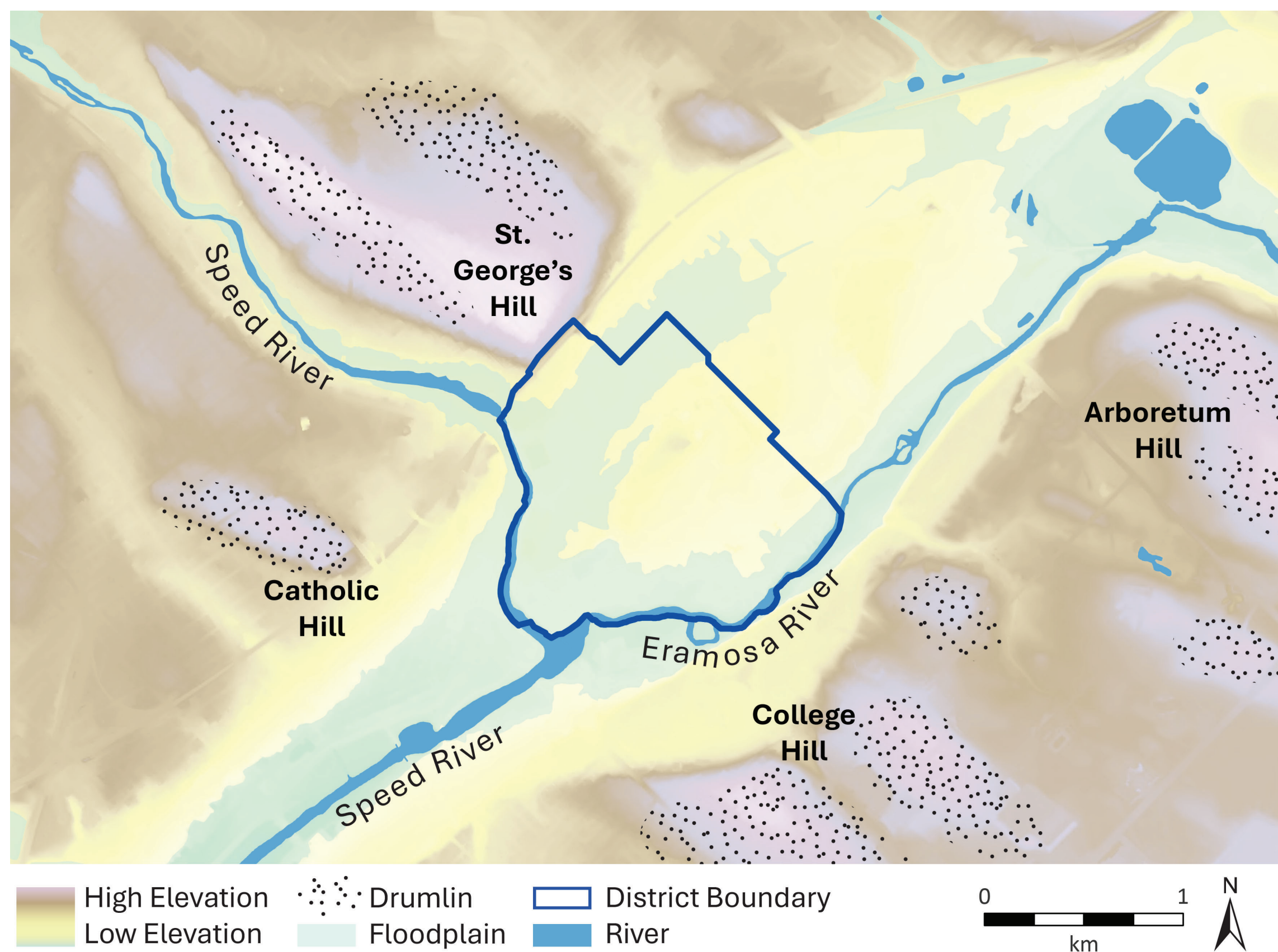


The Ward Heritage Conservation District



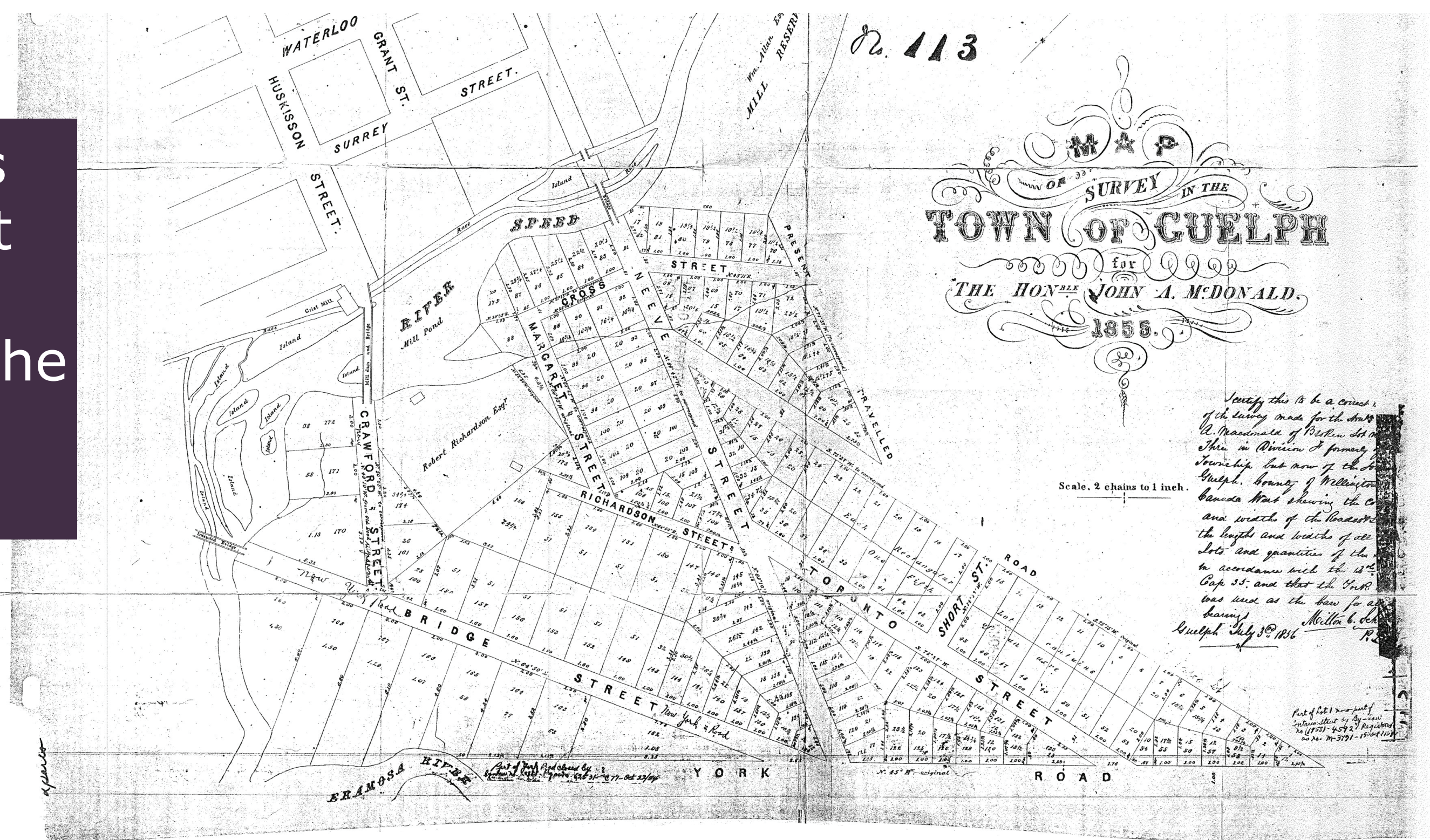
River, Rail, Landscape: The Ward H.C.D. as a Distinct Place

The District is situated in a low, flat valley framed and enclosed by St. George's Hill 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 low, flat land deterred most development due to flood risks - but was appealing for industrial sites for the large flat spaces and proximity to river power for mills. The earliest industrial site in the District, Allan's Mill, was established in 1835.

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.



The Grand Trunk Railway arrived in Guelph in 1856, and the Guelph Junction Railway in 1888. The Guelph Junction Railway especially connected the District's early industries to the main rail lines. The short-lived Guelph Radial Rail also extended into the Ward in 1911, along Ontario Street, providing both public transit and industrial transport.



The Ward Heritage Conservation District



Representative Architecture of the District

Typical, or representative, buildings in the Ward H.C.D. are simple and functional in form and were constructed during the District's early development, between 1855-1939. These buildings have cultural heritage value as symbols of the Ward's working-class history. The simplicity and affordability of these buildings remains important in the District today.

76% of buildings found in the Ward H.C.D. today were constructed between 1855-1938

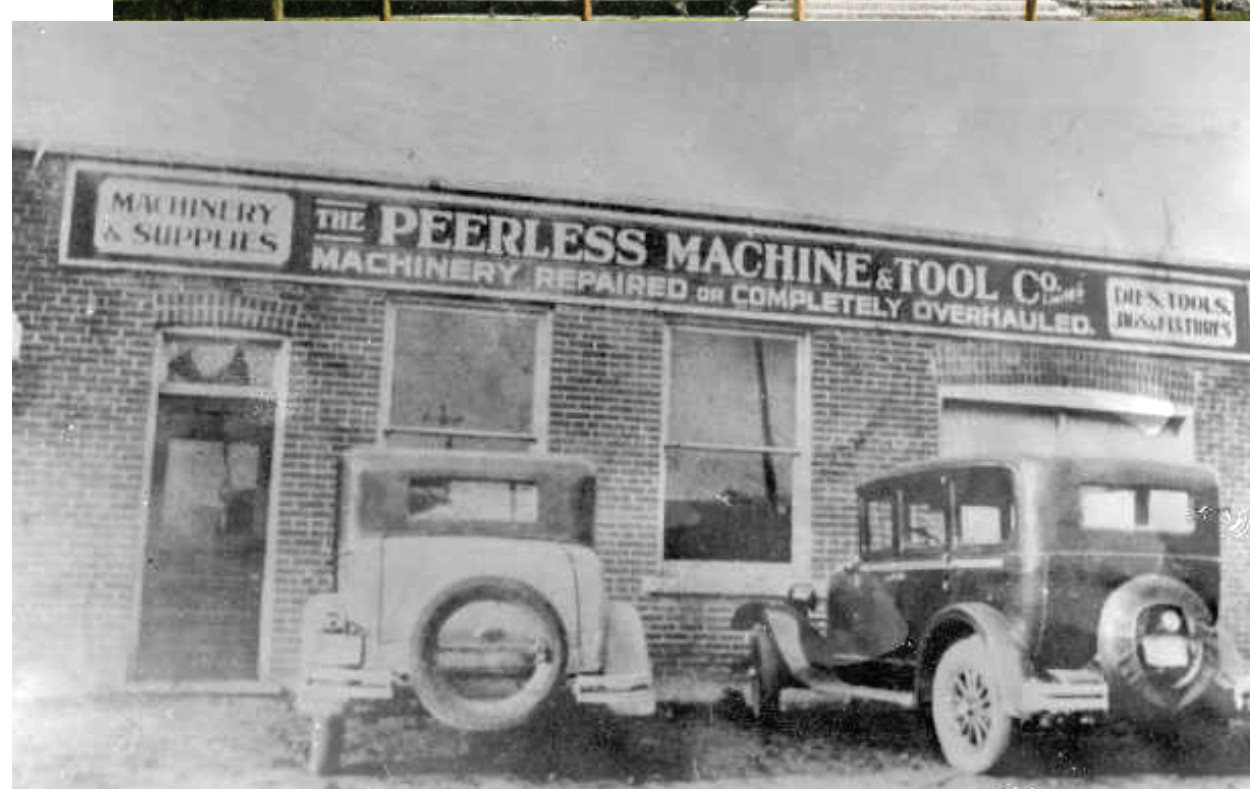


A typical residence, built c. 1880

Tytler Public School, a typical institutional building, built c. 1908



Bruno's Shell, at 60 Ontario Street. Parts of the building date to c. 1929.

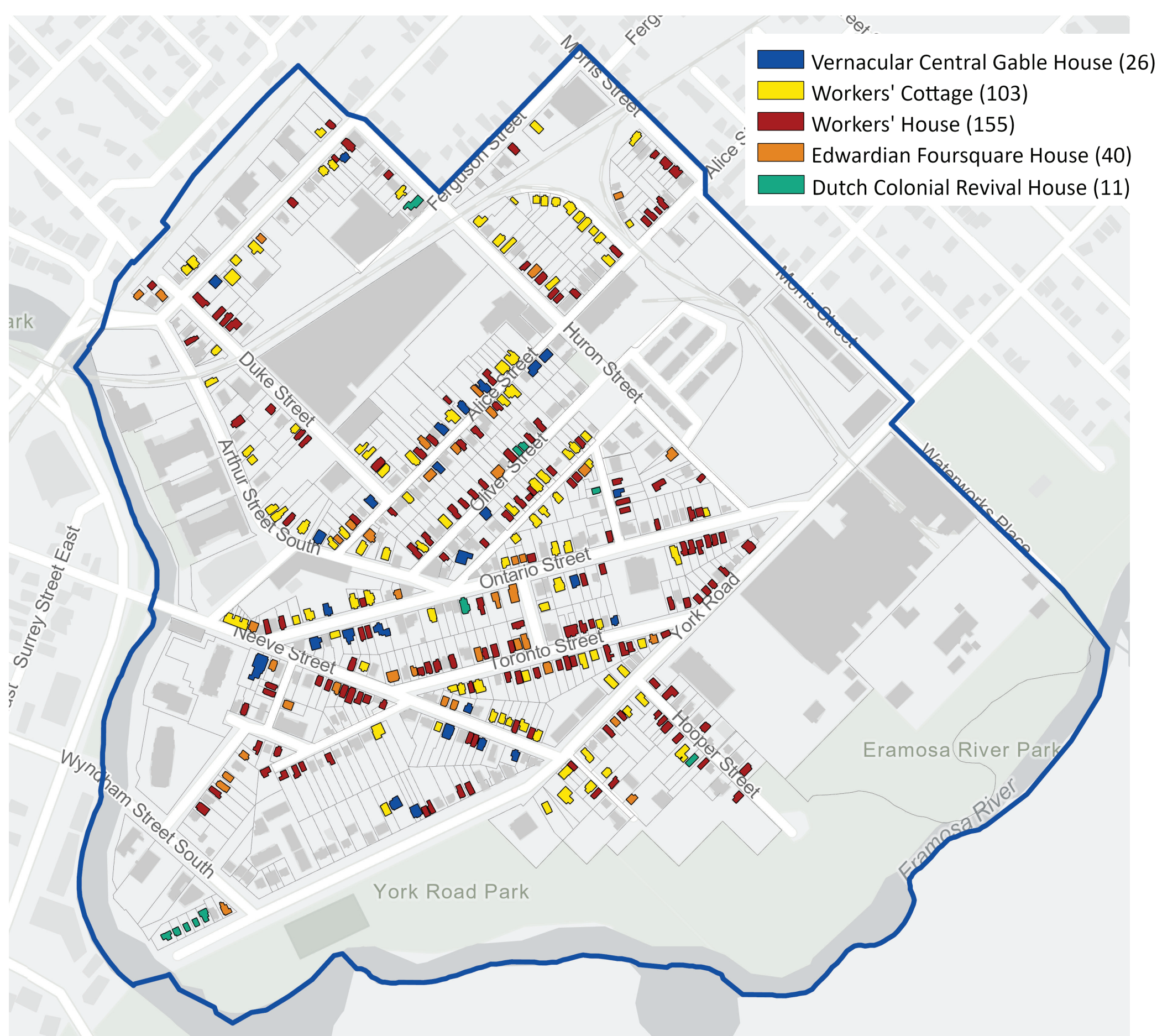


Peerless Machine and Tool Co, a typical light industrial site, built c. 1927

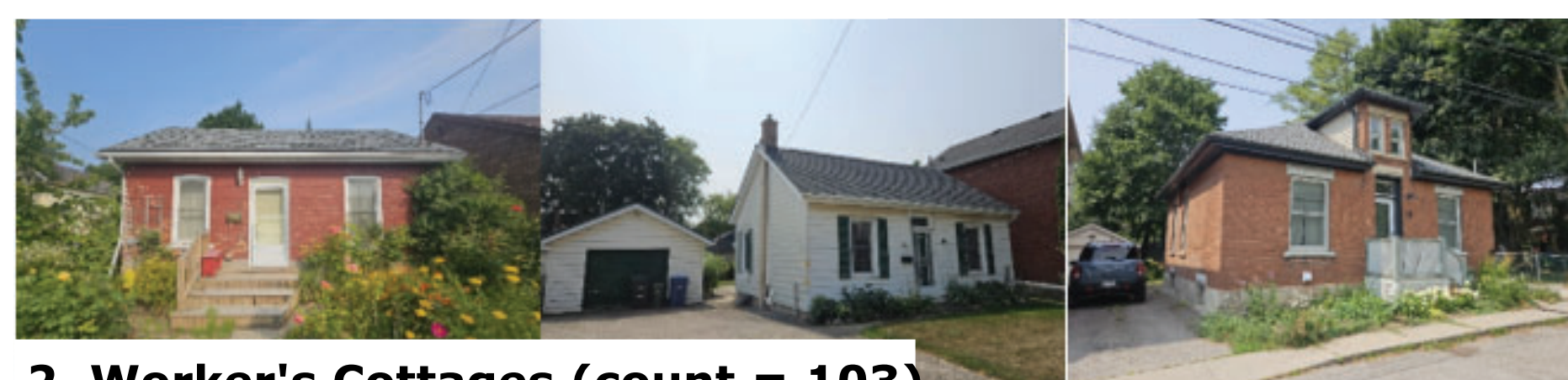


The Northern Rubber Company at Alice/Huron, a typical factory building, built 1920

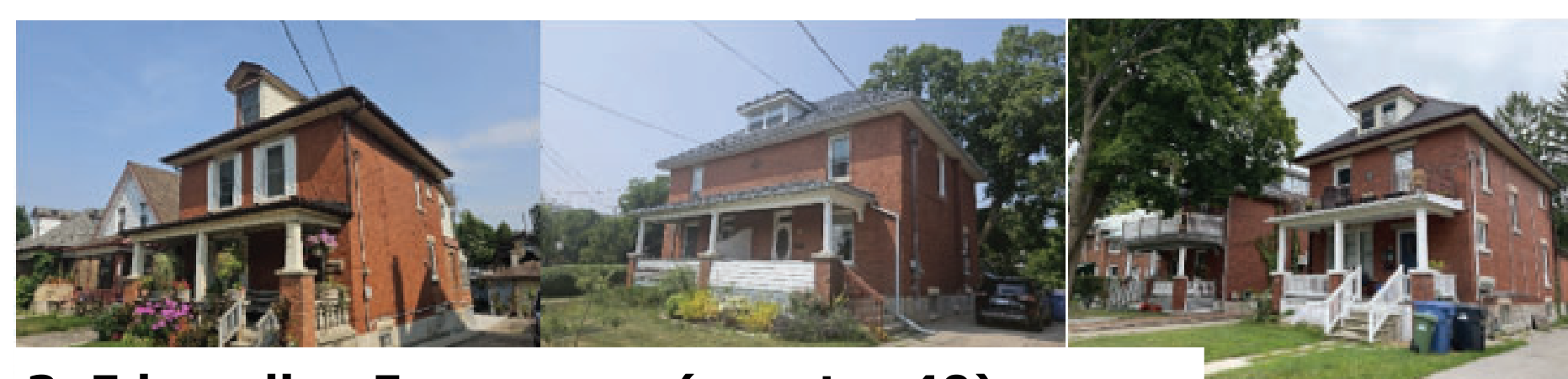
The District is a primarily residential area. Among the residences in the District, five architectural types repeat regularly:



1. Worker's Houses (count = 155)



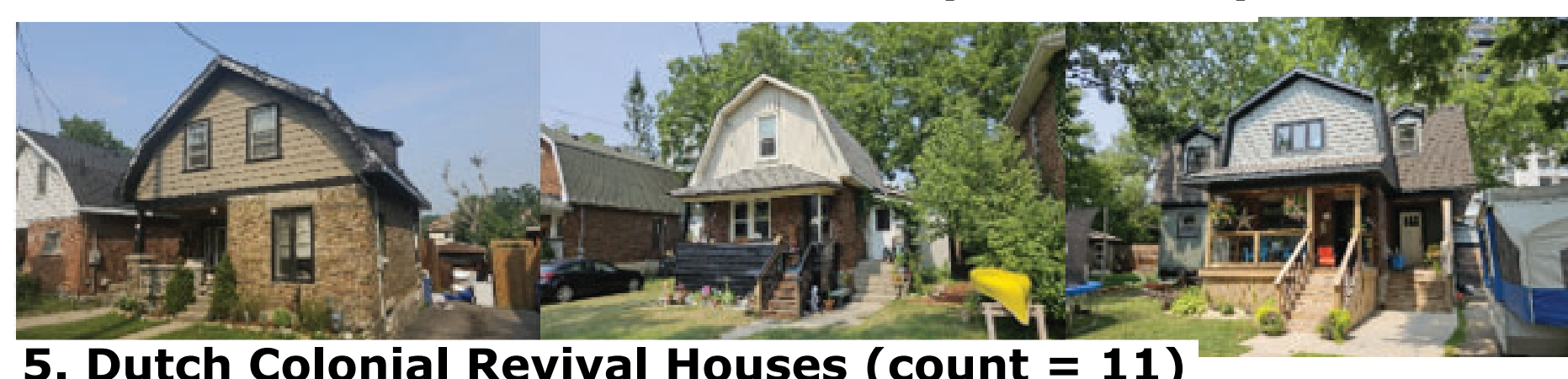
2. Worker's Cottages (count = 103)



3. Edwardian Foursquare (count = 40)



4. Vernacular Central Gable Houses (count = 26)



5. Dutch Colonial Revival Houses (count = 11)

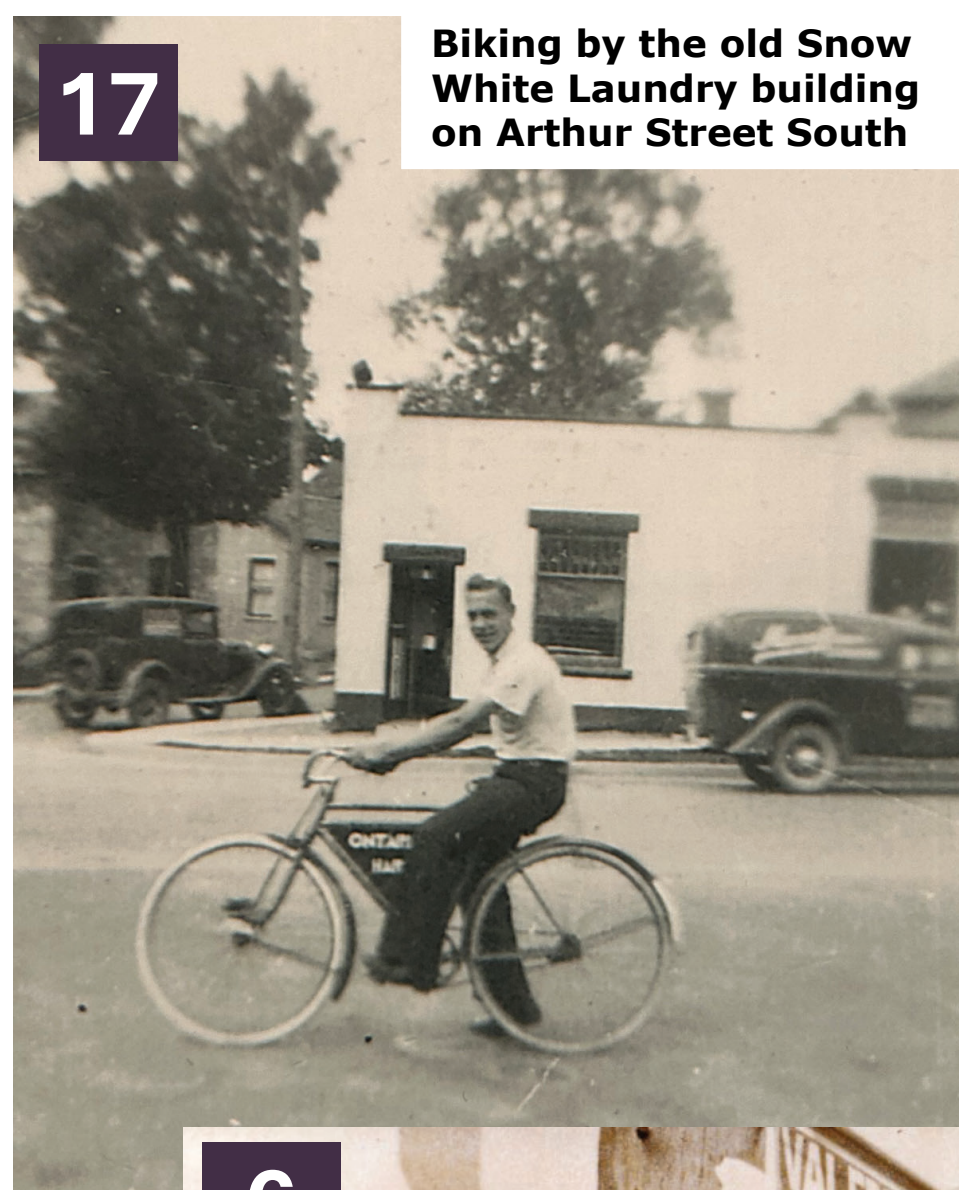
Historic Small Businesses and Mixed-Use Streetscapes

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, like many at the intersection of Ontario, Arthur, and Manitoba streets, but others were located at adapted residences - either in additions or within the home.



A shop at Elizabeth and Huron Streets



Biking by the old Snow White Laundry building on Arthur Street South



Angelo Valeriote's variety store

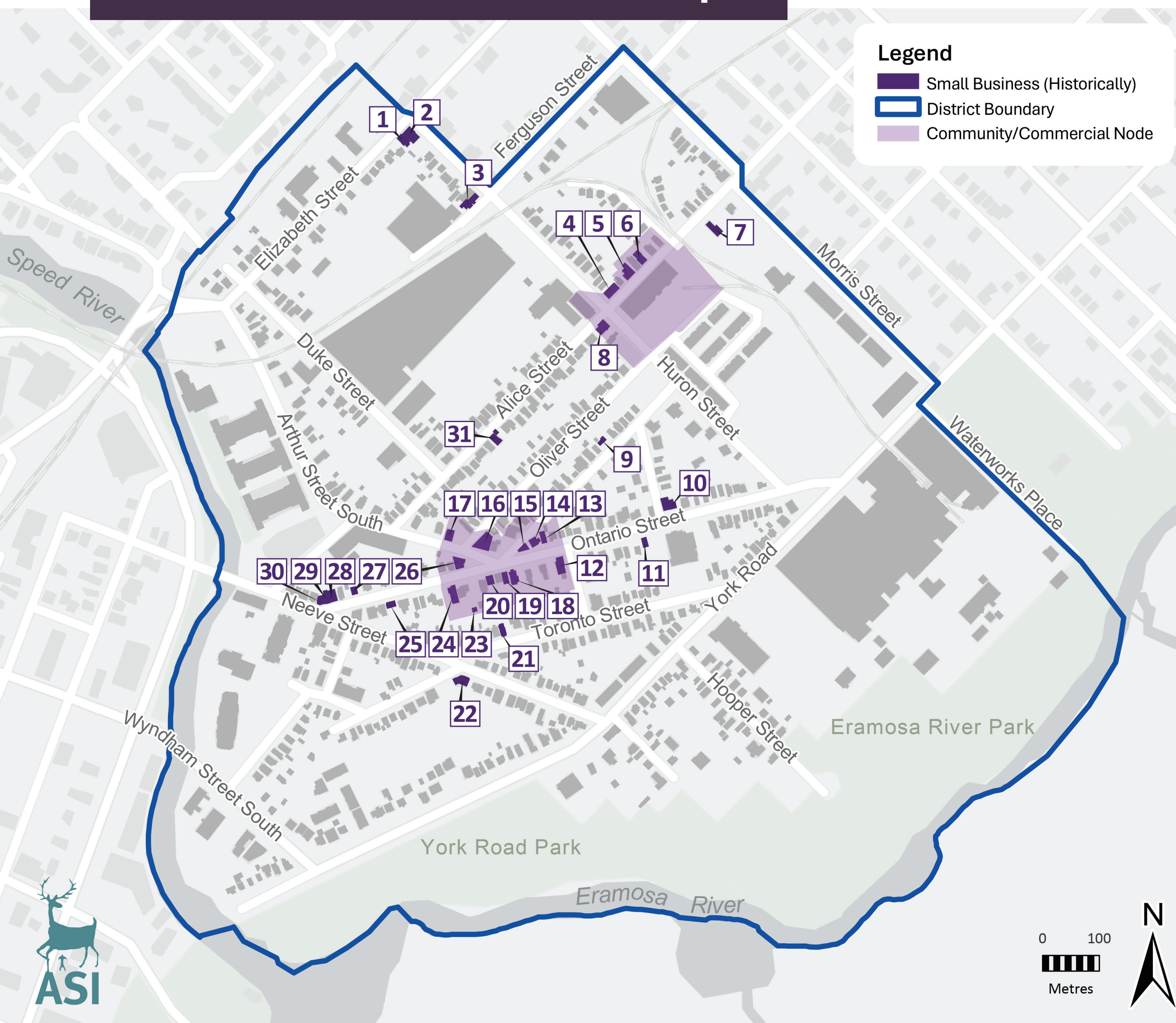


In front of Dee's Coffee and Valeriote's Groceteria



Local business Crown Dairy operated in this house from 1946-1973. The house was built c. 1880.

Historic Small Businesses Map



- 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 Angelo's Variety
- 9 A knitting factory from 1882-1893
- 10 Auto repair shop
- 11 Victoria Dairy from 1929-1962
- 12 Husson's Grocery Store, Quarrie's Lucky Dollar
- 13 Sheer Metal Works
- 14 Ontario Street Hardware, Poole's Plumbing, now Laza Food and Beverages
- 15 A fish and chip shop and hair salon
- 16 Snow White Laundry
- 17 A butcher shop
- 18 Laidlaw's meat and grocery store
- 19 A butcher shop
- 20 Butcher's Bakery
- 21 Crown Dairy from 1946-1973
- 22 The Neeve Street Grocery Store, the adjacent area used as skating rink and market garden
- 23 An ice storage building
- 24 A grocery store and dwelling from 1882-1892
- 25 A grocery store and dwelling, built c. 1860
- 26 Bruno's Shell Gas Station, Pre-Sixties Cars & Parts, now Standing Room Only, Double Rainbow Cafe, Sugo Mercato
- 27 A bakery, as shown in a plan from 1897
- 28 Shops with apartments above, built 1905-1915
- 29 A shop built c. 1870
- 30 A series of shops, built 1927
- 31 Valeriote's Shoe Repairing Shop

Community Landmarks and Public Space

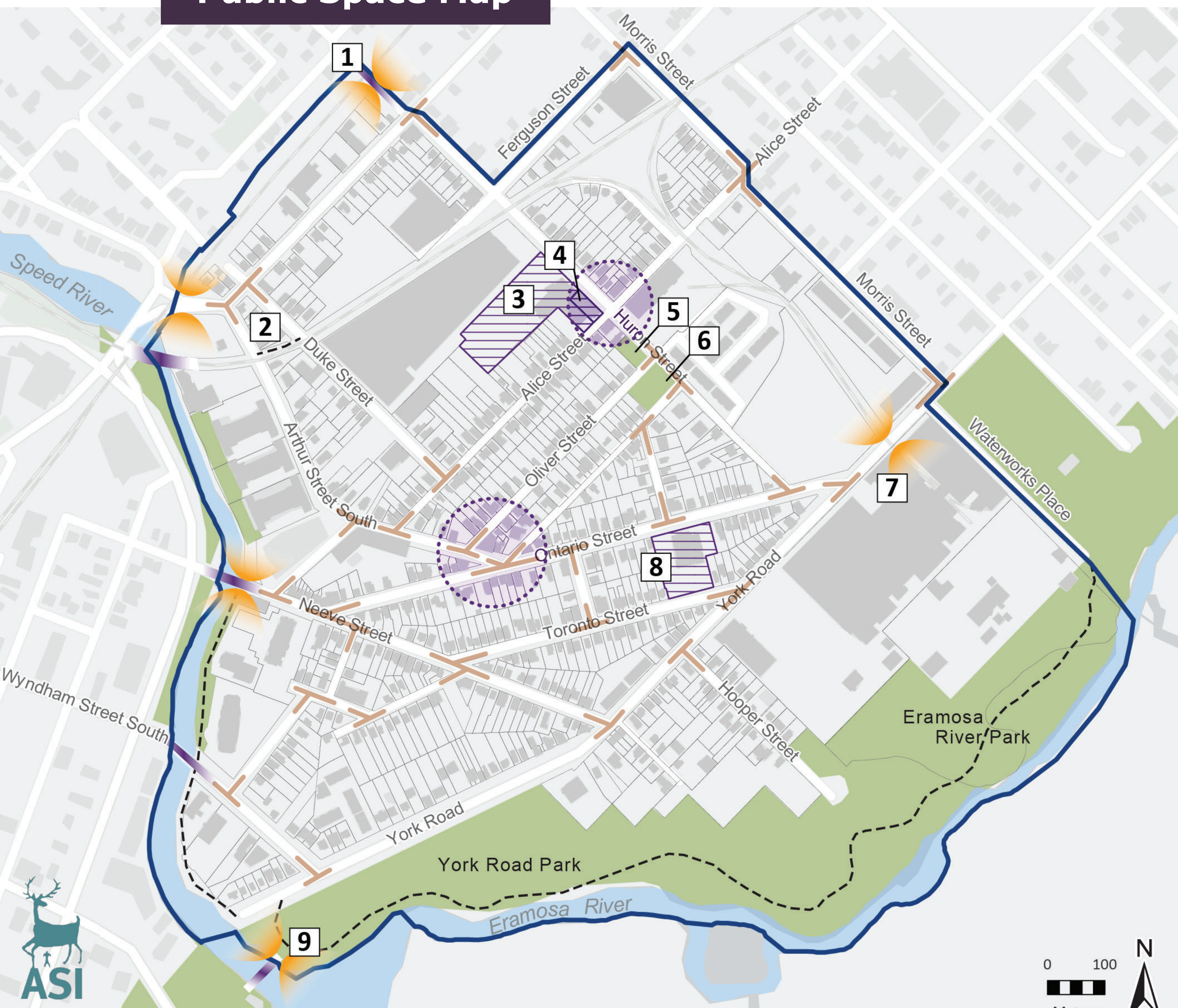
In addition to policies and guidelines concerning contributing and non-contributing buildings, the H.C.D. Plan includes policies and guidelines concerning public space.

Categories of public space covered by policies and guidelines in the H.C.D. document include:

- Parks and Open Space
- Privately-Owned Public Spaces
- Gateways - points that mark a sense of entry into the District
- Placemaking, Placekeeping
- Public Art and Cultural Expression
- Streets and Circulation Network
- River Edges and Crossings



Public Space Map



Legend

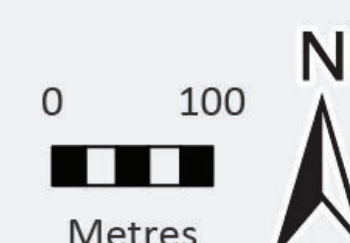
- District Boundary
- Buildings
- Property Parcels

Public Space Features

- Parks and greenspace
- Privately-owned public spaces
- Community node
- Bridges
- Pedestrian trail
- Gateway
- T or Y intersection

Location Key

- 1** The 100 Steps
- 2** Arthur/Duke Street Pedestrian Connection
- 3** Sacred Heart Church Elementary School
- 4** Sacred Heart Church
- 5** San Giorgio Morgeto Park
- 6** Two Rivers Community Garden
- 7** York Road Railway Crossing
- 8** Tytler Public School Grounds
- 9** The Covered Bridge



Info station 3

What does the H.C.D. mean for my property?



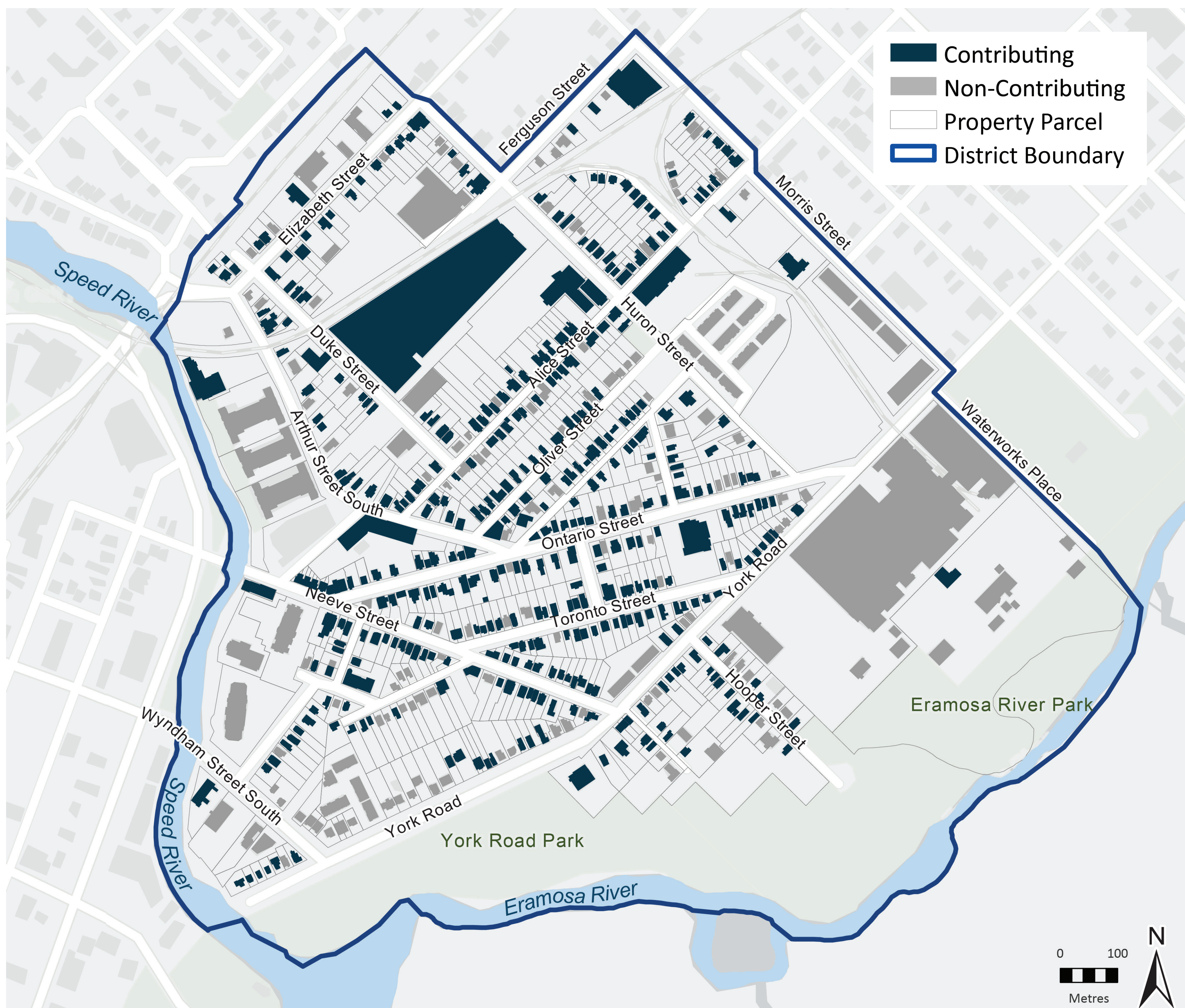
What are Contributing and Non-Contributing Properties?

Contributing Properties

A Contributing Property was built during the District's establishment around 1855 to its period of intensification between 1880 to 1939 and/or represents a building typology that has been determined to express an important theme within the District.

Non-Contributing Properties

A Non-Contributing Property is not expressive of the District's cultural heritage value and/or does not fit contextually within the District.



Example Contributing and Non-Contributing Properties

Contributing Property Example



- **Early** and **representative** example of a vernacular central gable residential type that **retains** its original composition.
- Constructed **pre-1880**.
- Primary building material is **stone**, common for early construction in the District.
- **Semi-detached house form** reflects the area's **working-class history** and modest beginnings.

Contributing Property Example



- **Representative** example of an Edwardian Foursquare typology that **retains** its original composition.
- Constructed **1900-1919** and reflects the workers' housing constructed during a **building boom** between 1880-1939.
- Reflects a **pattern of adaptation** associated with **small businesses** historically operated by working-class and newcomer residents and that served those communities.
- **Semi-detached house form** reflects the area's **working-class history** and modest beginnings.

Contributing Property Example



- **Representative** example of a late-nineteenth-century multi-storey masonry industrial building in the District that **retains** its original composition.
- **Associated with** historic **carpet manufacturers** that were major employers in the District. **Major employers** provided work near peoples' homes and are connected to the District's histories of **immigration** and **production**.
- Connected to the large and early **water- and rail-based industries** in the District.
- Associated with the District's late nineteenth- and early twentieth-century development as a **mixed-use area**.

Non-Contributing Property Example



- Constructed between **1980-1999**, after the District's periods of establishment (circa 1855) and intensification (1880-1939).
- **Not associated** with the District's late nineteenth and early-twentieth century development as a mixed-use area.
- **Not reflective** of a representative or unique architectural style in the District.

Policies for Contributing Properties

Policies set the direction for management of the District in a clear way. They use language like “shall” and are **mandatory**.

Guidelines are practical recommendations on how to follow the Policies. They use language like “should” and are **not mandatory**.

Below is a sample from the H.C.D. plan. The **policy** is shown in bold, with supporting **guidelines** indented below:

For Contributing Properties, the H.C.D. plan contains policies and guidelines that cover:

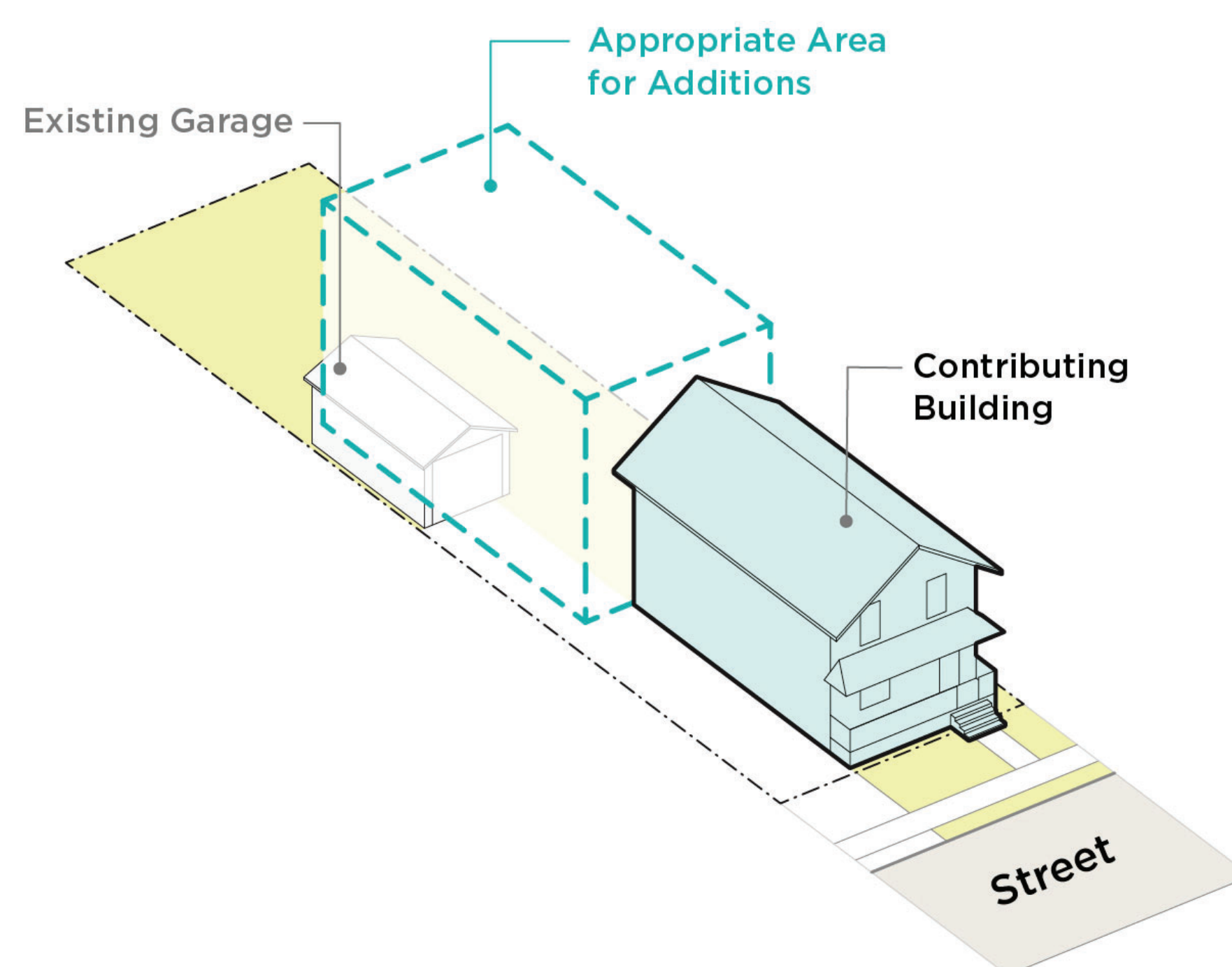
- Retention
- Demolition
- Additions
- Alterations
- Lot Patterns
- Accessory Dwelling Units
- Interpretation and Commemoration
- Deconstruction and Salvage

Sample Draft Policy and Guidelines:

Additions

10.3.1 Additions to contributing properties that contain representative or unique residential building types shall be permitted at rears and sides.

- The height of rear or side yard additions may be permitted to exceed existing roof ridge lines.
- The materiality and form of additions to primary structures should be compatible and distinguishable from the extant primary structure.
- A compatible addition should reflect the types of additions already extant in the District.
- New additions should maintain the legibility of the existing building’s typology and should support ongoing adaptation of the existing building.



The appropriate area for rear additions to a contributing property

Policies for Non-Contributing Properties

Policies set the direction for management of the District in a clear way. They use language like “shall” and are **mandatory**.

Guidelines are practical recommendations on how to follow the Policies. They use language like “should” and are **not mandatory**.

Below are two samples from the H.C.D. plan. The **policies** are shown in bold, with supporting **guidelines** indented below:

For Non-Contributing properties, the H.C.D. plan contains policies and guidelines that cover:

- Scale and Massing
- Location and Orientation
- Trees and Landscaping
- Driveways
- Garages
- Accessory Dwelling units
- Streetwall Composition
- Commercial Node
- Properties Adjacent to the District

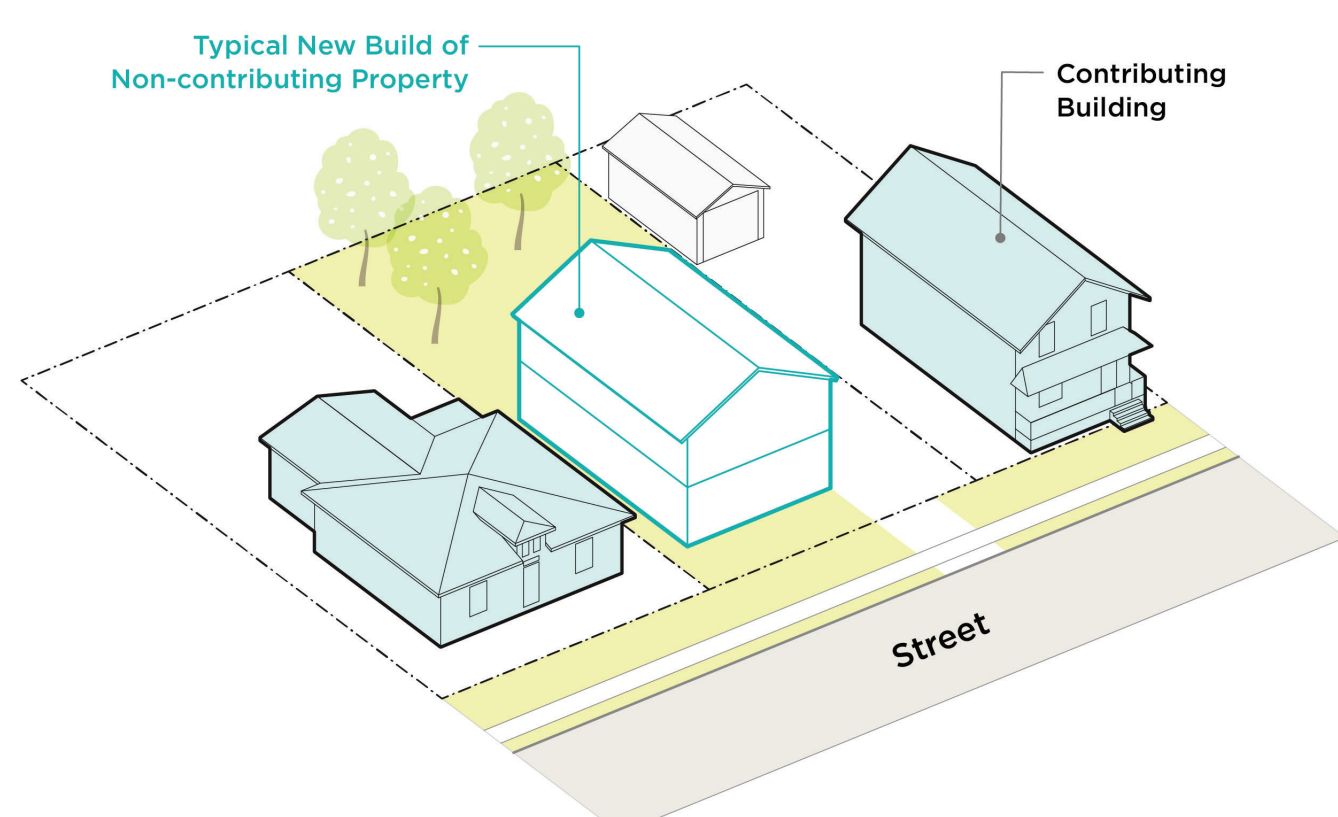
Sample Draft Policies and Guidelines:

Scale and Massing

11.1.1 For new development and additions, building height and form shall be proportionate to the street right-of-way, compatible with adjacent contributing properties and existing zoning By-law.

(a) New development and additions on triangular or corner lots should be compatible in scale, form, and materiality with surrounding contributing properties.

(b) Setback and/or stepping of any new development on a triangular lot to allow visibility of the intersection is encouraged.



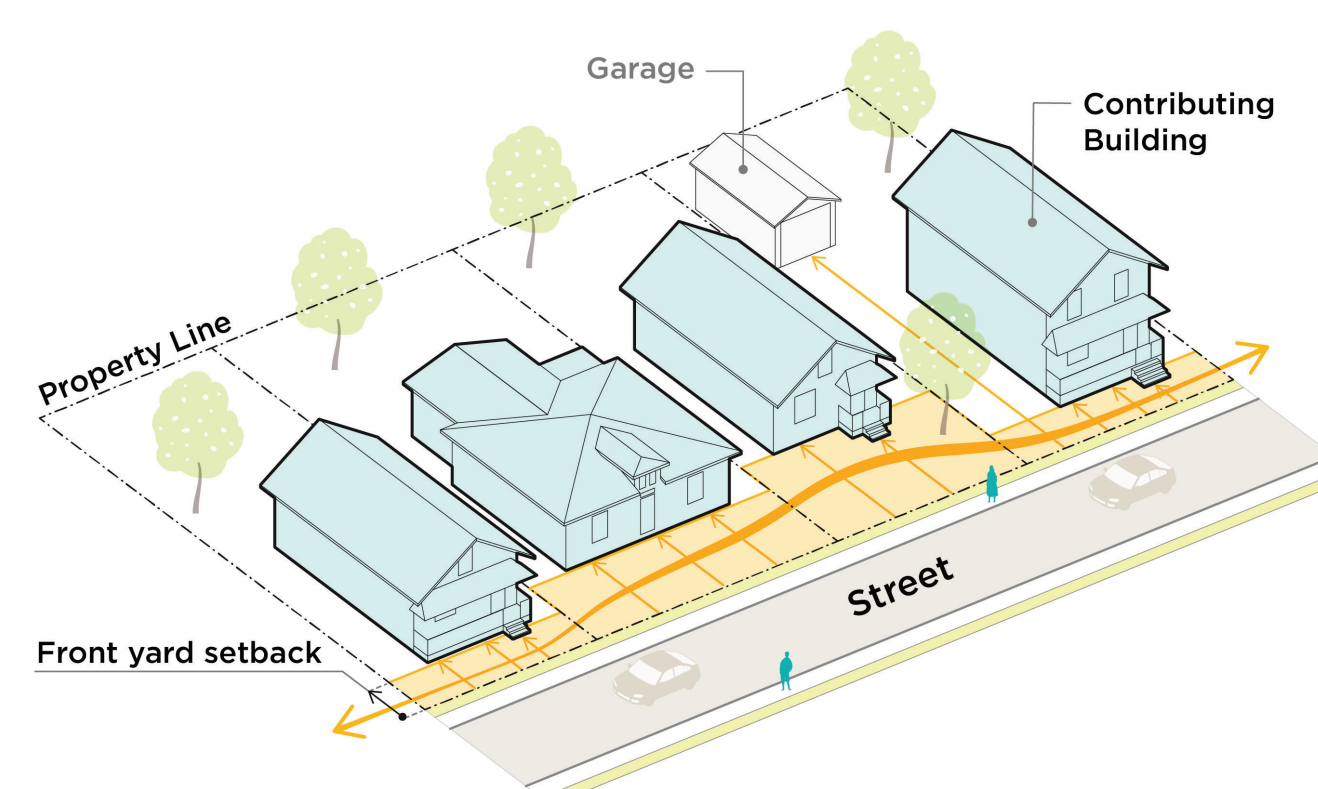
Appropriate new construction at a non-contributing property

Location and Orientation

11.2.3 New development and additions shall contribute to a pedestrian-friendly streetscape and varied street wall rhythm that reflects the District’s layered history.

(a) The front and side yards of new development and additions should generally maintain the irregular setback conditions of surrounding contributing properties

(b) Uniform or repetitive façades that create a “cookie-cutter” appearance are discouraged for new development and additions.



Irregular setbacks are characteristic of the Ward H.C.D.

Types of Heritage Permit needed in order to...

Modify a Building Interior

Interior renovation

Heritage Permit Type

Exempt

Modify a Contributing Property

Stabilizing **vacant and damaged** buildings

Repairs to exterior building elements **in the same style**, materials, size, shape, and detailing

Replacement and addition of exterior building elements **in the same style**, materials size, shape, and detailing.

Replacement and addition of exterior building elements with new or **different** materials

Altering exterior building elements

Relocating a building or structure

Additions at rears and sides of primary buildings

Demolishing a primary building or structure on the property

Constructing a new primary building or structure.

Full second-storey additions on a single-storey primary building

Additions that fully conceal the front façade of a primary building

Removal of **ancillary buildings** not visible from public rights-of-way

Constructing an **Accessory Dwelling Unit** that is **not visible** from the public right-of-way.

Constructing an **Accessory Dwelling Unit** that is **visible** from the public right-of-way.

Heritage Permit Type

Exempt

Exempt or
Minor Permit

New Construction and/
or Demolition Permit

Major Permit

Exempt

Minor Permit

Modify a Non-Contributing Property

Demolishing a primary building or structure on the property.

Constructing a new primary building or structure.

Constructing an **Accessory Dwelling Unit** that is **not visible** from the public right-of-way.

Constructing an **Accessory Dwelling Unit** that is **visible** from the public right-of-way.

Heritage Permit Type

New Construction and/
or Demolition Permit

Exempt

Minor Permit