

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held from
12:00 noon – 2:00 p.m.
* Tuesday, 9 October 2012**

(* Please note date of meeting)

1 Carden St., New City Hall COMMITTEE ROOM B (Main Floor)
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Please Note: Delegations must register by 12:00 noon on the Thursday prior to the meeting. To register as a delegate, please call 519-837-5616 or email planning@guelph.ca. Delegations will be allocated a maximum of 5 minutes to present their opinions to the committee. Persons not registering by the deadline will not be allowed to address the committee.

A G E N D A

- 1. Welcome and Opening Remarks**
- 2. Approval of Agenda**
- 3. Declarations of Pecuniary Interest**
- 4. Adoption of Draft Minutes from 10 September 2012 meeting of Heritage Guelph**
- 5. Matters arising from the Minutes**
 - Item 5.1 Motion to confirm election results**

Staff recommendation:
That Heritage Guelph confirms the election held at the 10 Sept 2012 meeting of Heritage Guelph resulting in the appointment of Daphne Wainman-Wood as Chair and Mary Tivy as Vice Chair.
- 6. New Business Items**
 - Item 6.1 1 Douglas Street (Stewart Building)**

Heritage Status: Property designated under Section 29 of the Ontario Heritage Act.
Current Issue: Consideration of owner's proposal to install signage (Skyline name/logo) on roof behind parapet of the Stewart Building and discussion of all other known proposals for signage and lighting on Victoria and Gummer buildings.
Delegation: Jason Ashdown (owner) with Lloyd Grinham (architect)
 - Item 6.2 785 York Road – Historic Reformatory Complex and cultural heritage features associated with Clythe Creek**

Heritage Status: Property listed as a non-designated property in the Heritage Register under Section 27 of the Ontario Heritage Act.
Current Issue: Discussion of cultural heritage features associated with Clythe Creek that are within the Provincially identified cultural heritage landscape and that are listed as non-designated structures in the City's Heritage Register.
 - Item 6.3 40 Margaret Street (former Paisley Memorial United Church)**

Heritage Status: Property listed as a non-designated property in the Heritage Register under Section 27 of the Ontario Heritage Act.

Current Issue: Evaluation of cultural heritage value or interest using Ontario Regulation 9/06 criteria.

Item 6.4 18 Kathleen Street (Cowan House)

Heritage Status: Property listed as a non-designated property in the Heritage Register under Section 27 of the Ontario Heritage Act.

Current Issue: Evaluation of cultural heritage value or interest using Ontario Regulation 9/06 criteria.

Item 6.5 107 College Avenue East

Heritage Status: Property recognized by Heritage Guelph as a built heritage resource.

Current Issue: Review of draft report to request listing of property in the Heritage Register under Section 27 of the Ontario Heritage Act.

Staff recommendation:

Pursuant to Section 27 of the Ontario Heritage Act, that 107 College Avenue West be listed on the Municipal Heritage Register as a non-designated property of cultural heritage value or interest.

Item 6.6 1 Hales Crescent (Guelph Campus Co-operative Townhouse Development)

Heritage Status: Subject lands contains buildings recognized by Heritage Guelph as a built heritage resources.

Current Issue: Review of proposed elevations as per conditions of approval for Zoning By-law Amendment ZC9917 and Site Plan Application SP12A009.

Staff recommendation:

As per conditions of approval of Zoning By-law Amendment ZC9917 and Site Plan Application SP12A009, Heritage Guelph has had the opportunity to review the elevation plans for the proposed townhouse development at 1 Hales Crescent as presented at their meeting of 9 October 2012 and is supportive of the proposal.

Item 6.7 University of Guelph Campus Master Plan Update

Heritage Planning staff to provide comments to the committee on information presented by the University and their consultants at the Open House held Oct 2 from 2-6pm.

7. Heritage Guelph Working Group Reports (Verbal)

Item 7.1 Communications

Item 7.2 Designation Research and Heritage Review

Item 7.3 Policy Review

8. Information Items

Item 8.1 Site visit at Law House, 15 Neeve Street (Tues, Oct 9 at 3:00 pm)

9. Next Meetings:

Heritage Guelph Working Groups - Monday, 22 October 2012 (12:00 – 2:00 pm)

Location: City Hall, Meeting Room B

Designation Research and Heritage Review Working Group;

Heritage Guelph - Monday, 12 November 2012 (12:00 – 2:00 pm)

Location: City Hall, Meeting Room B

10. Adjournment

Item 6.1 1 Douglas Street (Stewart Building)

Consideration of owner's proposal to install signage (Skyline name/logo) on roof behind parapet of the Stewart Building and discussion of all other known proposals for signage and lighting on Victoria and Gummer buildings.



Item 6.2 785 York Road – Historic Reformatory Complex and cultural heritage features associated with Clythe Creek

Discussion of features associated with Clythe Creek that are within the identified cultural heritage landscape and that are listed as non-designated structures in the Heritage Register.



Cultural Heritage Features along Clythe Creek within the Provincially recognized Cultural Heritage Landscape

- 1 – limestone pillars with wood board fencing leading to main entrance (seen from bus stop)
- 2 – pedestrian bridge (metal railing on arched concrete pad on fieldstone abutments)
- 3 – fieldstone weir
- 4 – fieldstone culvert
- 5 – fieldstone culvert
- 6 – limestone/fieldstone bank wall
- 7 – fieldstone cascade waterfall
- 8 – curved fieldstone road entrance wall with terminating sentinel at southwest end
- 9 – curved fieldstone road entrance wall with terminating sentinel at northeast end
- 10 – entrance bridge – random range and coursed ashlar, tape pointed, rock-faced limestone with concrete coping and pedestal caps (superstructure) on a concrete deck with a single elliptical arch (substructure)
- 11 – curved, limestone stairway with sentinel stones at sides
- 12 – entrance sign - coursed ashlar, rock-faced limestone with jack arch and stone coping and pedestal caps
- 13 – fieldstone weir (or culvert?)
- 14 – fieldstone weir (or culvert?)
- 15 – watercourse insetion
- 16 – fieldstone weir
- 17 – northeast fieldstone wall meets creek
- 18 – fieldstone weir and large fieldstone boulder walls

Item 6.3

40 Margaret Street (former Paisley Memorial United Church)

Heritage Status: Property listed as a non-designated property in the Heritage Register under Section 27 of the Ontario Heritage Act.

Current Issue: Evaluation of cultural heritage value or interest using Ontario Regulation 9/06 criteria.



Item 6.4

18 Kathleen Street

Heritage Status: Property listed as a non-designated property in the Heritage Register under Section 27 of the Ontario Heritage Act.

Current Issue: Evaluation of cultural heritage value or interest using Ontario Regulation 9/06 criteria.



Item 6.5

107 College Avenue East

Heritage Status: Property recognized by Heritage Guelph as a built heritage resource.

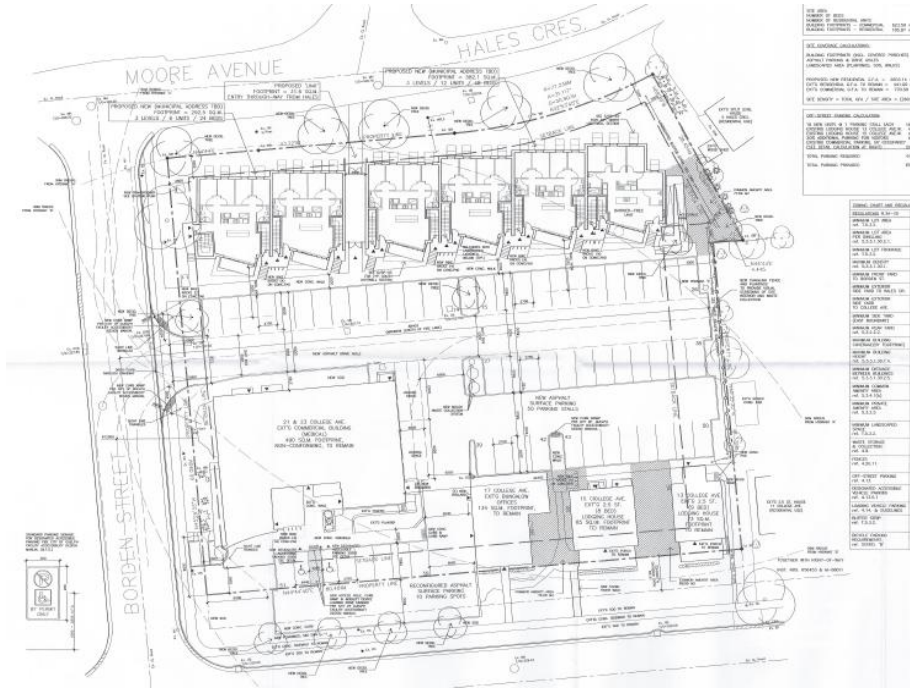
Current Issue: Review of draft report to request listing of property in the Heritage Register under Section 27 of the Ontario Heritage Act.

Staff recommendation:

Pursuant to Section 27 of the Ontario Heritage Act, that 107 College Avenue West be listed on the Municipal Heritage Register as a non-designated property of cultural heritage value or interest.



Item 6.6 **1 Hales Crescent (Guelph Campus Co-operative Townhouse Development)**
 Review of proposed elevations as per conditions of approval for Zoning By-law Amendment ZC9917 and Site Plan Application SP12A009.



GENERAL NOTES	
1.	SEE ARCHITECTURAL DRAWINGS
2.	ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ZONING BY-LAW AMENDMENT AND THE SITE PLAN
3.	THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF GUELPH
4.	THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES
5.	ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY
6.	THE DEVELOPER SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES
7.	ALL MATERIALS SHALL BE OF HIGH QUALITY
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 GUELPH CAMPUS COOPERATIVE REDEVELOPMENT

MEETING MINUTES



MEETING **Heritage Guelph**

DATE September 10, 2012

LOCATION City Hall Committee Room 'B'

TIME 12:00 PM

PRESENT Paul Ross, Russell Ott, Tony Berto, Lorraine Pagnan, Doug Haines, Daphne Wainman-Wood, Martin Bosch, Joel Bartlett, Susan Ratcliffe, Mary Tivy, Christopher Campbell, Bill Green, Stephen Robinson (Senior Heritage Planner), Connie Fach (Recording Secretary)

REGRETS

GUESTS Thomas Brenndorfer (Mill Lofts Board of Directors)

DELEGATIONS Richard Seligman (Planning Consultant), Laragh Halldorson (Levitt Goodman Architects), Bernie Dyer (Buon Gusto)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p><u>Welcome and Opening Remarks</u></p> <p>Stephen Robinson welcomed everyone to the meeting and conducted the meeting until the election of Heritage Guelph Chair was carried out.</p>
2	<p><u>Approval of Agenda:</u></p> <p>Moved by Paul Ross and seconded by Lorraine Pagnan, "THAT the Agenda for the meeting of September 10, 2012 be approved."</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest:</u></p> <p>none</p>
4	<p><u>Approval of Meeting Minutes from July 9, 2012 and August 13, 2012</u></p> <p>Reference to an estimated cost for repairs to 45 Cross Street and 20, 26 and 28 Ontario Street (Mill Lofts) was removed from the draft minutes of the August 13 2012 Heritage Guelph meeting.</p> <p>Moved by Martin Bosch and seconded by Daphne Wainman-Wood, "THAT the minutes of the July 9, 2012 meeting of Heritage Guelph be approved as written."</p>

	<p style="text-align: right;">CARRIED</p> <p>Moved by Lorraine Pagnan and seconded by Christopher Campbell, “THAT the minutes of the August 13, 2012 meeting of Heritage Guelph be approved as amended.”</p> <p style="text-align: right;">CARRIED</p>
5	<p><u>Matters Arising from Previous Minutes</u></p> <p>Item 5.1 Proposed Election of Heritage Guelph Chair and Vice-Chair Stephen Robinson confirmed that Daphne Wainman-Wood and Mary Tivy have are standing for nomination as Chair and Vice-Chair respectively. A separate vote by a show of hands was then conducted resulting in the Committee unanimously confirming Daphne Wainman-Wood as the new Chair and Mary Tivy as Vice-Chair of Heritage Guelph.</p> <p>Daphne thanked the Committee for their support and Paul for his eight years of service with the Committee and six years as its Chair.</p> <p>Item 5.2 45 Cross Street and 10, 26 and 28 Ontario Street (Mill Lofts). Moved by Martin Bosch and seconded by Lorraine Pagnan,</p> <p>“THAT the information report presented at the August 13, 2012 meeting by the Mill Lofts Board of Directors with assistance from Paul Jeffs (P J Materials Consultant), be received by Heritage Guelph, and</p> <p>THAT Heritage Guelph supports the proposed exterior repairs to the Mill Lofts building and chimney as described by Paul Jeffs in his report, and</p> <p>THAT Heritage Guelph requests confirmation from the Mill Lofts Board of Directors that all work that has been supported is completed as proposed, and</p> <p>THAT Heritage Guelph supports a recommendation to Council that financial incentives for properties designated under the Ontario Heritage Act be considered.”</p> <p style="text-align: right;">CARRIED</p>
6	<p>New Business</p> <p>Item 6.1 1 Douglas Street Mr. Bernie Dyer, representing Buon Gusto restaurant, addressed the Committee regarding a proposal for two retractable awnings with lettered signage and exterior lighting to be installed over the entrances into his new restaurant in the Victoria Building at 1 Douglas Street. As the property is designated under Part IV of the Ontario Heritage Act, the proposed alteration is required to be reviewed for a recommendation by Heritage Guelph. Mr. Dyer noted that an encroachment agreement with the City for these awnings would also be required.</p>

	<p>Moved by Paul Ross and seconded by Christopher Campbell,</p> <p>“THAT Heritage Guelph supports the installation of two awnings with signage and exterior lighting, as proposed at the 10 September meeting of Heritage Guelph, by Bernie Dyer for the restaurant to be known as Buon Gusto at 1 Douglas Street.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.2 80 Waterloo Avenue</p> <p>Richard Seligman and Laragh Halldorson spoke to this item, outlining the history of Trellis Mental Health Developments’ proposal for the subject property. As condition of the rezoning approval and now as a condition of Site Plan Review approval, the elevations must be reviewed by Heritage Guelph as to how the development impacts the historical streetscape of Waterloo Avenue. The proponents were encouraged to examine the existing cultural heritage resource features of the Waterloo Avenue streetscape to assist in their proposed exterior cladding materials and design finishes. Any revisions to the proposed elevations are to be brought back to Heritage Guelph for their consideration.</p> <p>Item 6.3 Brooklyn and College Hill Heritage Conservation District Study</p> <p>Stephen Robinson presented a brief summary of discussions that staff and the HCD consultant have had with property owners regarding outstanding issues on the proposed boundary for the Brooklyn and College Hill HCD area. Committee members emphasized that the mill pond area east of the Wellington Street dam and the Macdonald Stewart Art Centre property should remain within the proposed HCD area. Stephen advised that further consultation would occur with the Committee prior to staff presenting its recommendation to Council regarding the final HCD boundary.</p> <p>Item 6.4 106 Carden Street – Royal Hotel</p> <p>Stephen Robinson presented a revised concept elevation prepared by the proponent for the proposed rehabilitation of the main floor exterior of the Carden Street façade to accommodate new storefronts. The Committee expressed its support for the proposal as presented and felt that it retained much of the original window and door openings in the limestone exterior of the historic Royal Hotel. Heritage Planning staff advised that the proponent would likely now begin the building permit process.</p>
7	<p>Heritage Guelph Working Group Reports</p> <p>Item 7.1 Communications</p> <p>Susan Ratcliffe advised that she as approached Stone Road Mall to possibly obtain the “Guelph is Heritage” banners currently on display on their property, once the mall finishes with them.</p> <p>Item 7.2 Designation Research and Heritage Review</p> <p>The “Law House” at 14 Neeve Street, a non-designated property listed on the Heritage Register, has recently been sold and is now offered for lease. A previous Heritage Guelph motion requested that Council publish a Notice of Intention to designate. Heritage Planning staff is currently working on a</p>

	<p>draft report with the assistance of members of the working group.</p> <p>50 York Road is one of a group of five gambrel roof homes fronting on York Road Park that have been listed as non-designated property on the Heritage Register. Heritage Planning staff is currently working with the owners with the assistance of members of the working group to revise the proposed addition so that the front gambrel roof façade is maintained in the renovation.</p> <p>Item 7.3 Heritage Trees and Landscapes No update provided.</p> <p>Item 7.4 Policy Review No update provided</p> <p>Item 7.5 Committee Representation No update provided.</p>
8	<p><u>Information Items</u></p> <p>Item 8.1 Stephen advised that the Clerk’s Office would be advertising for vacancies on Council Advisory Committee positions in the Guelph Tribune on September 13 and 20.</p> <p>Stephen advised that Tara Spears, our 2012 Heritage Research Assistant, has accepted a 6-month position as a Development Planner with the City of Guelph.</p>
9	<p><u>Next Meeting</u></p> <p>Working Group Meeting(s) – Monday, September 24, 2012 in City Hall Meeting Room “B” Regular Meeting – Tuesday, October 9, 2012 in City Hall Meeting Room “B”</p>
10	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>Adjournment –2:05 pm</p>