

MEETING MINUTES



MEETING **Heritage Guelph**

DATE June 9, 2014

LOCATION City Hall Committee Room 'B'

TIME 12:15 PM

PRESENT Daphne Wainman-Wood (Chair), Mary Tivy, Doug Haines, Bill Green, Martin Bosch, Joel Bartlett, Lorraine Pagnan, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary), Brooke Herczeg (Heritage Research Assistant)

REGRETS Paul Ross, Tony Berto, Susan Ratcliffe, Christopher Campbell

DELEGATIONS Downtown Streetscape and Built Form Manual – David deGroot (Senior Urban Design Planner), 62 Nottingham St - Donna Haley (representing owner), 79 Carden St - Rob Hegedus (Envida), Brent MacDonald (Bluewater Energy)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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 Martin Bosch and seconded by Mary Tivy,</p> <p>“THAT the Agenda and Addendum for the Heritage Guelph meeting of June 9, 2014 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 May 12, 2014</u></p> <p>Moved by Lorraine Pagnan and seconded by Mary Tivy,</p> <p>“THAT the Minutes from the meeting of May 12, 2014 be approved.”</p> <p style="text-align: right;">CARRIED</p>

Matters Arising from Previous Minutes

Item 5.1

80 Simmonds Drive (Wilson Farmhouse)

Stephen Robinson provided an update to Council's decision to demolish the Wilson Farmhouse. Stephen advised that he is working on the notice to withdraw the Intention to Designate which needs to be published in in the paper, and copies sent to the owner (City) and the Ontario Heritage Trust. Exterior bricks and foundation stones, wood sash windows and interior features will be salvaged during the demolition. Planning staff and Parks staff are considering some type of commemorative feature for the site.

Mary Tivy noted that she would like to put forward a motion to respond to Council's decision, the lack of process, and the lack of consultation with Heritage Guelph. Mary will put together a motion and bring to the next meeting of Heritage Guelph.

Item 5.2

Draft Downtown Streetscape Manual/Downtown Built Form Standards

Delegation – David deGroot (Senior Urban Design Planner)

David deGroot provided a presentation and advised that Planning is updating the Public Realm and Private Realm manuals from 2001 and considering conceptual design changes for St. George's Square.

The Committee held discussion on the drafts presented and raised the following concerns:

- Would like to have properties on the other side of the downtown area boundary also be shown on the adjacency map
- Concern over parking being allowed inside St. George's Square
- Concern about traffic volume downtown
- Would like to see the view corridor for the Church of Our Lady be shown on the mapping.

David advised that they are trying to balance the parking needs of the business owners and of the public. He noted that the change being proposed for St. George's square is not a typical roundabout. It is not being designed to move traffic but to serve the downtown core.

Moved by Doug Haines and seconded by Mary Tivy,

“THAT Heritage Guelph endorses the *Downtown Streetscape Manual, Built Form Standards & Conceptual Design for St. George's Square* (dated March 2014) as presented at the June 9, 2014 meeting of Heritage Guelph;

AND THAT any minor revisions required for the final approval of the Downtown Streetscape Manual and Built Form Standards Manual may be handled by Heritage Planning staff without further consultation with Heritage Guelph.”

CARRIED

	<p>Item 5.3 Brooklyn College Hill HCD</p> <p>Stephen Robinson advised that the Statutory Public Meeting is being held June 9 and that Planning staff will be taking the Brooklyn and College Hill Heritage Conservation District designation by-laws to Council on September 8 for approval. The first by-law is to designate the HCD area as a district and the second for adopting the HCD Plan and Guidelines.</p> <p>Moved by Lorraine Pagnan and seconded by Bill Green,</p> <p>“THAT Heritage Guelph endorses the designation of the Brooklyn and College Hill Heritage Conservation District under Part V of the Ontario Heritage Act as described in <i>Brooklyn and College Hill Heritage Conservation District Plan and Guidelines</i> (dated April 2014) and that Heritage Guelph supports the adoption of the <i>Brooklyn and College Hill Heritage Conservation District Plan and Guidelines</i> (dated April 2014) as presented at the June 9 2014 meeting of Heritage Guelph;</p> <p>AND THAT any minor revisions required for the final approval of the HCD Plan and Guidelines may be handled by Heritage Planning staff with further consultation with Heritage Guelph.”</p> <p style="text-align: right;">CARRIED</p>
6	<p>New Business</p> <p>Item 6.1 62 Nottingham St</p> <p>Delegations – Donna Haley (representing owner)</p> <p>Stephen Robinson advised that the owners of 62 Nottingham have applied to the Committee of Adjustment for variances to allow a 2nd storey addition. Stephen presented photos and provided some background on the house. He advised that the house is showing on the 1890’s fire plan as a frame house covered in stucco and that there is not much left of the original building other than its basic form and massing and its footprint.</p> <p>The Committee held some discussion about the proposed design of the addition and made the following comments:</p> <ul style="list-style-type: none"> • Stephen recommended the expansion of the building to the rear instead of up • Concern over leaving the existing brick and then having cladding as well – would prefer continuous treatment • Could consider a board and batten finish on the front • Would like the owners to maintain a covered porch on the front <p>Moved by Bill Green and seconded by Martin Bosch,</p> <p>“THAT Heritage Guelph does not object to the Committee of Adjustment variances as requested by the owners of 62 Nottingham Street as presented at the meeting of June 9, 2014;</p>

AND THAT Heritage Guelph does not object to the proposed design for the 2nd storey addition as presented at the meeting of June 9, 2014 with the recommendation that the owner consider removing all of current exterior cladding and use vertical board and batten siding instead to cover the brick beneath and that the owner consider retaining a roofed front porch.”

CARRIED

Item 6.2

67 Dean Avenue (burr oak tree)

Stephen Robinson advised that the owners of 67 Dean Ave have applied for a consent application to construct a new residential dwelling beside the burr oak tree located on the boundary line of 67 and 69 Dean Ave. Stephen advised that Planning Staff are recommending deferral of the application. Stephen reviewed photos and a location map and suggested that the tree may have been on the original laneway for the house at 11 Yeadon Drive. Stephen noted that staff and Heritage Guelph need to determine if the burr oak tree has cultural heritage value. Stephen will do some research and will bring back to a future meeting of Heritage Guelph.

Item 6.3

148-160 Delhi St (Homewood Healthcare Centre)

Stephen Robinson advised that the Homewood is looking to sever part of the property and that Planning staff are looking for more information from the owner to obtain a complete application. Stephen will be requesting that a Cultural Heritage Resource Impact Assessment and a Cultural Heritage Conservation Plan to be required. Stephen will bring this matter back to Heritage Guelph when more information is available.

Item 6.4

79 Carden St (Guelph Train Station)

Delegation – Rob Hegedus (Envida), Brent MacDonald (Bluewater Energy)

Stephen Robinson advised that City staff are looking at City facilities for installation of solar panel arrays and reviewed some photos of the Train Station. Stephen advised that City staff are considering a solar panel array on the right hand of the roof that faces the tracks. Stephen noted that the City owns the designated building which is also protected under a heritage conservation easement agreement with the Ontario Heritage Trust, who have no objection to the proposed solar panels.

Moved by Mary Tivy and seconded by Joel Bartlett,

“THAT Heritage Guelph has no objection to the City’s proposal to install a solar array on the roof of the Guelph Train Station (79 Carden Street) as presented in a drawing provided by Bluewater Energy at the June 9 2014 meeting of Heritage Guelph;

AND THAT any minor revisions required for the final approval of the proposal may be handled by Heritage Planning staff without further consultation with Heritage Guelph.”

CARRIED

	<p>Item 6.5 380 Eramosa Road</p> <p>Stephen Robinson advised that an application has been made for Site Plan Approval for an addition to the Bullfrog Library branch. They are looking at continuing the same design and using the same materials for the addition. The library is adjacent to a protected (designated) property – the Bullfrog Inn at 414 Eramosa Rd. Stephen advised that he has no concerns with the proposed addition.</p> <p>Moved by Mary Tivy and seconded by Lorraine Pagnan,</p> <p>“THAT Heritage Guelph has no objection to Site Plan Review Application (SP14C012) proposing an addition to the Guelph Public Library branch building. The proposed design presented at the June 9, 2014 meeting of Heritage Guelph poses no negative impact to the adjacent protected (designated) property at 414 Eramosa Road (Bullfrog Inn).”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.6 180 Gordon St</p> <p>Stephen Robinson reviewed the revised site plan drawings for the condos at 180 Gordon St. Committee members had some concerns over the locker extension.</p> <p>Moved by Martin Bosch and seconded by Bill Green,</p> <p>“THAT Heritage Guelph has no objection to Site Plan Review Application (SP14A002), the proposed design of ten cluster townhouse units, as presented at the June 9, 2014 meeting of Heritage Guelph.”</p> <p style="text-align: right;">CARRIED</p>
7	<p><u>Information Items</u></p> <p>Item 7.1 55 Delhi Street</p> <p>Not covered</p> <p>Item 7.2 25 Manor Park Crescent</p> <p>Not covered</p>
8	<p><u>Next Meeting</u></p> <p>Working Group Meeting(s) – Monday, June 23, 2014 in City Hall Meeting Room “B” Regular Meeting – Monday, July 14, 2014 in City Hall Meeting Room “B”</p>

9	<u>Other Matters (introduced by Heritage Guelph Members</u> None
10	<u>Adjournment</u> Adjourn – 2:15 p.m.