

MEETING MINUTES



MEETING **Heritage Guelph**

DATE January 13, 2014

LOCATION City Hall Committee Room 'B'

TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Paul Ross, Russell Ott, Christopher Campbell, Lorraine Pagnan, Tony Berto, Susan Ratcliffe, Martin Bosch, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary)

REGRETS Doug Haines, Bill Green, Joel Bartlett, Mary Tivy

DELEGATIONS 5 Arthur St: Larry Kotseff, Heather Scrannage (Fusion Homes)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><u>Welcome and Opening Remarks</u></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting.</p>
2	<p><u>Approval of Agenda</u></p> <p>Moved by Tony Berto and seconded by Christopher Campbell,</p> <p>Stephen Robinson requested that the following be added: 7.7 – 72 Carden St, 7.8 Tour at Petrie-Kelly Building.</p> <p>“THAT the Agenda for the Heritage Guelph meeting of January 13, 2014 be approved, as amended.”</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 December 9, 2013</u></p> <p>Moved by Tony Berto and seconded by Lorraine Pagnan,</p> <p>Stephen Robinson requested that under 6.1 that “Phalen Nature Preserve” be changed to “Phalen Heritage Grove”.</p>

	<p>“THAT the Minutes from the meeting of December 9, 2013 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 5 Arthur St South</p> <p>Delegations: Larry Kotseff, Heather Scrannage (Fusion Homes)</p> <p>Stephen Robinson presented Planning staff’s revised recommendation regarding conditions and comments for the proponent’s re-zoning application as it affects the heritage elements of the property. The Committee had discussions on the parking clause and the timing of the heritage phase. Stephen clarified that the parking around the heritage building is designated for the use of the heritage building. Committee members noted that they still have concerns on the timing of the heritage phase and that they are concerned that the building will be neglected if it is not being used.</p> <p>Moved by Martin Bosch and seconded by Susan Ratcliffe,</p> <p>“THAT Heritage Guelph supports approval of Zoning By-law Amendment ZC1305 and Official Plan Amendment OP1302 for 5 Arthur Street South subject to the conditions below:</p> <ol style="list-style-type: none"> 1. For heritage buildings 1 and 2, the proponent will submit to the satisfaction of Planning staff and Heritage Guelph a Cultural Heritage Conservation Plan (CHCP) to be completed in two stages: <ul style="list-style-type: none"> - CHCP Stage 1 will determine the heritage attributes of the property and guide stabilization, interim maintenance, and temporary uses of the heritage buildings 1 and 2 including measured elevation, plan and section drawings. CHCP Stage 1 to be completed prior to Site Plan Approval of Phase 1 of the redevelopment - CHCP Stage 2 will guide the proposed reuse, redevelopment and long-term maintenance of the heritage building complex and is to be completed prior to Site Plan Approval of Phase 4 or the Heritage Phase of the redevelopment, whichever comes first. 2. For the remaining brick walls of heritage buildings 3 and 4, the proponent will submit to the satisfaction of Planning staff and Heritage Guelph a representation plan prior to Site Plan Approval for any riverwalk portion of the site. 3. That Heritage Guelph be circulated on all Site Plan Approval submissions for 5 Arthur Street South that may impact the property’s identified heritage attributes. <p>THAT Heritage Guelph supports a mix of uses including commercial, residential, institutional or community uses for the heritage buildings and encourages the timely development of the heritage buildings 1 and 2; and</p> <p>THAT at this time and with the information available to date, Heritage Guelph does not support the addition of extra floor levels to heritage buildings 1 and 2, with the exception of</p>

	<p>the reconstruction of the original central tower form of heritage building 2; and THAT Heritage Guelph encourages the reconstruction of the original central tower form of heritage building 2 based on historic photographs or other documentary evidence; and</p> <p>THAT Heritage Guelph identifies to Planning Staff that a sufficient number of parking spaces needs to be accommodated within the development for the intended use of the heritage building complex to ensure its long-term viability; and</p> <p>THAT working with the owner, following the completion of the Cultural Heritage Conservation Plan Stage 2 for heritage buildings 1 and 2, Heritage Guelph intends to recommend to City Council that an intention to designate these buildings be published under Part IV of the Ontario Heritage Act.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 5.2 28 Norfolk Street (Church of Our Lady)</p> <p>Stephen Robinson reviewed the photos taken at a recent site visit of the renovations to the interior of the Church of Our Lady. Stephen advised that the architect involved has stated that the interior is being altered to make its style less Renaissance and more Gothic Revival. There are renovations being done on the pews, organ, floors, mouldings, alter area and the removal of alterations carried out in the 1960s. Church of Our Lady is a National Heritage Site and they have received some funding from the Federal Government for the work.</p>
6	<p>New Business</p> <p>Item 6.1 154 Ontario St</p> <p>Stephen Robinson reviewed some photos of the house at 154 Ontario Street. Stephen advised that there has not been any application submitted for the property, however he wanted to bring this house to the attention of the Committee as an example of a property that is included on the Couling Inventory that will be considered for possible listing on the Heritage Register when the Couling Inventory Validation project is completed later this year. The house has some historical significance as it was the only vehicle licensing office in Guelph until the 1970’s and was previously used as a grocery store.</p>
7	<p><u>Information Items</u></p> <p>Item 7.1 Amy Calder awarded funding internship with Heritage Planning (Spring 2014)</p> <p>Stephen Robinson announced that Amy Calder has been awarded a 6-month internship with the City for the Couling Inventory Verification project. The internship is funded by a contribution from the Planning Services budget and a matching grant from the Mitacs-Accelerate Graduate Research Internship Program. Amy will be assisting staff in identifying which non-listed Couling Inventory properties have cultural heritage value or interest and should be added to the Municipal Register.</p>

	<p>Item 7.2 Heritage Guelph Meeting Schedule 2014</p> <p>Stephen Robinson will send out the 2014 meeting schedule to the Committee.</p> <p>Item 7.3 Grand River and Tributaries; logo for 20th Anniversary of Heritage River Status</p> <p>Stephen Robinson showed the logo for the 20th Anniversary of Heritage River Status.</p> <p>Item 7.4 Wilson Farmhouse Event; Tuesday January 21, 2014 at 7:30 pm at EBar (The Bookshelf)</p> <p>Susan Ratcliffe advised that there will be an event at the EBar on January 21st that will include historical photos provided by the Ingram and Wilson families, a talk from a representative from REEP and discussion on what could happen with house.</p> <p>Item 7.5 Héritage: Magazine of Heritage Canada The National Trust (Vol XVI, No 4, 2013)</p> <p>Stephen Robinson circulated the most recent Heritage Canada The National Trust magazine for Committee members to view.</p> <p>Item 7.6 Grand River Heritage Day will be held on February 14 at Ohsweken</p> <p>Stephen Robinson announced that the Grand River Heritage Day will be held on February 14 and if Committee members are interested in attending they can visit grandriver.ca to register.</p> <p>Item 7.7 72 Carden St</p> <p>Stephen Robinson advised that the owners of the building at 72 Carden Street will be applying for the necessary approvals for an addition to the building and showed some preliminary drawings. The limestone building is listed on the Municipal Register. Stephen added that the application advances, he will bring drawings back to Heritage Guelph for their review and comment.</p> <p>Item 7.8 Tour at the Petrie-Kelly Building</p> <p>Stephen Robinson announced that he has arranged for a site visit for the interior of the Petrie-Kelly Building on Thursday at 10 for those Committee Members who are interested in attending.</p>
8	<p><u>Next Meeting</u></p> <p>Working Group Meeting(s) – Monday, January 27, 2014 in City Hall Meeting Room “B” Regular Meeting – Monday, February 10, 2014 in City Hall Meeting Room “B”</p>

9	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>Susan Ratcliffe advised that she has copies of the “Barns and Coach Houses of Guelph” book available at a cost of \$25. and the ACO’s “80 for 80” book is available at a cost of \$30.</p>
10	<p><u>Adjournment</u></p> <p>Adjourn – 1:30 pm</p>