

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Monday, 10 January 2011**

1 Carden St., New City Hall COMMITTEE ROOM B (Main Floor)
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A G E N D A

1. **Welcome, Introductions and Opening Remarks** (12:00-12:20)
Discussion of the role, mandate and terms of reference for Heritage Guelph as an advisory committee to City Council
Call for Nominations for the position of Heritage Guelph Chair; Election; Motion
2. **Approval of Agenda**
3. **Declarations of Pecuniary Interest**
4. **Adoption of Minutes** from the 13 December 2010 Meeting
5. **Matters arising** from the 13 December 2010 Minutes
6. **Business Items**
Item 6.1 (12:20-12:50)
Downtown Secondary Plan
Delegation: David deGroot (Policy Planning and Urban Design) with an information update on the draft Downtown Secondary Plan.
Item 6.2
Four Year Heritage Work Plan
Priority projects to be accomplished by Heritage Planning and Heritage Guelph within a 4-year Heritage Work Plan: Individual and District Heritage Designations; Evaluation of Heritage Register
7. **Subcommittee & Committee Representation**
8. **Information Items**
8.1 - Grand River Heritage Day Workshop, Friday 11 February 2011 in Breslau, Ontario
 "Culturally Created Communities: Rooted and Growing in the Townships"
8.2 - Spotlight on Heritage, Stone Road Mall, Saturday 19 February 2011
8.3 - Ontario Heritage Conference (CHO/ACO), 3-5 June 2011 in Cobourg, Ontario
 "Creating the Will"
9. **Next Meeting:** Heritage Guelph
14 February 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B
10. **Other matters** introduced by the Chair or Heritage Guelph members

MEETING MINUTES



MEETING **Heritage Guelph**

DATE January 10, 2011

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon

PRESENT Paul Ross, (Past Chair), Joel Bartlett, Susan Ratcliffe, Lorraine Pagnan, Doug Haines, Nate Valeriote, Daphne Wainman-Wood, Laura Waldie, Tony Berto, Russell Ott, Stephen Robinson (Senior Heritage Planner), Connie Fach (Recording Secretary).

Jim Riddell (General Manager, Planning and Building Services), David DeGroot (City of Guelph Urban Designer), Ian Panabaker (Corporate Manager, Downtown Renewal), Mary Tivy

REGRETS Martin Bosch, Christopher Campbell

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p>Welcome and Introduction</p> <p>Stephen Robinson welcomed all to the meeting and initiated introductions. Stephen discussed the role, mandate and terms of reference for Heritage Guelph for the benefit of the new members.</p> <p>Stephen Robinson called three times for nominations for the position of Chair of Heritage Guelph.</p> <p>Moved by Lorraine Pagnan, seconded by Susan Ratcliffe and accepted by Paul Ross,</p> <p>“THAT Paul Ross be nominated to serve as Chair for Heritage Guelph for the current 4 year term.”</p> <p style="text-align: right;">CARRIED</p> <p>Paul Ross thanked members for giving him the opportunity to continue as Chair and asked for nominations for a Vice-Chair to carry out the role of Chair in his absence.</p> <p>Moved by Doug Haines, seconded by Susan Ratcliffe and accepted by Laura Waldie,</p> <p>“THAT Laura Waldie be nominated to serve as Vice-Chair for Heritage Guelph for her current 1 year term.”</p> <p style="text-align: right;">CARRIED</p>
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2	<p><u>Approval of Agenda:</u> Moved by Lorraine Pagnan and seconded by Laura Waldie,</p> <p>“THAT the Agenda for the January 10, 2011 meeting of Heritage Guelph be adopted with the following additions: 35 Emslie Street; Input for Committee regarding the Heritage Guelph Budget; Doors Open Guelph 2011.”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest:</u> None.</p>
4	<p><u>Approval of Meeting Minutes from the December 13, 2010</u></p> <p>Moved by Lorraine Pagnan and seconded by Doug Haines,</p> <p>“THAT the Minutes of the Heritage Guelph meeting of December 13, 2010 be adopted as written.”</p> <p style="text-align: right;">CARRIED</p>
5	<p><u>Matters Arising from Previous Meeting</u> None to Report</p>
6	<p>Business Items</p> <p>Jim Riddell was welcomed to the meeting and he thanked members for their dedication and efforts toward heritage conservation in the City of Guelph.</p> <p>Item 6.1 Downtown Secondary Plan David deGroot, Urban Designer, provided a presentation and information update on the draft Downtown Secondary Plan. David noted that the secondary plan study area and purpose have been identified and a formal submission to Council is expected in June 2011. David invited Heritage Guelph members to consider providing comments in time for that submission. David advised that the Downtown Co-ordinating Committee would be resurrected and he would like to see a Heritage Guelph member sit on that committee.</p> <p>Paul Ross suggested that an ad-hoc sub-committee be struck to provide comment to the Downtown Secondary Plan review and update process.</p> <p>Item 6.2 Four Year Heritage Work Plan Jim Riddell, General Manager, Planning and Building Services, addressed the proposed 4-Year Heritage Work Plan, identifying (among other items) the Brooklyn and College Hill Heritage</p>

	<p>Conservation District Study and planned individual heritage designations. Stephen Robinson complemented this with a Reports/Projects index of all items currently included in the workload for Heritage Planning staff and Heritage Guelph.</p>
7	<p>Subcommittee and Committee Representation Paul Ross reported on the numerous Heritage Guelph sub-committees currently in place as well as noting a new one (Downtown Secondary Plan) and asked new members to consider where their interest may lie. Paul also wants to revisit the current structure to see if returning members wish to continue on the sub-committees to which they are currently assigned.</p>
8	<p>Other Matters Introduced by the Chair or Heritage Guelph Members Susan Ratcliffe asked if it would be beneficial for a Heritage Guelph member to be making representation to Council regarding heritage grants for the next budget. Jim Riddell indicated that he expected the 2011 budget to be very similar to what the 2010 budget was at the beginning of that year.</p> <p>Susan Ratcliffe suggested that the local branch of the Architectural Conservancy of Ontario (ACO) could approach Council regarding incentives, property standards, demolition by neglect, etc.</p> <p>Susan Ratcliffe noted that, following the recent fire at 35 Emslie Street, it was discovered that this building was actually a limestone cottage with siding on top. Stephen Robinson clarified that the subject building is described as a stone building in the Heritage Register.</p> <p>Susan Ratcliffe reported on having just completed an interview with the Guelph Mercury regarding Doors Open Guelph 2011.</p> <p>Susan Ratcliffe will email Heritage Guelph members to solicit volunteers to man the information display for <i>Spotlight on Heritage</i> at Stone Road on Saturday, February 19th in recognition of Heritage Week.</p>
9	<p>Next Meeting Regular Meeting - Monday, February 14, 2011 in City Hall Meeting Room “B”.</p>

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Monday, 24 January 2011**

1 Carden St., New City Hall COMMITTEE ROOM B (Main Floor)
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A G E N D A

1. **Welcome and Opening Remarks** (Laura Waldie, Acting Chair)
2. **Approval of Agenda**
3. **Declarations of Pecuniary Interest**
4. **Business Items**

Item 4.1

Establishment of Heritage Guelph Sub-Committees and Committee Representation

Standing Sub-Committees

- Communications Sub-Committee**
Past Chair - Susan Ratcliffe
- Designation Research and Heritage Review Sub-Committee**
Past Chair - Doug Haines

Ad hoc Subcommittees

- Heritage Trees and Landscapes Sub-Committee**
- Policy Review Sub-Committee**
 - **Official Plan Review**
 - **Downtown Secondary Plan Review**
 - **York District Secondary Plan Review**

Representative for:

- Downtown Coordinating Committee**
- Commemorative Naming Policy Committee**

Item 4.2

Open House Meeting for the proposed Brooklyn College Hill Heritage Conservation District Study Area - Thursday 27 January, Harcourt Memorial United Church, Dean Ave

9. **Next Meeting:**
 - Heritage Guelph
14 February 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B

 - Heritage Guelph
28 February 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B

10. Other matters introduced by the Chair or Heritage Guelph members

MEETING MINUTES



MEETING **Heritage Guelph**

DATE February 14 2011

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon

PRESENT Paul Ross, (Chair), Joel Bartlett, Susan Ratcliffe, Lorraine Pagnan, Doug Haines, Nate Valeriote, Daphne Wainman-Wood, Laura Waldie, Tony Berto, Russell Ott, Stephen Robinson (Senior Heritage Planner), Connie Fach (Recording Secretary), Mary Tivy.

 Robin Dudley, Heather Bumstead (Item 6.3; CAW)
 Jack Tacoma and Tom Keating (Item 6.4)
 Jessica McEachren (Environmental Planner), Jim Stokes (Manager, Realty Services), Todd Salter (Manager Policy Planning and Urban Design)

REGRETS Martin Bosch, Christopher Campbell

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting.</p>
2	<p><u>Approval of Agenda:</u> Moved by Lorraine Pagnan and seconded by Laura Waldie,</p> <p>“THAT the Agenda for the February 14, 2011 meeting of Heritage Guelph be adopted with the following additions: Distribution of Heritage Guelph member list; Availability of Ontario Heritage Toolkit copies.”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest:</u> None.</p>
4	<p><u>Approval of Meeting Minutes from the January 10, 2010</u></p> <p>Moved by Lorraine Pagnan and seconded by Daphne Wainman-Wood,</p> <p>“THAT the Minutes of the Heritage Guelph meeting of January 10, 2010 be adopted.”</p>

	CARRIED
5	<p><u>Matters Arising from Previous Meeting</u> Paul Ross reported that the Downtown Co-ordinating Committee is to be set up as an advisory committee to Council and that a Heritage Guelph representative would be included. Paul would like to stay on the Downtown Co-ordinating Committee and that a substitute be appointed to attend when required.</p>
6	<p><u>Business Items</u></p> <p>Item 6.1 Goldie Mill Chimney, Cardigan Street Stephen Robinson summarized the City’s proposal to alter the Goldie Mill chimney so that it may become potential nesting habitat for chimney swifts, an endangered species in the Province of Ontario. Jessica McEachren (Environmental Planner) addressed the Committee, presenting plans for the proposed alteration to the chimney. The proposal includes removing the existing metal grate at the top of the chimney and replacing the lower grate one with a small door, possibly constructed from barnboard or another material that would be in keeping with the heritage character of the chimney. Jessica described how reducing the airflow through the bottom opening would serve to create enough interior protection within the chimney shaft to attract nesting chimney swifts. Martin Bosch suggested that the lower grate should be maintained and a small metal door added behind it using metal which would also hinder vandalism.</p> <p>Moved by Lorraine Pagnan and seconded by Martin Bosch,</p> <p>“That Heritage Guelph have no objection to the proposed alterations to the Goldie Mill chimney structure (located on Cardigan Street beside the Speed River) involving the removal of the metal grate at the top and the installation of an appropriate metal door/cover on the bottom opening to reduce drafts and to prepare the internal chimney flue as potential chimney swift habitat.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.2 55 Delhi Street Stephen Robinson reported on a request from the current owner of the subject property for feedback from Heritage Guelph as to whether the Committee would have any objection to the removal of the single-storey rear portion of the building for future surface parking.</p> <p>Moved by Daphne Wainman-Wood and seconded by Lorraine Pagnan,</p> <p>“That Heritage Guelph have no objection to any future proposal to demolish the single-storey, gable roof, brick building added on the rear of the former Guelph General Hospital Nurses’ Residence at 55 Delhi Street; and</p> <p>That Heritage Guelph begin background research to determine the relationship and heritage associations between the former Nurses’ Residence at 55 Delhi Street and the 1911 Isolation Hospital at 65 Delhi Street and the merits of designation of both buildings under the Ontario</p>

Heritage Act.”

CARRIED

Item 6.3

611 Silvercreek Parkway North

Stephen Robinson reported on a site visit in response to a recent Building Permit application by the owner to conduct interior renovations of the former stone S.S.4 Guelph Township School House, a property designated under the Ontario Heritage Act.

Moved by Susan Ratcliffe and seconded by Tony Berto,

“That Heritage Guelph have no objection to approval of the proposed interior renovation plans for the former S.S.4 Guelph Township School House at 611 Silvercreek Parkway North, with the following conditions:

- 1) That the open layout of the former classroom be retained, including the two front door vestibules.
- 2) That the existing drop ceiling be removed to reveal the current condition of the upper walls and previous plaster and lath (flat) ceiling.
- 3) That, if the plaster and lath drop ceiling is not possible to repair/make good, that it be removed and all efforts be made to restore the original gambrel ceiling to expose the full extent of the tall centre windows on the main façade.
- 4) That the proponent determine if the original classroom floors are salvageable as the new flooring.
- 5) That any repairs to the classroom interior wood trim, replacement of interior lighting, or changes to window coverings be compatible with or in keeping with the original heritage character of the school building
- 6) That further consultation occur with the Senior Heritage Planner as the design and renovation proceeds as other issues come to light.; and,

That Heritage Guelph provide preliminary comments and feedback to the proponent regarding the proposal to install solar panels on the school building roof.”

CARRIED

Item 6.4

80 Arthur Street North

Jack Tacoma (subject property owner) and Tom Keating (building contractor) attended the meeting to present their proposed building plans for the vacant lot at 80 Arthur Street North.

Committee members voiced concerns regarding the possible impact of the proposal on the two black walnut trees located on the adjacent property at 74 Arthur Street North, a property designated under the Ontario Heritage Act through By-law (2007)-18432. Mr. Tacoma presented an Arborist Report prepared by Aboud & Associates Inc (dated 11 February 2011), identifying the two black walnut trees to be preserved and stating that in their opinion no impacts on these trees are anticipated in the proposed construction. Two basswood trees on the subject property are recommended for removal

due to the danger they present in their declining condition. One Chinese juniper tree on the subject property is recommended for removal to accommodate the construction of the new house. Christopher Campbell concurred with the report recommendation regarding removals. Jessica McEachren raised some concerns regarding the care needed to be taken (especially with tree roots) during the works within the dripline and the necessary hoarding area for the trees at 74 Arthur Street North. Jessica also recommends that due to their age and maturity the section of white cedar at the rear verandah of 74 Arthur Street North be retained.

Committee members also had raised concerns with the design concept of the house in that the roof massing was much larger than those of the historical streetscape and that the 2-car garage doors in the proposed front elevation are not in keeping with the context of the historical streetscape. Mr. Tacoma indicated that he would like to apply for his Building Permit this week.

Moved by Russell Ott and seconded by Doug Haines,

“That Heritage Guelph have no objection to the proposed plans for a new dwelling on the property at 80 Arthur Street North, with the following conditions:

That, prior to approval of the Building Permit, a Tree Preservation Plan be prepared by a qualified arborist that assesses the impact of the proposed development on the mature trees on and adjacent to the subject property with particular emphasis on the two black walnut trees protected by a heritage designation by-law at 74 Arthur Street North; and

That the Tree Preservation Plan provided by the proponent for review and approval by the Planning Department and Heritage Guelph; and

That Heritage Guelph provide comments and feedback on the proposed design for the new dwelling being adjacent to a protected heritage property.”

CARRIED

Item 6.5

Four-Year Heritage Work Plan

Stephen Robinson introduced Todd Salter, the City’s new Manager of Policy Planning and Urban Design. Stephen and Todd presented the proposed Four-Year Work Plan for the committee’s information. Paul Ross advised that the intention of the Heritage Work Plan is that there is to be flexibility in the timing of items. Paul noted that this document provides Council with a clear vision of the Committee’s priorities.

Moved by Martin Bosch and seconded by Tony Berto,

“That Heritage Guelph receive and adopt the proposed Four-Year Heritage Work Plan as presented at the 14 February 2011 meeting of Heritage Guelph.”

CARRIED

Item 6.6

Brooklyn and College Hill Heritage Conservation District Study – Open House

The Committee discussed feedback and observations from the Open House held on January 27, 2011. Stephen Robinson is currently in the process of preparing a report to Council which includes references to the concerns raised to date.

Moved by Martin Bosch and seconded by Susan Ratcliffe,

“That Heritage Guelph recommend that Council direct staff undertake a study of the Brooklyn and College Hill area for the purpose of designating a heritage conservation district according to Part V, Section 40(1) of the Ontario Heritage Act.”

CARRIED

Item 6.7

1023 Victoria Road South

Stephen Robinson reported on a recent site visit to the red brick farmhouse at 1023 Victoria Road South and advised that the building interior appears to be in good condition structurally. He presented two preliminary schemes recently submitted by the property owner Northmanor Homes Inc (Great Gulf Group) to the Site Plan Review Application process illustrating their proposal to relocate and incorporate the farmhouse as an attached end unit of the townhouse condominiums within the southeast section of their Draft Plan of Subdivision. Members were surprised that townhouse units would be attached to this house as the previous proposal from the proponent proposed to relocate the farmhouse as a detached house in another subdivision to the north. While Committee members felt that it was best to relocate the farmhouse maintaining its original orientation (facing Victoria Road South), they felt there were opportunities for a more creative conservation and design approach to preserve/restore heritage attributes of the farmhouse. The Committee felt that Scheme 2 was the preferred option but there were concerns that not enough mitigation was being achieved in the current proposed design.

Moved by Lorraine Pagnan and seconded by Tony Berto,

“That Heritage Guelph receive the preliminary proposal plans (submitted as part of the Site Plan Review application process 10 February 2011) presenting two options for the proposed relocation and incorporation of the existing farmhouse at 1023 Victoria Road South into Phase 2B of proposed subdivision (23T01508-855);

“That prior to Site Plan approval, a Conservation Plan to guide the relocation and rehabilitation is to be provided by the proponent for review and approval by Planning staff and Heritage Guelph; and

That Heritage Guelph have the opportunity to provide preliminary comments and feedback that would be relayed to the proponent by Planning staff in the current Site Plan Review application process; and

That the preferred relocation scheme should maintain the farmhouse’s original orientation with the front façade facing Victoria Road South.”

	CARRIED
7	<p><u>Subcommittee and Committee Representation</u> Susan Ratcliffe reported that the Naming Committee would be meeting soon to finalize their recommendation for the Trans Canada Trail north of the River Run Centre.</p>
8	<p><u>Information Items</u> 8.2 - Spotlight on Heritage, Stone Road Mall, Saturday 19 February 2011 8.3 – HCD Workshop – Heritage Resources Centre, University of Waterloo, 5-6 March 2011 8.3 - Ontario Heritage Conference (CHO/ACO), 3-5 June 2011 in Cobourg, Ontario “Creating the Will”</p>
9	<p><u>Next Meeting</u> Sub-Committee Meeting – Monday, February 28, 2011 in City Hall Meeting Room “B”. Regular Meeting - Monday, March 14, 2011 in City Hall Meeting Room “B”.</p>
10	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u> Susan Ratcliffe reminded members that the Spotlight on Heritage event will take place at Stone Road Mall on February 19 and circulated a volunteer schedule.</p> <p>Martin Bosch will be giving a presentation on February 16 at 7pm, 3rd floor, 10 Carden Street regarding adaptive re-use of heritage buildings in Guelph.</p> <p>A presentation by Prof. Terry Crowley regarding “The Ward Tour Book” will be held at 7pm on March 1st at St. Andrew’s Church.</p>

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Monday, 14 March 2011**

**1 Carden St., New City Hall
COMMITTEE ROOM B (Main Floor)**

A G E N D A

1. **Welcome and Opening Remarks**
2. **Approval of Agenda**
3. **Declarations of Pecuniary Interest**
4. **Adoption of Minutes** from the 14 February 2011 Meeting
5. **Matters arising** from the 14 February 2011 Minutes

Item 5.1

611 Silvercreek Parkway North

The property owner has withdrawn its proposal to add solar panels to school building roof.

Item 5.1

1023 Victoria Road South

Update regarding Preliminary Conservation Plan for proposed relocation and incorporation of the existing farmhouse at 1023 Victoria Road South into Phase 2B of proposed subdivision.

6. **Business Items**

Item 6.1

157 Ontario Street

Property designated under Part IV, Ontario Heritage Act through By-law (1992)-14224

Proposal to replace existing windows.

(Delegation: Brian Crouch, Stonebridge Windows and Doors)

Item 6.2

12 Mary Street

Property included in the Couling Inventory

Committee of Adjustment Variance Application involving the retention of the single-storey cottage and a proposed two-storey and three-storey addition.

(Delegation: Mark Lough, owner)

Item 6.3

264 Crawley Road

Property included as non-designated property on the Municipal Register of Cultural Heritage Properties

Current proposal to dismantle the existing stone house in order to reconstruct elsewhere.

Item 6.4

Laura Waldie reports on HCD Workshop held at Heritage Resources Centre, Waterloo, 5-6 March 2011

Item 6.5

Upcoming workshops/events

- *Energy and Heritage Buildings*
Sat. April 2 – Sun. April 3, 2011 in Kitchener, ON at REEP House (20 Mill Street)
\$225 /person
(Organized by Heritage Resources Centre, UWaterloo)

- *Municipal Heritage Committee Orientation Workshop 2011*
Mon. April 11, 2011 in Kitchener, ON (9:30 am – 4:00 pm)
\$30 /person
- *Cultural Heritage Landscapes*
Sat. June 18- Sun. June 19, 2011 in Picton, ON
(Organized by Heritage Resources Centre, UWaterloo)
- Southern Ontario Heritage Planners Meeting
Thurs June 2, 2011 in Cobourg, ON
- Ontario Heritage Conference - "*Creating the Will*"
Fri June 3 – Sun June 5, 2011 in Cobourg, ON
(Organized by Community Heritage Ontario/Architectural Conservancy of Ontario)

7. Subcommittee & Committee Representation

8. Information Items

- 9. Next Meeting:** Heritage Guelph - Subcommittees
28 March 2011 (12:00 – 2:00 pm) Location: City Hall, Meeting Room B
- Heritage Guelph
11 April 2011 (12:00 – 2:00 pm) Location: City Hall, Meeting Room B

10. Other matters introduced by the Chair or Heritage Guelph members

MEETING MINUTES

MEETING	Heritage Guelph
DATE	March 14, 2011
LOCATION	City Hall Committee Room 'B'
TIME	12:00 Noon
PRESENT	Paul Ross, (Chair), Martin Bosch, Susan Ratcliffe, Lorraine Pagnan, Doug Haines, Daphne Wainman-Wood, Laura Waldie, Tony Berto, Russell Ott, Stephen Robinson (Senior Heritage Planner), Connie Fach (Recording Secretary), Mary Tivy. Delegations: Brian Crouch, Mark Lough
REGRETS	Christopher Campbell, Joel Bartlett, Nate Valeriotte

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting.
2	<u>Approval of Agenda:</u> Moved by Martin Bosch and seconded by Tony Berto, "THAT the Agenda for the March 14, 2011 meeting of Heritage Guelph be adopted with the following additions: Member absences and ACO Award Nominations." CARRIED
3	<u>Declaration of Pecuniary Interest:</u> None.
4	<u>Approval of Meeting Minutes from the February 14, 2010</u> Moved by Daphne Wainman-Wood and seconded by Lorraine Pagnan, "THAT the Minutes of the Heritage Guelph meeting of February 14, 2010 be adopted." CARRIED
5	<u>Matters Arising from Previous Meeting</u>

	<p>Item 5.1 611 Silvercreek Parkway North Stephen Robinson reported that a building permit has been issued to carry out the proposed renovations and he will continue to be involved as the work progresses to ensure that Heritage Guelph's conditions are met. The property owner is not pursuing the installation of solar panels at this time.</p> <p>Item 5.2 1023 Victoria Road South Stephen Robinson has received a preliminary Conservation Plan. He reported that all the original attributes are to be repaired and will be discussing porch and window repairs versus replacement with the owners. The owner's acknowledgement of Heritage Guelph's plans to recommend that Council designate this structure will become a condition of site plan approval. Further discussion on the proposed Conservation Plan will take place at the next Heritage Guelph meeting.</p>
6	<p><u>Business Items</u></p> <p>Item 6.1 157 Ontario Street Mr. Brian Crouch attended this portion of the meeting on behalf of the owner of 157 Ontario Street. Mr. Crouch indicated the owner's wish to replace the existing rotting windows of the designated heritage house with vinyl windows replicating the original windows in style, colour and appearance. Stephen Robinson will arrange for an interior viewing to confirm the current condition of the wood sash windows and bring an update report to the next Heritage Guelph meeting.</p> <p>Item 6.2 123 Mary Street Mr. Mark Lough attended this portion of the meeting regarding his application to the Committee of Adjustment for Variances that would allow his proposed additions to his property at 12 Mary Street. Committee members offered advice on how his proposed plan may best retain/restore the heritage attributes of the original 1870s cottage on the property.</p> <p>Item 6.3 264 Crawley Road Prospective buyers of the stone house on this property wish to pursue a proposal to dismantle and move the vacant house to a location outside of the City. Stephen Robinson advised that such a proposal would require the Committee of Adjustment approval to change or waive their condition that the house remain in situ as well as Council's approval to amend the Development Agreement.</p> <p>Moved by Susan Ratcliffe and seconded by Lorraine Pagnan,</p> <p>“THAT Heritage Guelph recommends that Council initiate the designation process by publishing an Intention to Designate the house located at 264 Crawley Road, Guelph.”</p> <p style="text-align: right;">CARRIED</p> <p>6.4 Workshop - Heritage Conservation Districts</p>

	<p>Laura Waldie reported on her attendance at this workshop, presented by the Heritage Resources Centre at the University of Waterloo. Stephen Robinson has copies of the Power Point lectures on CD and will have copies made for the committee members.</p> <p>6.5 Upcoming Workshops were briefly described by Stephen Robinson</p> <p>Energy and Heritage Buildings Sat. April 2 – Sun. April 3, 2011 in Kitchener, ON at REEP House (20 Mill Street) \$225 /person (Organized by Heritage Resources Centre, UWaterloo)</p> <p>Municipal Heritage Committee Orientation Workshop 2011 Mon. April 11, 2011 in Kitchener, ON (9:30 am – 4:00 pm) \$30 /person</p> <p>Cultural Heritage Landscapes Sat. June 18- Sun. June 19, 2011 in Picton, ON (Organized by Heritage Resources Centre, UWaterloo)</p> <p>Southern Ontario Heritage Planners Meeting Thurs June 2, 2011 in Cobourg, ON Ontario Heritage Conference - “Creating the Will” Fri June 3 – Sun June 5, 2011 in Cobourg, ON (Organized by Community Heritage Ontario/Architectural Conservancy of Ontario)</p> <p>ACO Troy Bridgeman speaks about the Manor March 16</p> <p>Jane’s Walks May 7 & 8 Contact Susan Ratcliffe for information</p>
7	<p><u>Subcommittee and Committee Representation</u> Susan Ratcliffe reported that the Naming Committee would be meeting soon to finalize their recommendation for the Trans Canada Trail north of the River Run Centre.</p>
8	<p><u>Information Items</u> 8.2 - Spotlight on Heritage, Stone Road Mall, Saturday 19 February 2011 8.3 – Heritage Conservation Districts Workshop – Heritage Resources Centre, University of Waterloo, 5-6 March 2011 8.3 - Ontario Heritage Conference (CHO/ACO), 3-5 June 2011 in Cobourg, Ontario “Creating the Will”</p> <p>Member Absence</p>

	<p>Stephen Robinson advised that Joel Bartlett has indicated to him that a conflict with work priorities will make it necessary in the next couple of months for Joel to miss some of the regular Heritage Guelph meetings. Laura Waldie has accepted a 6-month contract position as a Heritage Coordinator with the City of Mississauga and will be unable to attend Heritage Guelph meetings for that time period. Stephen will confer with the Clerks Dept regarding how this will affect Committee quorum and if replacements will be necessary.</p> <p>ACO Award Nominations Applications for the ACO Awards Nominations (Gordon Couling Award and Stone Hammer Award) are available from Laura Waldie. There is an April 1, 2011 deadline for entries.</p>
<p>9</p>	<p><u>Next Meeting</u> Sub-Committee Meeting – Monday, March 28, 2011 in City Hall Meeting Room “B”. Regular Meeting - Monday, April 11, 2011 in City Hall Meeting Room “B”.</p>
<p>10</p>	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u> None</p>

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Monday, 11 April 2011**

**1 Carden St., New City Hall
COMMITTEE ROOM B (Main Floor)**

A G E N D A

1. **Welcome and Opening Remarks**
2. **Approval of Agenda**
3. **Declarations of Pecuniary Interest**
4. **Adoption of Minutes** from the 14 March 2011 Meeting
5. **Matters arising** from the 14 March 2011 Minutes
 - Item 5.1**
1023 Victoria Road South
Discussion regarding preliminary Conservation Plan for proposed relocation and incorporation of the existing farmhouse at 1023 Victoria Road South into proposed subdivision.
Delegation: Joe Costa, North Manor Homes; Ian McGillvray, Architect
 - Item 5.2**
12 Mary Street
Staff update regarding Committee of Adjustment Variance Application involving the retention of the single-storey cottage and a proposed two-storey and three-storey addition.
 - Item 5.3**
157 Ontario Street
Staff update regarding proposal to replace existing windows.
6. **Business Items**
 - Item 6.1**
80 Arthur Street North
Staff update on revisions to the design now proposed in a Building Permit Application.
 - Item 6.2**
180 Gordon Street
Proposed Zoning By-law Amendment. Subject property is within the proposed Brooklyn and College Hill Heritage Conservation District Study Area.
 - Item 6.3**
18 Kathleen Street
Owner has requested consideration of designation under Part IV of the Ontario Heritage Act.
 - Item 6.4**
Update on Brooklyn and College Hill HCD designation process
 - Item 6.5**
Review of Member Absence, Leave of Absence and Election of Interim Vice-Chair
7. **Subcommittee & Committee Representation**

8. Information Items

- Item 8.1** – Letter to Heritage Guelph from Frank Valeriote, Member of Parliament - Guelph
- Item 8.2** – POA Court (Old City Hall) Building Rehabilitation nominated for ACO Heritage Award
- Item 8.3** – “Modernism” - Guelph/Wellington ACO event (20 April 2011)
- Item 8.4** – Doors Open Guelph happens on 30 April – reported in Toronto Star in 30 Mar 2011 issue
- Item 8.5** – Martin Bosch and Stephen Robinson to discuss the Brooklyn and College Hill HCD Designation process for “Talk Local”, Rogers TV (10 May 2011)
- Item 8.6** – GUFF Lecture Series: Edith George/ Jack Radecki on “Heritage Trees” (Wedn 11 May at 7:00 pm. at UofG Arboretum) and 2 articles on “Heritage Trees” (CHO News, March 2011)
- Item 8.7** – Stephen Robinson speaks at OUNRA Annual General Mtg on the Brooklyn and College Hill HCD Designation Process - May 26, 2011
- Item 8.8** - Southern Ontario Heritage Planners Meeting (Thurs 2 June 2011, Cobourg, ON)
- Item 8.9** - Ontario Heritage Conference - “*Creating the Will*” (Fri 3 June – Sun 5 June 2011, Cobourg, ON) (Organized by Community Heritage Ontario/Architectural Conservancy of Ontario)
- Item 8.10** – Manitoba’s “Green Guide to Heritage Conservation”
- Item 8.11** - Waiving of tariff fees at Land Registry Offices for MHC members and their assistants

- 9. Next Meeting:** Heritage Guelph - Subcommittees
* Tues, 26 April 2011 (12:00 – 2:00 pm) Location: City Hall, Meeting Room B
- Heritage Guelph
9 May 2011 (12:00 – 2:00 pm) Location: City Hall, Meeting Room B

- 10. Other matters** introduced by the Chair or Heritage Guelph members

MEETING MINUTES



MEETING **Heritage Guelph**

DATE April 11, 2011

LOCATION City Hall Committee Room 'B'
TIME 12:00 Noon

PRESENT Paul Ross (Chair), Christopher Campbell, Joel Bartlett, Nate Valeriote, Susan Ratcliffe, Lorraine Pagnan, Doug Haines, Daphne Wainman-Wood, Tony Berto, Russell Ott, Stephen Robinson (Senior Heritage Planner), Connie Fach (Recording Secretary).

Delegations: Joe Costa (Northmanor Estates Inc., Great Gulf Homes); Ian McGillivray and Mary Glendinning (McGillivray-Architect); Stephen Safranyos (John Blums Architect Inc.)

REGRETS Martin Bosch, Laura Waldie

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting.
2	<u>Approval of Agenda:</u> Moved by Christopher Campbell and seconded by Tony Berto, “THAT the Agenda for the April 11, 2011 meeting of Heritage Guelph be adopted with the addition of 47 Meadowview – Committee of Adjustment Application.” CARRIED
3	<u>Declaration of Pecuniary Interest:</u> None.
4	<u>Approval of Meeting Minutes from the March 14, 2010</u> Moved by Lorraine Pagnan and seconded by Susan Ratcliffe, “THAT the Minutes of the Heritage Guelph meeting of March 14, 2010 be adopted.” CARRIED

	<p><u>Matters Arising from Previous Meeting</u></p> <p>Item 5.1 1023 Victoria Road South Joe Costa representing Northmanor Estates Inc. (Great Gulf Homes) and his consultants Ian McGillivray and Mary Glendinning (McGillivray-Architect) and Steven Safranyos (John Blums Architect Inc.) appeared as delegations for this item. The proponent has been required by the the Site Plan Review process to submit a Conservation Plan for review by Heritage Guelph that outlines the method of relocation and the elements of the heritage building to be conserved by the integration of the house into the Draft Plan of Subdivision. Mr. Costa explained the proposed process of moving the building to its proposed new location and noted that the proponent requires that the existing single pane windows of the farmhouse be replaced with new materials and double glazing matching the appearance of the original windows. Although the existing original windows in the building are heritage attributes, the house has not been designated under the Ontario Heritage Act.</p> <p>Moved by Doug Haines and seconded by Lorraine Pagnan,</p> <p>5 “THAT, while Heritage Guelph prefers the retention of the existing windows in the house located at 1023 Victoria Road South, they are willing to allow window replacements with replicas to match the existing. This process to be monitored by the Committee.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 5.2 12 Mary Street The Committee of Adjustment will be dealing with the setback requests for this property at their meeting being held tomorrow. Stephen Robinson noted that some changes have been made to the proposed design drawings reflective of Heritage Guelph input. Stephen’s comments on behalf of Heritage Guelph (reiterating their preference for the proponent to retain or restore the cottage’s original board and batton siding) have been forwarded to the Committee of Adjustment.</p> <p>Item 5.3 157 Ontario Street Stephen Robinson and Doug Haines had an interior site visit at the property where they advised the owner that the windows appear reparable. They also explained the intention of the heritage designation and the owner appeared to have a better understanding of the benefit of repairing and reusing the existing windows when it is feasible.</p>
<p>6</p>	<p><u>Business Items</u></p> <p>Item 6.1 80 Arthur Street North Revised drawings for the proposed new house a t 80 Arthur Street North were submitted and reviewed by the Committee. Revisions include several changes reflective of Heritage Guelph’s suggestions. The committee expressed no objection to their approval.</p> <p>Item 6.2 180 Gordon Street</p>

	<p>Stephen Robinson introduced to the Committee a new Zoning Amendment application within the proposed conservation district for a 12 unit, 3-storey apartment building on the site at 180 Gordon Street. This application will be presented to Council on May 3.</p> <p>Item 6.3 18 Kathleen Street</p> <p>Stephen Robinson reported that the owner of 18 Kathleen Street has contacted him with an interest in having this home designated.</p> <p>Moved by Doug Haines and seconded by Tony Berto,</p> <p>“THAT Heritage Staff be directed to confirm the inclusion of 18 Kathleen on its designation list and contact the owner of 18 Kathleen Street to request background information that may assist in the designation process.”</p> <p style="text-align: right;">CARRIED</p> <p>6.4 47 Meadowview Drive</p> <p>Stephen Robinson reported on a Committee of Adjustment application dealing with a variance for the front yard setback in order to extend the shed roof dormer along the front of the house, move the location of the front porch and build an addition in the front yard. The addition would be built with the existing walnut tree remaining intact and situated within the new porch structure.</p> <p>Stephen Robinson was directed to return comments back to the Committee of Adjustment outlining their opposition to the demolition of the existing stone front porch and to suggest that the porch may be expanded by retaining/expanding the existing stone porch.</p> <p>6.5 Update on Brooklyn and College Hill Heritage District</p> <p>Stephen Robinson advised that he and Todd Salter are currently working on the RFP document and that the HCD study would commence when the consultant has been retained. Members interested in participating on the Neighbourhood Advisory Committee for the Brooklyn & College Hill Heritage District are asked to submit their name to Stephen.</p> <p>Member Absences</p> <p>Paul Ross advised that Laura Waldie and Doug Haines have requested leaves of absence for approximately 6 months each. Stephen Robinson stressed that remaining committee members should make every effort to attend meetings as the quorum requirement will be tested during leaves of absence. He noted that anyone wishing to request approval of a leave of absence must do so in writing to the Chair of Heritage Guelph. Stephen asked that members who are unable to attend a specific meeting advise him, Connie Fach or Paul Ross in advance.</p>
<p>7</p>	<p><u>Subcommittee and Committee Representation</u> RSAC</p> <p>Susan Ratcliffe reported that information signs will be posted along the Trans Canada Trail from the River Run Centre to Victoria Road.</p> <p>Naming Committee</p>

	<p>Susan Ratcliffe advised of a proposal to rename what has become known as York Road Park to Jessica's Footprint or a variation of that name. Committee members were asked to forward any concerns or suggestions to Susan.</p> <p>Downtown Secondary Plan Stephen Robinson advised that the Downtown Secondary Plan was currently out for consultation and available for download on the City's website. Paul felt that a small working committee should be appointed to deal with this. Stephen will extract items from the Downtown Secondary Plan document and bring to the next sub-committee meeting.</p>
8	<p><u>Information Items</u></p> <p>Item 8.1 – Letter to Heritage Guelph from Frank Valeriote, Member of Parliament - Guelph</p> <p>Item 8.2 – POA Court (Old City Hall) Building Rehabilitation nominated for ACO Heritage Award</p> <p>Item 8.3 – “Modernism” - Guelph/Wellington ACO tour event (20 April 2011)</p> <p>Item 8.4 – Doors Open Guelph happens on 30 April – reported in Toronto Star in 30 Mar 2011 issue</p> <p>Item 8.5 – Martin Bosch and Stephen Robinson to discuss the Brooklyn and College Hill HCD Designation process for “Talk Local“, Rogers TV (10 May 2011)</p> <p>Item 8.6 – GUFF Lecture Series: Edith George/ Jack Radecki on “Heritage Trees” (Wed. 11 May at 7:00 pm. at U of G Arboretum) and 2 articles on “Heritage Trees” (CHO News, March 2011)</p> <p>Item 8.7 – Stephen Robinson speaks at OUNRA Annual General Meeting on the Brooklyn and College Hill HCD Designation Process - May 26, 2011</p> <p>Item 8.8 - Southern Ontario Heritage Planners Meeting (Thurs 2 June 2011, Cobourg, ON)</p> <p>Item 8.9 - Ontario Heritage Conference - “<i>Creating the Will</i>” (Fri 3 June – Sun 5 June 2011, Cobourg, ON) (Organized by Community Heritage Ontario/ Architectural Conservancy of Ontario)</p> <p>Item 8.10 – Manitoba’s “Green Guide to Heritage Conservation”</p> <p>Item 8.11 - Waiving of tariff fees at Land Registry Offices for MHC members and their assistants</p>
9	<p><u>Next Meeting</u></p> <p>Sub-Committee Meeting – Tuesday, April 26, 2011 in City Hall Meeting Room “D”. Regular Meeting - Monday, May 9, 2011 in City Hall Meeting Room “B”.</p>
10	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>None</p>

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Monday, 9 May 2011**

**1 Carden St., New City Hall
COMMITTEE ROOM B (Main Floor)**

A G E N D A

- 1. Welcome and Opening Remarks**
- 2. Approval of Agenda**
- 3. Declarations of Pecuniary Interest**
- 4. Adoption of Minutes** from the 11 April 2011 Meeting
- 5. Matters arising** from the 11 April 2011 Minutes
 - Item 5.1**
1-7 Douglas Street (Gummer Building)
Continue discussion of comments required for current Site Plan Review Application.
- 6. Business Items**
 - Item 6.1**
80 Simmonds Dr (Wilson Farmhouse)
Objection filed at Clerks Office regarding Intention to Designate property under Part IV of the Heritage Act
 - Item 6.2**
139 Morris St (Biltmore Hat Factory)
Cultural Heritage Resource Impact Assessment received as condition of pending Zoning Amendment Application.
 - Item 6.3**
75 Cityview Drive
Cultural Heritage Review Application received requesting removal of an element of the property from the Heritage Register.
 - Item 6.4**
7 Harrison Avenue
Potential for Demolition Permit Application.
 - Item 6.5**
72 Farquhar Street (Drill Hall)
Draft Background Research Report received from Libby Percival.
 - Item 6.6**
Market Square Heritage Interpretation Signage
 - Item 6.7**
60 Manitoba St
Designation plaque for Carter House and the 2012 International Year of Co-operatives event schedule

7. Subcommittee & Committee Representation

Designation Research and Heritage Review Subcommittee

Item 7.1

Receipt of Minutes from the 26 April 2011 meeting and matters arising from the 26 April 2011 meeting of the subcommittee

Item 7.2

381 Woolwich Street

Recommendation of no objection to proposed Zoning By-law Amendment.

Item 7.3

166 Dufferin Street

Recommendation of no objection to owner's intention to demolish existing termite-infested house and rebuild.

Item 7.4

18 Norwich Street East

Recommendation not to support the proposed emergency exit stair for front of building.

Item 7.5

646 Paisley Road

Recommendation of no objection to proposal to create one new interior doorway and temporarily fill in one existing exterior door.

Item 7.6

54 Norfolk Street (new Guelph Civic Museum)

Result of discussion with master mason regarding treatment of north wall exterior.

8. Information Items

- 9. Next Meeting:** Heritage Guelph - Subcommittees
* Tues, 24 May 2011 (12:00 – 2:00 pm) Location: City Hall, Meeting Room B
- Heritage Guelph
* Tues, 14 June 2011 (12:00 – 2:00 pm) Location: City Hall, Meeting Room B

10. Other matters introduced by the Chair or Heritage Guelph members

MEETING MINUTES



MEETING **Heritage Guelph**

DATE May 9, 2011

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon

PRESENT Paul Ross (Chair), Martin Bosch, Christopher Campbell, Joel Bartlett, Nate Valeriotte, Susan Ratcliffe, Lorraine Pagnan, Doug Haines, Daphne Wainman-Wood, Tony Berto, Russell Ott, Stephen Robinson (Senior Heritage Planner).

REGRETS Laura Waldie

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting.
2	<u>Approval of Agenda:</u> Moved by Martin Bosch and seconded by Russell Ott, "THAT the Agenda for the May 9, 2011 meeting of Heritage Guelph be approved as presented." CARRIED
3	<u>Declaration of Pecuniary Interest:</u> None.
4	<u>Approval of Meeting Minutes from the April 11, 2011</u> Moved by Daphne Wainman-Wood and seconded by Lorraine Pagnan, "THAT the Minutes of the Heritage Guelph meeting of April 11, 2011 be adopted." CARRIED

<p style="text-align: center;">5</p>	<p><u>Matters Arising from Previous Meeting</u></p> <p>Item 5.1 1-7 Douglas Street (Gummer/Victoria/Stewart Buildings)</p> <p>Stephen Robinson presented elevation drawings provided by the property owner’s architect proposed designs and described the comments he had already provided to the property owner through the current Site Plan Review process. The proponent is to provide archival/period photographs (if available) of the Gummer, Victoria and Stewart buildings so that restoration of heritage elements, profiles and materials are based on documented evidence as much as possible. More detail of proposed precast cornice (Gummer Bldg) and cornice restoration (Victoria Bldg and Stewart Bldg) at top of walls and at sign band level over shop fronts. More detailed description of replacement windows is needed (e.g. do they match the original muntin bar widths and pane arrangements?). The window sashes on the second floor (Gummer Bldg) need to have an upper sash that matches the segmental arch of the stone head. Confirmation is needed regarding the doors to the street-related commercial units - are they at grade or will steps be required? Heritage Planning will be discussing options with the proponent on appropriate exterior stonework repair and repointing. Each of the three buildings has its own approach. The proponent will need to provide details with respect to how signage will be dealt with on the Douglas Street and Wyndham Street North elevations. It has been requested that a note be added to the elevation drawing indicating that there will be no box-lit or back-lit signage. Heritage Guelph is to be consulted for comment on all revisions to the proposed design of the elevations and all aspects of the proposal which affect those elements protected by the heritage designation by-law.</p>
<p style="text-align: center;">6</p>	<p><u>Business Items</u></p> <p>Item 6.1 80 Simmonds Drive (Wilson Farmhouse)</p> <p>Stephen Robinson described the current objection filed at Clerks Office regarding Council’s Intention to Designate the Wilson Farmhouse at 80 Simmonds Drive under Part IV of the Ontario Heritage Act. Stephen was asked to report back to Heritage Guelph with an update when available.</p> <p>Item 6.2 139 Morris St (Biltmore Hat Factory)</p> <p>Stephen Robinson notified the committee that a Cultural Heritage Resource Impact Assessment (CHRIA) has been received as a condition of a pending Zoning Amendment Application. Heritage Guelph referred the report to the next meeting of the Designation Research and Heritage Review Subcommittee for consideration and a recommendation back to the full committee.</p> <p>Item 6.3 75 Cityview Drive</p> <p>Stephen Robinson notified the committee that a Heritage Review Application was received requesting removal of the house element of the property at 75 Cityview Drive from the Heritage Register. Heritage Guelph referred the Heritage Review Application to the next meeting of the Designation Research and Heritage Review Subcommittee for consideration and a recommendation back to the full</p>

committee.

6.4

7 Harrison Avenue

Stephen Robinson described a request from a potential purchaser on behalf of the property owner for confirmation of Heritage Guelph's position as to a future Demolition Permit Application pending the sale of the subject property. The house at 7 Harrison Avenue is not designated under the Ontario Heritage Act and has not been included in the Municipal Register of Cultural Heritage Properties. The property is included in the Couling Architectural Inventory.

Moved by Martin Bosch and seconded by Daphne Wainman-Wood,

**“THAT Heritage Guelph would have no objection to a proposal to demolish all buildings and structures on the property at 7 Harrison Avenue;
AND THAT before demolition occurs, photographic documentation be carried out to the satisfaction of Heritage Planning staff to adequately record the architectural features of the house.”**

CARRIED

6.5

72 Farquhar Street (Drill Hall)

Stephen Robinson notified the committee that a draft Designation Background Research Report has been received from Libby Percival, a volunteer researcher for Heritage Guelph. Heritage Guelph referred the Designation Background Research Report to the next meeting of the Designation Research and Heritage Review Subcommittee for its consideration in the designation process for this property.

Item 6.6

Market Square Heritage Interpretation Signage

Stephen Robinson described to the committee that funds are available in the current Market Square design that may be used to create three signs for heritage interpretation in locations that include in front of the Winter Fair Building wall and the Old City Hall/POA Court Building. Heritage Guelph referred the issue of the Market Square Heritage Interpretation Signage to the next meeting of the Communications Subcommittee for consideration and a recommendation back to the full committee.

Item 6.7

60 Manitoba Street

Designation plaque for the Carter House and the 2012 International Year of Co-operatives event schedule

Stephen Robinson described an interest expressed to staff by the Ontario Co-Operative Association in having the dedication of the heritage designation plaque for 60 Manitoba Street co-ordinate somehow with the 2012 International Year of Co-operatives event schedule. The Ontario Co-Operative Association also has expressed interest in supporting financially the production of the designation plaque. Heritage Guelph referred the issue of the 60 Manitoba Street designation plaque to the next

	<p>meeting of the Communications Subcommittee for consideration and a recommendation back to the full committee.</p>
<p>7</p>	<p><u>Subcommittee & Committee Representation</u></p> <p>Item 7.1 <u>Receipt of Meeting Minutes from the April 26, 2011 meeting of the Heritage Guelph Designation Research and Heritage Review Sub-Committee</u></p> <p>Moved by Martin Bosch and seconded by Daphne Wainman-Wood,</p> <p>“THAT the Minutes of the April 26, 2011 meeting of the Heritage Guelph Designation Research and Heritage Review Sub-Committee be received.”</p> <p style="text-align: right;">CARRIED</p> <p>Matters arising from the April 26, 2011 meeting of the Heritage Guelph Designation Research and Heritage Review Subcommittee</p> <p>Item 7.2 381 Woolwich Street</p> <p>The Heritage Guelph Designation Research and Heritage Review Subcommittee recommended that Heritage Guelph have no objection to the proposed Zoning By-law Amendment (ZC1105) for 381 Woolwich Street.</p> <p>Moved by Martin Bosch and seconded by Lorraine Pagnan,</p> <p>“THAT Heritage Guelph has no objection to the proposed Zoning By-law Amendment (ZC1105) for 381 Woolwich Street.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 7.3 166 Dufferin Street</p> <p>The Heritage Guelph Designation Research and Heritage Review Subcommittee recommended that Heritage Guelph have no objection to the owner’s intention to demolish the existing termite-infested house and rebuild at 166 Dufferin Street.</p> <p>Moved by Lorraine Pagnan and seconded by Christopher Campbell,</p> <p>“THAT Heritage Guelph has no objection to the owner’s intention to demolish the existing termite-infested house and rebuild at 166 Dufferin Street.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 7.4 18 Norwich Street East</p>

	<p>The Heritage Guelph Designation Research and Heritage Review Subcommittee recommended that Heritage Guelph not support the proposed exterior emergency exit stair for the front of the building at 18 Norwich Street East and that the alteration of the existing interior stair be considered as a preferred second emergency exit route.</p> <p>Moved by Martin Bosch and seconded by Lorraine Pagnan,</p> <p>“THAT Heritage Guelph does not support the proposed exterior emergency exit stair for the front of the building at 18 Norwich Street East and that the alteration of the existing interior stair be considered as a preferred second emergency exit route.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 7.5 646 Paisley Road</p> <p>The Heritage Guelph Designation Research and Heritage Review Subcommittee recommended that Heritage Guelph have no objection to the proposed Building Permit to create one new interior doorway and temporarily fill in one existing exterior door at 64 Paisley Road.</p> <p>“THAT Heritage Guelph has no objection to the proposed Building Permit to create one new interior doorway and temporarily fill in one existing exterior door at 64 Paisley Road.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 7.6 54 Norfolk Street (new Guelph Civic Museum)</p> <p>Stephen Robinson reported the result of discussion with the site master mason regarding treatment of north wall exterior.</p>
8	<p><u>Information Items</u></p> <p>Item 8.1 – Susan Ratcliffe expressed gratitude to all who contributed to “Jane’s Walks” this year. 25 walks were lead by 35 volunteer leaders. There is now a waiting list for future walk topics.</p> <p>Item 8.2 – Susan Ratcliffe expressed thanks to Mary Tivy and Jessica Tivy for their assistance in the preparation of the current Prince of Wales Award Nomination.</p> <p>Item 8.3 – Martin Bosch reported that he and Stephen Robinson will be appearing May 10 at 7:00 pm on Rogers Cable Television (Channel 20) to discuss the Brooklyn and College Hill Heritage Conservation District Designation Process with Paul Tribe on the “Talk Local” show.</p>
9	<p><u>Next Meeting</u></p> <p>Sub-Committee Meeting – Tuesday, May 24, 2011 in City Hall Meeting Room “B”. Regular Meeting - Tuesday, June 14, 2011 in City Hall Meeting Room “B”.</p>
10	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>None</p>

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Tuesday, 14 June 2011**

**1 Carden St., New City Hall
COMMITTEE ROOM B (Main Floor)**

A G E N D A

1. **Welcome and Opening Remarks**
2. **Approval of Agenda**
3. **Declarations of Pecuniary Interest**
4. **Adoption of Minutes** from the 9 May 2011 Meeting
5. **Matters arising** from the Minutes

6. **Business Items**

Item 6.1 (12:00 – 12:20)

Staff members David DeGroot (Urban Design) and Ian Panabaker (Downtown Renewal) to discuss the Proposed Downtown Secondary Plan document. Discussion will include changes proposed in the Downtown Secondary Plan to the Protected View Areas on Gordon Street in relation to the Church of Our Lady (By-law 1995-14864).

Item 6.2 (12:20 – 12:40)

3-7 Gordon Street

Staff will describe a proposed future Minor Variance Application by the proponent of the Market Commons project at 3-7 Gordon Street which would encroach into the Protected View Areas on Gordon Street in relation to the Church of Our Lady (By-law 1995-14864).

Item 6.3 (12:40 – 1:00)

5 Arthur Street South

A Heritage Impact Assessment has been received in support of the property owner's request that Heritage Guelph support the option to demolish elements of Buildings 3 and 4 for reasons identified in the studies submitted by the proponent.

Delegation: Pamela Kraft, Kilmer Group

Item 6.4 (1:00 – 1:20)

75 Cityview Drive

Designation Research and Heritage Review Subcommittee will provide a recommendation on the Cultural Heritage Review Application received requesting removal of the house element of the property from the Municipal Register of Cultural Heritage Properties.

Delegation: Odette Gomes, IBI Group

Item 6.5 (1:20 – 1:40)

139 Morris St (Biltmore Hat Factory)

Designation Research and Heritage Review Subcommittee will provide a recommendation on the Cultural Heritage Resource Impact Assessment received as a condition of a pending Zoning Amendment Application.

Delegation: Ray Ferraro

Item 6.6

108 Water Street

Proposed interior alterations to Coach House building at John McCrae House.

- 7. Subcommittee & Committee Representation**
- 8. Information Items**
- 9. Next Meeting:**
 - Heritage Guelph - Subcommittees
 - Monday, 27 June 2011 (12:00 – 2:00 pm)
 - Location: City Hall, Meeting Room B

 - Heritage Guelph
 - Monday, 11 July 2011 (12:00 – 2:00 pm)
 - Location: City Hall, Meeting Room B
- 10. Other matters** introduced by the Chair or Heritage Guelph members

MEETING MINUTES



MEETING **Heritage Guelph**

DATE June 14, 2011

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon

PRESENT Paul Ross (Chair), Martin Bosch, Joel Bartlett, Susan Ratcliffe, Lorraine Pagnan, Doug Haines, Daphne Wainman-Wood, Tony Berto, Russell Ott, Stephen Robinson (Senior Heritage Planner).

REGRETS Christopher Campbell, Laura Waldie, Nate Valeriotte

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting.
2	<u>Approval of Agenda:</u> Moved by Russell Ott and seconded by Lorraine Pagnan, "THAT the Agenda for the June 14, 2011 meeting of Heritage Guelph be approved as presented." <p style="text-align: right;">CARRIED</p>
3	<u>Declaration of Pecuniary Interest:</u> None.
4	<u>Approval of Meeting Minutes from the May 9, 2011</u> Moved by Lorraine Pagnan and seconded by Daphne Wainman-Wood, "THAT the Minutes of the Heritage Guelph meeting of May 9, 2011 be adopted." <p style="text-align: right;">CARRIED</p>
5	<u>Matters Arising from Previous Minutes</u> None to report.
6	<u>Business Items</u> Item 6.1

Proposed Downtown Secondary Plan

David DeGroot (City of Guelph Urban Designer) and Ian Panabaker (Corporate Manager, Downtown Renewal) attended this portion of the meeting to present the status of the Downtown Secondary Plan and the Protected View Areas on Gordon Street in relation to the Church of Our Lady.

Moved by Martin Bosch and seconded by Doug Haines,

“ THAT, in principle, Heritage Guelph supports the proposed Downtown Secondary Plan as presented at their meeting of 14 June 2011.”

CARRIED

Item 6.2

3-7 Gordon Street

John Farley of Creating Homes Guelph attended this portion of the meeting regarding a proposed encroachment into the current protected view sightline on Gordon Street. If a proposed amendment is approved, this encroachment would be eliminated. The view point that encroaches is currently hidden by mature trees.

Moved by Martin Bosch and seconded by Lorraine Pagnan,

“THAT the property owner’s 3-D renderings of the proposed building at 3-7 Gordon Street as seen from Gordon Street’s primary intersections be received; and

THAT Heritage Guelph supports the proponent’s opinion that in the renderings presented, the majority of the Church of Our Lady is visible from Gordon Street as far away as Wellington Street and that in these views the intent of the Protected View Corridor proposed in the Downtown Guelph Secondary Plan is maintained; and

THAT Heritage Guelph have no objection to a future Minor Variance Application that would allow the proponent to construct the proposed Market Commons building at 3-7 Gordon Street as shown in elevations presented at Heritage Guelph on 14 June 2011.”

CARRIED

Item 6.3

5 Arthur Street South

Pamela Kraft (Kilmer Group) attended this portion of the meeting to update members on the results of the Heritage Impact Assessment. She noted that partial interior demolition will be required in order to access the sanitary sewers beneath Buildings 3 and 4.

Moved by Martin Bosch and seconded by Lorraine Pagnan,

“THAT the following information material regarding 5 Arthur Street South (Heritage Report: 5 Arthur Street South – Buildings 3 & 4 [ERA Architects Inc., June 6, 2011]; Letter re Impact on Heritage Buildings Due to Sewer Removal and Replacement [MTE Consultants Inc., May 2, 2011]; Letter re Impact of Existing Environmental Conditions [Arthur EMPC Four L.P., May 18, 2011]) submitted by the property owner be received; and

THAT, due to the results of additional environmental testing and the condition assessment of the sanitary sewers beneath the subject buildings, Heritage Guelph has no objection to the removal of the internal walls, floor slabs and roofs of Buildings 3 and 4 on the property at 5 Arthur Street South; and

THAT Heritage Guelph support the proposed retention of the exterior wall and the foundation wall along the river at 5 Arthur Street South.”

CARRIED

Item 6.4

75 Cityview Drive

Odette Gomes (IBI Group) and Owen Scott (LandPlan) attended this portion of the meeting representing the property owner to discuss the request for the removal of the existing house from the Heritage Register in order to allow its demolition. Ms. Gomes noted that no interior features were left intact by the former owner of the house. The existing stone gates, which span 3 properties (including the street right of way) will be incorporated into the new development as a pedestrian access feature. Members felt these gates would best be protected through a Heritage Conservation Easement.

Moved by Martin Bosch and seconded by Daphne Wainman-Wood,

“THAT Heritage Guelph has no objection to the removal of all references to the house at 75 Cityview Drive from the Heritage Register; and

THAT the stone wall be retained in situ and maintained in the Heritage Register, and

THAT Heritage Guelph does not object to any future proposal to demolish the house at 75 Cityview Drive.”

CARRIED

Item 6.5

139 Morris Street

Ray Ferraro attended this portion of the meeting representing the owner of the property. Mr. Ferraro advised the Committee of the owner’s attempt to retain some or all of the existing building, however, Mr. Ferraro reported that it is the opinion of the proponent that it was not viable to retain any of the existing building. Committee members were unconvinced that all or any of the original structure could not be rehabilitated within the redevelopment. Stephen Robinson suggested that a full Heritage Impact Assessment would normally include some examination of buildings on the property from a structural aspect. The proponent should look at the potential for retention to identify what, if anything, would impeded this. Stephen agreed to forward his recommendations to Mr. Ferraro.

Item 6.6

108 Water Street

Stephen Robinson reported that the Engineering Dept requires comment on their proposal regarding reinforcement of the attic floor in the Coach House on the John McCrae House site by replacement of the attic floor joists and the attic flooring. The Committee felt that the reinforcement should be accomplished by sistering modern materials to the existing members so that they could be removed for

	<p>conversion back to the original construction at a later date. Rather than using plywood as the attic flooring it would be preferred if plain tongue and groove boards be used for the floor so that the original look of the attic seen from the ground floor remains in keeping with the heritage character of the interior. Stephen was advised by the Committee that an alternate design proposal should be brought to Heritage Guelph prior to any decision by the Committee being made.</p>
7	<p><u>Subcommittee and Committee Representation</u> No reports.</p>
8	<p><u>Information Items</u> No reports</p>
9	<p><u>Next Meeting</u> Sub-Committee Meeting – Monday, June, 27 2011 in City Hall Meeting Room “B”. Regular Meeting - Monday, July 11, 2011 in City Hall Meeting Room “B”.</p>
10	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>Item 10.1 Intention to Designate Properties Information from draft staff reports will be emailed to Heritage Guelph members and the June 27th subcommittee meeting will be used to review recommendations of intention to designate for the following properties: 340, 344, 348 Woolwich Street and 12 Mont Street.</p> <p>18 Norwich Street East Stephen Robinson reported that the interior stairway is now being considered for the secondary emergency exit rather than creating this on the exterior of the building.</p> <p>Heritage Conservation District Stephen Robinson advised that there were six submissions made for the RFP for the Brooklyn and College Hill Heritage Conservation District Study and Plan. Stephen will be reviewing these with Ian Panabaker and Stacey Laughlin later this week.</p> <p>Agenda Format Martin Bosch thanked staff for including staff recommendations on the HG Agenda.</p>

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Monday, 11 July 2011**

**1 Carden St., New City Hall
COMMITTEE ROOM B (Main Floor)**

A G E N D A

- 1. Welcome and Opening Remarks**
- 2. Approval of Agenda**
- 3. Declarations of Pecuniary Interest**
- 4. Adoption of Minutes from June 14 and June 27 meeting of Heritage Guelph**
- 5. Matters arising from the Minutes**
 - Item 5.1**
24 Stuart Street
Follow up on selection of replacement tree and location.
 - Item 5.2**
Consultant chosen for the Brooklyn and College Hill Heritage Conservation District Study and Plan
- 6. Business Items**
 - Item 6.1**
Proposed Downtown Guelph Secondary Plan
Comments from Heritage Guelph on the Secondary Plan Study and Proposed Secondary Plan for Downtown Guelph (see Attachment 1)
 - Item 6.2**
58 Albert Street
Staff comments on Committee of Adjustment Minor Variance Application (A-49/11).
 - Item 6.3**
611 Silvercreek Parkway North
Staff update on interior renovation progress.
 - Item 6.4**
79 Carden Street (Guelph Train Station)
Review of current Site Plan Review Application (SP10D011) for Guelph Transit Terminal as it affects 79 Carden Street (Guelph Train Station) and the pending Heritage Conservation Easement Agreement with the Ontario Heritage Trust.
 - Item 6.5**
1023 Victoria Road South
Review of current Site Plan Review Application (SP11A021) and submission of revised plans and elevations for the relocation and incorporation of heritage building into the proposed subdivision.
- 7. Subcommittee & Committee Representation**
- 8. Information Items**

Item 8.1 - Conservation Review Board schedules Pre-Hearing on August 17 regarding an appeal of Council's intention to designate Wilson Farmhouse (80 Simmonds Drive).

Item 8.2 - Clever little video about replacement windows prepared by Tampa Preservation, worth watching the window installer explaining how good vinyl replacement windows are.

9. **Next Meeting:** Heritage Guelph
Monday, 8 August 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B
- Heritage Guelph Subcommittees
Monday, 22 August 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B
10. **Other matters** introduced by the Chair or Heritage Guelph members

MEETING MINUTES



MEETING **Heritage Guelph**

DATE July 11, 2011

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon

PRESENT Paul Ross (Chair), Joel Bartlett, Christopher Campbell, Lorraine Pagnan, Doug Haines, Nate Valeriote, Daphne Wainman-Wood, Tony Berto, Russell Ott, Stephen Robinson (Senior Heritage Planner), Jesse Watson (Heritage Research Assistant)

REGRETS Martin Bosch, Susan Ratcliffe, Laura Waldie

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p><u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting.</p>
2	<p><u>Approval of Agenda:</u> Moved by Lorraine Pagnan and seconded by Tony Berto, "THAT the Agenda for the July 11, 2011 meeting of Heritage Guelph be approved as presented." <div style="text-align: right;">CARRIED</div> </p>
3	<p><u>Declaration of Pecuniary Interest:</u> None.</p>
4	<p><u>Approval of Meeting Minutes from June 14, 2011 and June 27, 2011\</u> Moved by Daphne Wainman-Wood and seconded by Tony Berto, "THAT the Minutes for the June 14, 2011 meeting of Heritage Guelph be approved as presented." <div style="text-align: right;">CARRIED</div> Moved by Russell Ott and seconded by Tony Berto, "THAT the Minutes for the June 27, 2011 meeting of Heritage Guelph be approved as presented." <div style="text-align: right;">CARRIED</div> </p>

5	<p><u>Matters Arising from Previous Minutes</u></p> <p>Item 5.1 24 Stuart Street</p> <p>Stephen Robinson reiterated that Heritage Guelph had no objection to the removal of the Norway Spruce tree as discussed at the June 27, 2011 meeting. The owners are interested in planting a sugar maple with the intention that the tree will supersede the Norway spruce and sugar maple trees located currently on the site.</p> <p>The committee was asked for their view and there was no objection to the proposed replacement.</p> <p>Item 5.2 Consultant chosen for the Brooklyn and College Hill Heritage Conservation District Study and Plan</p> <p>Stephen Robinson noted that the contract was awarded to MHBC Planning of Kitchener. He explained the team members, include Wendy Shearer , David Cuming and Peter Stewart all well-known consultant experts in the heritage field. Confirmation of a start-up meeting with the consultants and the technical steering committee is required. Two representatives from Heritage Guelph will sit on the Community Advisory Committee.</p> <p>Paul Ross stated that Daphne Wainman-Wood and Russell Ott will likely become advisory members for the committee. Paul Ross stated that the Request for Proposal (RFP) does not call for input from Heritage Guelph members, but that the two advisory members will bring back progress reports and will be able to contribute at a series of meetings conducted by the consultants throughout the next year. A final draft of the HCD Study and Plan will come to Heritage Guelph, much like designation reports, for final approval.</p>
6	<p>Business Items</p> <p>Item 6.1 Proposed Downtown Guelph Secondary Plan</p> <p>Paul Ross presented draft comments from Heritage Guelph on the Downtown Secondary Plan Study and Proposed Secondary Plan for Downtown Guelph to committee members (see the July 11, 2011 Agenda). He discussed how the comments were concluded: first with a series of discussions with the sub-committee, which included Tony Berto and Lorraine Pagnan; and then at the June 14, 2011 presentation by David deGroot and Ian Panabaker to Heritage Guelph.</p> <p>Paul Ross asked the committee if anyone had further input or would like to see changes to the draft comments. Joel Bartlett suggested adding exploration of the Property Standards By-law under comment 5. Lorraine Pagnan suggested exploring the Zoning By-law to allow for more adaptive reuse. Paul Ross noted that he will make the changes required.</p> <p>Moved by Russell Ott and seconded by Tony Berto,</p>

“THAT Heritage Guelph supports the Downtown Secondary Plan as presented on the City of Guelph website, and that staff give consideration to comments from the Heritage Guelph meeting of July 11, 2011”

CARRIED

**Item 6.2
58 Albert Street**

Stephen Robinson presented a photo of the site in question. He explained that there is a current Minor Variance application at the Committee of Adjustment to change the use from a social club to private school and asked the committee for comments. He explained that there are currently no suggested changes to the building and that the parking area is still gravel. Stephen suggested two comments back:

- 1) That the property is adjacent to 49 Albert Street, and is therefore adjacent to a protected heritage property as per the Provincial Policy Statement. Therefore any planning application is required to be reviewed by Heritage Guelph.
- 2) That the property falls within a proposed Heritage Conservation District.

The committee had no objections or comments about the site and the proposed minor variance.

**Item 6.3
611 Silvercreek Parkway North**

Stephen Robinson presented an update on the progress made on the interior renovations of the site. A previous motion was approved by Heritage Guelph to go ahead with the interior renovations with guidance from the Senior Heritage Planner. It was reiterated that what is protected under the interior designation is the open school room floor space. A description of alterations was given, including the removal of the drop ceiling and the uncovering of original flooring. A discussion of a wood vent, uncovered with the removal of one of the drop ceilings, began. Daphne Wainman-Wood suggested that given the size and shape of the wood vent, it may in fact, be relocated to the gable roof vent located outside on the front facade. Daphne suggested that further exploration is needed and that the wood vent should be stored for future reference.

Stephen Robinson asked if the committee was opposed to the opening of the entire front wall to expose the two-storey windows. There were no objections by the committee. Daphne Wainman-Wood asked how the owners will achieve the roof venting, such as insulation. Doug Haines noted that the Building Code does not specify what insulation is required with the roof modification and can sometimes be overlooked. Stephen Robinson noted he will ask the appropriate City staff person for guidance on this matter.

**Item 6.4
79 Carden Street (Guelph Train Station)**

Stephen Robinson presented an update on the Guelph Train Station which is coming to Site Plan Review Committee on July 27, 2011. He identified general items and noted the view sheds that the

	<p>Ontario Heritage Trust has deemed important for the site. In particular, the view to the Church of Our Lady, a National Historic Site. The proposed tree plantings, within View 4 (view to and from Guelph City Hall), are acceptable. There was a discussion of the proposed fencing and retaining wall.</p> <p>Christopher Campbell suggested a different species of tree (between the station and Old City Hall), such as an oak, given its high canopy and commemorative approach. He noted that originally, an oak tree was presented to the city, and removed during train station renovations. Paul suggested homage to heritage landscaping as originally, a garden was located in front of the station. Russell Ott noted that given the importance of Canadian National 6167, and the cost of restoration and relocation, that the fencing should not restrict the view of the train.</p> <p>Item 6.5 1023 Victoria Road South</p> <p>Stephen Robinson presented the drawings associated with the second Site Plan Review submission to Heritage Guelph. The submission included the revisions previously recommended by Heritage Guelph such as the noise fence being moved from the front corner to the chimney area mid-way along the house. The landscape plan was discussed other than the major tree plantings, concluded that Heritage Guelph would not comment on the specifics of the landscape plan, as this does not currently happen for designated properties. The house elevations were shown and specifics discussed. For the railing on the second storey, it has been suggested that the railing may not meet the Building Code. As such, either tempered glass will be installed behind the railing or the railing will be modified. The roof cladding and brick materials, were discussed. Joel Bartlett suggested the committee be provided with coloured elevations. Daphne Wainman-Wood suggested that a significant change in brick is required to differentiate the farmhouse from the new development. The committee agreed that without a detailed plan of what is proposed (brick color and railing examples), they could not make a recommendation at this time.</p> <p>Item 6.6 Blacksmith Fountain</p> <p>Stephen Robinson provided an update on proposed repair of the missing hand of the blacksmith. It is planned that the hand will be cast and reattached. Using a metalized epoxy composed partially of metal filings of the same metal type. This will also serve to differentiate the original structure. There will be two hands cast. Heritage Guelph members had no objection to the proposed plan.</p>
7	<p><u>Subcommittee and Committee Representation</u></p> <p>None</p>
8	<p><u>Information Items</u></p> <p>8.1 Designation update - 340, 344 & 348 Woolwich Street , 12 Mont Street, 79 Carden Street, 2162 Gordon Street and 81 Farquhar Street</p> <p>Stephen Robinson updated Heritage Guelph on the progress of the properties. He reported that all six</p>

	<p>property owners have indicated their support for Council’s intention to designate.</p> <p>Stephen reported that Council has approved the Intention to Designate all three properties. 79 Carden Street will be designated once the property is sold. The other two, 2162 Gordon Street and 81 Farquhar Street, will go forward in the near term.</p>
9	<p><u>Next Meeting</u> Regular Meeting - Monday, August 8, 2011 in City Hall Meeting Room “B”. Subcommittee Meeting – Monday, August 22, 2011 in City Hall Meeting Room “B”.</p>
10	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u> None</p>

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Monday, 8 August 2011**

**1 Carden St., New City Hall
COMMITTEE ROOM B (Main Floor)**

A G E N D A

1. **Welcome and Opening Remarks**
2. **Approval of Agenda**
3. **Declarations of Pecuniary Interest**
4. **Adoption of Minutes from July 11 meeting of Heritage Guelph**
5. **Matters arising from the Minutes**
 - Item 5.1**
140 MacDonell Street (Blacksmith Fountain)
Re-confirmation of support for conservator's proposal for repairs and refinishing.
 - Item 5.2**
1035 Victoria Road South
Final consideration of proposed balcony balustrade and brick samples.
6. **Business Items**
 - Item 6.1**
108 Water Street (Coach House at John McCrae House)
Update on revised approach to attic storage area reinforcement.
 - Item 6.2**
9 Douglas Street
Proposed Sign Permit Application for Wellington Cakes.
 - Item 6.3**
178 Cardigan Street
Proposed Building Permit Application to remove and re-construct second floor.
 - Item 6.4** (beginning at 12:30)
35 Emslie Street
Consideration of structural assessment of fire-damaged house and Demolition Permit Application
Delegation: Antonio Favero (Owner)
 - Item 6.3** (beginning at 1:00)
1-7 Douglas Street (Gummer/Victoria/Stewart Buildings)
Consideration of proposed stonework restoration plan and discussion of proposed window for façade.
Delegation: Jason Ashdown (owner), Lloyd Grinham (architect)
 - Item 6.3** (beginning at 1:30)
79 Carden Street (Guelph Train Station)
Presentation of proposed exterior and interior renovations related to Guelph Transit Terminal project.
Delegation: Janet Stewart, Thomas Brown Architects

7. Subcommittee & Committee Representation

Communications Subcommittee

Item 7.1

Market Square heritage interpretation signage

Review of proposed wording for three signs: Provincial Winter Fair Building; Old City Hall; John Galt's Plan of Guelph.

8. Information Items

Item 8.1 **26 Eramosa Road** – owner request

Item 8.2 **460 York Road** – site visit

9. Next Meeting:

Heritage Guelph Subcommittees
Monday, 22 August 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B

Heritage Guelph
Monday, 12 September 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B

10. Other matters introduced by the Chair or Heritage Guelph members

MEETING MINUTES



MEETING **Heritage Guelph**

DATE August 8, 2011

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon

PRESENT Paul Ross (Chair), Christopher Campbell, Lorraine Pagnan, Nate Valeriotte, Daphne Wainman-Wood, Tony Berto, Russell Ott, Stephen Robinson (Senior Heritage Planner), Jesse Watson (Heritage Research Assistant), Connie Fach (Recording Secretary)

REGRETS Martin Bosch, Susan Ratcliffe, Laura Waldie, Joel Bartlett, Doug Haines

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting.
2	<u>Approval of Agenda:</u> Moved by Russell Ott and seconded by Lorraine Pagnan, "THAT the Agenda for the August 8, 2011 meeting of Heritage Guelph be approved as presented." CARRIED
3	<u>Declaration of Pecuniary Interest:</u> None.
4	<u>Approval of Meeting Minutes from July 11, 2011</u> Moved by Lorraine Pagnan and seconded by Tony Berto, "THAT the Minutes for the July 11, 2011 meeting of Heritage Guelph be approved." CARRIED
5	<u>Matters Arising from Previous Minutes</u> Item 5.1 140 Macdonell Street (Blacksmith Fountain) Stephen Robinson asked the Committee to confirm its support for the proposed plan to repair and refinish the blacksmith statue, advising that the missing hand will be cast using a metalized epoxy composed partially of metal filings of the same metal type as the original figure casting. This method

	<p>will serve to differentiate the repair from the original structure. Heritage Guelph members indicated that they have no objection to the proposed plan.</p> <p>Item 5.2 1035 Victoria Road South Stephen Robinson presented a revised elevation of Block 1 (Dwg A24), brick and roof shingle samples proposed by the proponent (Northmanor Homes) as well as a sketch of the proposed balcony balustrade detail. Heritage Guelph confirmed their preference and support for the use of the lighter brick colour (Devon Cream) and the shingle material #3 for the construction of the garage addition and the balance of the townhouse block to make a clear distinction between the retained red brick heritage house and the new construction. Heritage Guelph also confirmed their preference and support for the proponent’s proposal to use a tempered glass panel behind the original balcony balustrades so that the balustrade woodwork can maintain its original design while still meeting OBC requirements.</p>
6	<p>Business Items</p> <p>Item 6.1 108 Water Street Stephen Robinson presented revised drawings provided by the City’s Engineering Department for attic storage area floor reinforcement of the Coach House building at 108 Water Street.</p> <p>Moved by Tony Berto and seconded by Christopher Campbell,</p> <p>“Heritage Guelph has no objection to the revised design for the attic storage area floor reinforcement of the Coach House building at 108 Water Street as presented to Heritage Guelph at their meeting on August 8, 2011.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.2 9 Douglas Street Anne Forestell, the new owner of the subject property, attended this portion of the meeting accompanied by her father Tom Forestell. Stephen Robinson briefly outlined the proposed Sign Permit Application including the proposed sign design and location.</p> <p>Moved by Lorraine Pagnan and seconded by Russell Ott,</p> <p>“Heritage Guelph has no objection to the proposed design for exterior signage for Wellington Cakes at 9 Douglas Street as presented to Heritage Guelph at their August 8, 2011 meeting subject to further investigation with Heritage Planning staff to determine if the sign can be mounted by drilling into the mortar rather than the limestone.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.3 178 Cardigan Street Stephen Robinson presented the owner’s Building Permit plans which propose to remove, reconstruct</p>

and expand the second floor of the house. The subject property is not a designated heritage property but has been included in the Heritage Register.

Moved by Daphne Wainman-Wright and seconded by Lorraine Pagnan,

“Heritage Guelph has no objection to the proposed design to remove and re-construct the second floor at 178 Cardigan Street as presented to Heritage Guelph at their August 8, 2011 meeting.”

CARRIED

Item 6.4

35 Emslie Street

Stephen Robinson gave a brief summary of staff’s research into the historical background and context of the limestone cottage at 35 Emslie Street as a mid-19th century building built within the Emslie stone quarry land located between what is now Yorkshire, McGee and Bristol Streets and Waterloo Avenue. The subject property is not a designated heritage property but has been included in the Heritage Register and is adjacent to a protected heritage property (146 Waterloo Avenue). Antonio Favero (owner), John Yemen, Lina Yemen, David Guardiero (Builder, Trevalli Homes) and Lena Bolzon attended this portion of the meeting. Mr. Yemen noted that Brown & Beattie, the engineering firm they have retained to inspect the building, have found that due to damages sustained in a fire in early 2011, the building foundation and structure is not suitable for repair or retention and that their recommendation is that the building be demolished. Mr. Favero is requesting Heritage Guelph’s support for his application for a Demolition Permit. If the demolition is approved, Mr. Favero wishes to build a new home on the property.

Moved by Daphne Wainman-Wright and seconded by Christopher Campbell,

“THAT, due to the extent of fire-related damage that has occurred at 35 Emslie Street, Heritage Guelph accepts the structural engineer’s recommendation (Brown & Beattie, dated 29 June 2011) that the house be demolished, provided that previous to demolition the original limestone building be photographically documented to the satisfaction of Heritage Planning staff and Heritage Guelph and that the limestone building materials (if reusable) be considered for salvage and either be incorporated into a future feature on the property or be made available for reuse in a manner deemed appropriate by Heritage Planning and Heritage Guelph.”

CARRIED

6.5

1-7 Douglas Street

Jason Ashdown (representing Skyline, the property owner) and Lloyd Grinham (architect) attended this portion of the meeting. Lloyd Grinham presented elevations that illustrated the owner’s proposal for stone restoration, as well as new windows, façade lighting and preliminary signage details. The owner was asked to forward to Heritage Guelph the final lighting and sign drawings when they are ready.

Moved by Lorraine Pagnan and seconded by Tony Berto,

	<p>“THAT Heritage Guelph agrees in principle with all details of the proposed elevation drawings for Site Plan Application SP07C066 regarding the redevelopment of the Gummer, Victoria Hotel and Stewart Buildings (at 1-7 Douglas Street, 67-71 Wyndham Street North and 65 Wyndham Street North respectively) as presented at their August 8, 2011 meeting.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.4 79 Carden Street (Guelph Train Station)</p> <p>Janet Stewart of Thomas Brown Architects attended this portion of the meeting to update the Committee on the progress being made on the exterior and interior renovations proposed for the Guelph Train Station within the Guelph Transit Terminal project. Committee members were supportive of all aspects of the renovation presented.</p> <p>As a member of the Committee had to leave prior to the conclusion of this item, and quorum was lost, Stephen Robinson was asked to relate Heritage Guelph’s support for the proposed renovation to the current Site Plan Review process.</p>
7	<p><u>Subcommittee and Committee Representation</u></p> <p>Stephen Robinson advised that the Heritage Guelph Communications Sub-Committee have met and agreed on the wording of three heritage interpretive signs for the new Market Square area. The text and images were viewed by the Committee in the PowerPoint presentation.</p>
8	<p><u>Information Items</u></p> <p>8.1 26 Eramosa Road (Committee of Adjustment Application)</p> <p>Stephen Robinson was asked by the property owner whether Heritage Guelph may consider lending support to a current Committee of Adjustment Variance application for a reuse of the property that would serve to retain the original open floor space of this former church building. Heritage Guelph members indicated that they are supportive of a reuse that would retain the open floor space and all other heritage attributes of the property.</p> <p>460 York Road</p> <p>Stephen Robinson has been asked to attend a site visit at this property in the near future and invited interested members to let him know if they would also like to attend.</p>
9	<p><u>Next Meeting</u></p> <p>Subcommittee Meeting – Monday, August 22, 2011 in City Hall Meeting Room “B”. Regular Meeting - Monday, September 12, 2011 in City Hall Meeting Room “B”.</p>

10	<u>Other Matters Introduced by the Chair or Heritage Guelph Members</u> None
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HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Monday, 12 September 2011**

**1 Carden St., New City Hall
COMMITTEE ROOM B (Main Floor)**

A G E N D A

1. **Welcome and Opening Remarks**
(Introduction of Michelle Mercier as Recording Secretary and recognition of Jesse Watson concluding his summer employment as Heritage Research Assistant)
2. **Approval of Agenda**
3. **Declarations of Pecuniary Interest**
4. **Adoption of Minutes from August 8 meeting of Heritage Guelph**
5. **Matters arising from the Minutes**
6. **Business Items**
 - Item 6.1**
19 Woodycrest Drive
Consideration of current background research findings and endorsement of staff taking the Notice of Intention to Designate to Council.
 - Item 6.2**
Heritage Places of Worship: A Guide to Conserving Heritage Places of Worship in Ontario's Communities
 - Item 6.3**
Update on Heritage Guelph committee membership – leaves of absence and future vacancy
7. **Subcommittee & Committee Representation**
8. **Information Items**
 - 8.1** - Sale of College Avenue Public School to the Guelph Community Christian School
 - 8.2** - Upcoming site visits by staff
9. **Next Meeting:**

Heritage Guelph Subcommittees
Monday, 26 September 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B
Heritage Guelph
Tuesday, 11 October 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B
10. **Other matters** introduced by the Chair or Heritage Guelph members

MEETING MINUTES



MEETING **Heritage Guelph**

DATE September 12, 2011

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon

PRESENT Paul Ross (Chair), Doug Haines, Laura Waldie, Russell Ott, Tony Berto, Daphne Wainman-Wood, Lorraine Pagnan, Nate Valeriote, Joel Bartlett, Susan Ratcliffe, Stephen Robinson (Senior Heritage Planner), Jesse Watson (Heritage Research Assistant), Michelle Mercier (Recording Secretary)

REGRETS Martin Bosch, Christopher Campbell

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting. Stephen Robinson introduced Michelle Mercier as the new Recording Secretary and welcomed her. Stephen Robinson announced that this was Jesse Watson's last day and thanked him for all his assistance this summer and wished him all the best in his future plans.</p>
2	<p><u>Approval of Agenda:</u> Moved by Daphne Wainman-Wood and seconded by Lorraine Pagnan,</p> <p>Lorraine Pagnan asked if there was any update to the Wilson/Ingram farmhouse issue. Stephen Robinson advised at there was a Pre-consultation hearing set for Sept 23 that Stephen and Susan Smith (Legal) would be attending on behalf of the City and Mr. Mike Lackowicz would be attending on behalf of the appellant. Stephen advised that the pre-consultation will not be open to the public but the hearing will be if anyone would like to attend.</p> <p>“THAT the Agenda for the September 12, 2011 meeting of Heritage Guelph be approved as presented.”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest:</u> None.</p>
4	<p><u>Approval of Meeting Minutes from August 8, 2011</u> Moved by Lorraine Pagnan and seconded by Russel Ott,</p>

	<p>“THAT the Minutes for the August 8, 2011 meeting of Heritage Guelph be approved.” CARRIED</p>
5	<p><u>Matters Arising from Previous Minutes</u> none</p>
6	<p>Business Items</p> <p>Item 6.1 19 Woodycrest</p> <p>Stephen Robinson advised that this is going to be the next property to be recommended to council for designation. It is currently owned by Frank Valeriot. The committee reviewed the Power Point with pictures of the house.</p> <p>Stephen raised some concerns about the front not being the original entrance, however he has been assured by Frank that it was the original and the maps also look like it was. He also raised concerns that the 1881 information refers to the house next door at 485 Waterloo Ave and not this one. Stephen would like to do more research on the Waterloo property.</p> <p>Designation Information</p> <ul style="list-style-type: none"> • “Original” refers to house up to and including the Howitt family’s changes • The stone roothouse will also be included in the designation • Doug – The block on bottom of the brackets would show that it may have been flush with house showing that it may have been parched originally • There is a note in 1886 of a wrap around veranda • List of attributes – Stephen to make any changes as discussed and bring back <p>There was some discussion on whether the interior features should be designated as well. The Committee would like to see some photos of the interior features, ie. woodworking and the panelling in the Library. Susan Ratcliffe has some photos from Frank that she will share and Stephen Robinson will talk to Frank about designating some of the interior features. Daphne Wainman-Wood asked if we can do the designation in 2 stages, designating the exterior now and interior later. Stephen advised that it is possible but it was decided that it may not be the best way to go. Doug Haines asked if there was any discussion on including the grounds. The concern was to protect back of property specifically from future severance. Stephen will talk to Frank about this as well.</p> <p>The motion was not tabled at this time and will be brought back at a future meeting.</p> <p>Item 6.2 Church of our Lady</p> <p>Stephen Robinson provided information on the Ontario Heritage Tool Kit – Heritage Places of Worship booklet. Although the Church of our Lady is not protected, it has been included in the booklet. One of the key points contained are that staff should work with property owners prior to designation. Page 8 refers to “listing” properties on the Municipal Register and provides a definition which indicates that “listing” can be used for all properties on the Register, designated and non-designated. Not all elements of churches can be designated, only structures and fixtures are eligible.</p>

	<p>“Chattels” which are non-fixed items that can be removed from the property without damage, ie pews, chairs, etc cannot be designated. Designations can include the grounds including cemetery and plantings. Doug Haines provided some background on the booklet. Churches had requested exemptions from being designated and this was the Province’s response to their concerns.</p> <p>Item 6.3 Heritage Guelph Committee Membership Doug Haines will be out of the country from October until April 23, 2012. Staff recommends that he doesn’t need to resign from the committee and can stay on as an advisor. Paul Ross agreed with Stephen Robinson’s comments.</p> <p>Laura Waldie’s contract has been renewed for 2 years and will need to resign from the Committee. Stephen Robinson thanked her for her service to the Committee and wished her the best. Stephen will request that the Clerk put notice in paper to fill the vacancy. Doug Haines stressed the importance of all members to attend the meetings to maintain quorum. Paul Ross advised that since Laura was vice-chair that we will need to fill this position. If anyone is interested, please let Paul know.</p>
7	<p><u>Subcommittee and Committee Representation</u></p> <p>The next sub-committee meeting will be on September 26. Susan will be meeting with the Plaque sub committee.</p> <p>The Designation sub-committee needs to meet again to discuss some properties with designations in the works, specifically the Diplomat Hotel, Sleeman House and 5 Arthur. Stephen Robinson will follow up with Susan Ratcliffe to see if she will need the full 2 hours on the 26th or if both sub-committees can meet during this time.</p>
8	<p><u>Information Items</u></p> <p>8.1 College Avenue School</p> <p>Stephen Robinson advised that it has been sold to another school and that the elements of the building that would be applicable for designation should be saved. The new owners have the intention to keep the front part as is.</p> <p>Staff have been inquiring about the Marsh Tire location on Stevenson St. It was decided that it was worth pursuing further. The location on Cork St was the original Ford dealership and the older of the 2 locations.</p> <p>8.2 Upcoming Site Visits</p> <p>Stephen Robinson has been asked to attend a site visit for the following properties in the near future and invited interested members to let him know if they would also like to attend.</p>

	<p>20 Cityview Drive N Stephen Robinson advised that the barn on is currently on the Municipal Register however the house isn't. The owner is looking at possibly redeveloping the property. Stephen will report back with his findings.</p> <p>15 Yarmouth St Stephen Robinson advised that this is the vacant old Red Cross building. The fire map also shows a building with a stone shed in the back which is now 30 Baker St.</p> <p>305/307 Paisley Rd Stephen Robinson advised that he has been getting calls from realtors on this property which is currently for sale with the potential for re-development. It looks like an original farmhouse built around 1870 and covered in white brick veneer. The fire map shows a 2 storey frame structure which may have been a semi at that time as it shows a firewall.</p>
9	<p><u>Next Meeting</u> Subcommittee Meeting – Monday, September 26, 2011 in City Hall Meeting Room “B”. Regular Meeting - Tuesday, October 11, 2011 in City Hall Meeting Room “B”.</p>
10	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u> None</p>

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Tuesday, 11 October 2011**

**1 Carden St., New City Hall
COMMITTEE ROOM B (Main Floor)**

A G E N D A

- 1. Welcome and Opening Remarks**
- 2. Approval of Agenda**
- 3. Declarations of Pecuniary Interest**
- 4. Adoption of Minutes from September 12 meeting of Heritage Guelph**
- 5. Matters arising from the Minutes**
- 6. Business Items**
 - Item 6.1**
40 Margaret Street
Paisley Memorial United Church
Update regarding sale of property and result of site visit
Delegation: Sylvia Tarlin, Paisley Memorial United Church congregation member
 - Item 6.2**
35 Emslie Street
Documentation photographs prior to demolition
 - Item 6.3**
460 York Road
Result of site visit requested by owner seeking feedback regarding a future development
Delegation: Geoff Allen, proponent
 - Item 6.4**
20 Cityview Drive North
Result of site visit and update regarding a future development of property
 - Item 6.5**
Solar panel installations on heritage buildings
- 7. Subcommittee & Committee Representation**
- 8. Information Items**
 - Item 8.1 - Update on Heritage Guelph committee membership – current vacancies/application deadline
 - Item 8.2 – INTBAU/ACO/HG – Public Forum on Mid-rise Development, Oct 26 at 7 pm (City Hall)

9. **Next Meeting:** Heritage Guelph Subcommittees
 Monday, 23 October 2011 (12:00 – 2:00 pm)
 Location: City Hall, Meeting Room B

 Heritage Guelph
 Tuesday, 14 November 2011 (12:00 – 2:00 pm)
 Location: City Hall, Meeting Room B

10. **Other matters** introduced by the Chair or Heritage Guelph members

MEETING MINUTES



MEETING **Heritage Guelph**

DATE October 11, 2011

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon – 1:15 p.m.

PRESENT Paul Ross (Chair), Lorraine Pagnan, Russell Ott, Joel Bartlett, Tony Berto, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary)

Delegations: Sylvia Tarlin (Item 6.1), Geoff Allen (Item 6.3)

REGRETS Martin Bosch, Susan Ratcliffe, Laura Waldie, Doug Haines, Christopher Campbell, Nate Valeriote, Daphne Wainman-Wood

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting. He advised that we did not have quorum and that Items 2-5 will not be dealt with today.
2	<u>Approval of Agenda:</u> The committee did not have quorum and the agenda was not approved.
3	<u>Declaration of Pecuniary Interest:</u> None.
4	<u>Approval of Meeting Minutes from September 12, 2011</u> The committee did not have quorum and the minutes from the meeting September 12th were not approved.
5	<u>Matters Arising from Previous Minutes</u> The committee did not have quorum and the minutes from the meeting September 12th were not reviewed.
6	Business Items Item 6.1 40 Margaret Street

Sylvia Tarlin, congregation member from Paisley Memorial Church gave a brief history of the church which is currently for sale. The church's roots in Guelph go back to 1846, and in 1874 it moved to a building on Paisley Rd. which burned down in 1907. All that was left of the church as a bible that was saved and is kept in a glass case at the church. The church rebuilt at its current location in 1907 and was known as the "working man's church". One of the main features that they would like to have preserved are the stain glass windows in the church that were painted by Gordon Couling showing the story of the church in England and in Guelph.

The church is concerned about a developer demolishing the church and would like the building and windows preserved. The Museum has advised that they would be interested in taking the windows if the building is demolished.. The River of Life International Fellowship is looking to purchase and keep the building, however the congregation would like to have it designated. The River of Life is aware of the potential designation. The church is expected to disband and the sale to go through on June 30th, 2012.

Paul Ross advised that our goal is to keep the building and everything internal intact. Sylvia questioned if only the front was designated, would they be able to renovate the back portion, and the response was that they would be able to. Stephen Robinson advised that the whole property is designated however only the named heritage attributes are protected. Stephen also advised that the windows are in pretty good shape but will need to be maintained. Stephen noted that the church as given a copy of their history of the church to the committee, but that additional research is needed. Lorraine Pagnan asked if the pews were going to be saved and Sylvia responded that they are not planning any changes to the inside of the church except for the choir loft.

Sylvia asked about the potential timing of the designation as it would be nice if it could be designated before the sale was finalized. Stephen advised that June may be too soon for the designation to be complete but that some key milestones could be completed by then i.e. the intention to designate. We need to confirm the heritage attributes before we can go forward. Sylvia advised that she has some history of the church is Stephen is interested in reviewing it. Stephen will email Sylvia the Heritage Toolkit.

Item 6.2
35 Emslie Street

Stephen Robinson advised that this building was **damaged** by fire and will be demolished today. Stephen went on a site visit last week and took pictures. He noted that the head over the front windows and door are the same heads as 2 other stone buildings in the area in which Robert Hensley was the stone worker. The owners are intending to use some of the stonework in the landscaping.

Item 6.3
460 York Road

Geoff Allen (proponent) attended the meeting and explained what their plans are for the building. Stephen Robinson and Daphne Wainman-Wood were also there for a site visit and Stephen took some pictures which he shared with the committee. Geoff advised that they are looking at taking the front of building off and making parking in its place. The front right corner was the original portion of building. Stephen is recommending that they only remove the addition and leaving the original section

	<p>intact. Geoff advised that if they can get enough parking they would be willing to keep the front portion of the building and that they also need to re-do the roof. He also advised that they aren't sure what type of tenant they are looking to obtain, but probably manufacturing or storage, etc, and not retail.</p> <p>Item 6.4 20 Cityview Drive North Stephen Robinson advised that he was on a site visit to the property. The barn on currently on the Register but the farmhouse isn't and should be added. The barn has cast in place concrete and metal siding. Stephen also noted that Carson Reid has bought the property.</p> <p>6.5 Solar panel installations on heritage buildings Stephen Robinson advised that they have approved some installations and that there will be more requests coming in. We need to be careful not to allow for the loss of heritage attributes to allow for solar panels and that there are also solar shingles. Stephen has started putting together a list of things to consider when requests come in.</p>
7	<p><u>Subcommittee and Committee Representation</u></p> <p>Communications - Paul Ross (on behalf of Susan Radcliffe) – They are currently developing wording for the plaques for the recently designated buildings and will bring back to the committee before they go to the owners. They are looking at holding the designation ceremonies in February.</p>
8	<p><u>Information Items</u></p> <p>8.1 Update on Heritage Guelph Committee membership</p> <p>Stephen Robinson advised that there was an ad last week in the Tribune and again this week for members to the Committee. This year's new members will need to re-apply and the current vacancy will be filled.</p> <p>8.2 INTBAU/ACO/HG – Public Forum on Mid-rise Development Stephen Robinson advised that Heritage Guelph is going to be co-sponsor of the forum. It will be looking at building forms in Guelph, i.e. high rise vs more heritage forms and recommending more of a mid-rise format. The forum will be held in City Hall from 7-9 on October 26th in room 112.</p>
9	<p><u>Next Meeting</u></p> <p>Subcommittee Meeting – Monday, October 23, 2011 in City Hall Meeting Room “B”. Regular Meeting - Monday, November 14, 2011 in City Hall Meeting Room “B”.</p>
10	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p>

Stephen Robinson advised that on October 21 there will be a ceremony to unveil the grave marker for George Drew (former premier of Ontario).

Lorraine Pagnan noted that the City's visitor map is out of date and does not include the Church of our Lady. Stephen Robinson will speak to the City's Communications Department about getting it updated.

Lorraine Pagnan advised that she is willing to volunteer to help with the Paisley United Church designation.

Stephen Robinson distributed copies of the CHO News for members to review.

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held at 12:00 Noon
Monday, 14 November 2011**

**1 Carden St., New City Hall
COMMITTEE ROOM B (Main Floor)**

A G E N D A

- 1. Welcome and Opening Remarks**
- 2. Approval of Agenda**
- 3. Declarations of Pecuniary Interest**
- 4. Adoption of Minutes from September 12 and October 11 meetings of Heritage Guelph**
- 5. Matters arising from the Minutes**
 - Item 5.1**
40 Margaret Street
Paisley Memorial United Church
Listed Property
Continuing discussion of potential heritage attributes to be identified in a future designation by-law
Delegations: Sylvia Tarlin (Paisley Memorial United Church congregation member); Reverend Fule Badoe and Reverend Bob Radford (River of Life International Fellowship).
 - Item 5.2**
20 Cityview Drive North
Listed Property
Result of site visit and update regarding status of property as listed in Heritage Register.
- 6. Business Items**
 - Item 6.1**
1 Douglas Street (Gummer, Victoria and Stewart Buildings)
Designated Property
Confirmation of final elevations for Site Plan Approval and Building Permit and consideration of proposed design for tie rods/rosettes as structural necessity for Victoria Building.
 - Item 6.2**
16 Arthur St N (Sunnyside)
Designated Property
Proposed alteration in south addition which does not affect heritage attributes.

Item 6.3

79 Carden St (Guelph Train Station)

Protected Heritage Property

Confirmation of support for revised plans submitted by Thomas Brown Architects to the City for exterior and interior rehabilitation of the Station within the Guelph Transit Terminal project.

Item 6.4

74 Woolwich St (Governor's House)

Designated Property

Consideration of revised plans for interior elevator and rear entrance doors.

7. Subcommittee & Committee Representation

8. Information Items

Item 8.1 – Update on Brooklyn and College Hill Heritage Conservation District Study project.

- HCD Public Meeting 1 – Nov 15 (7-9 pm)
- HCD Community Working Group (Daphne Wainman-Wood, Russell Ott)

Item 8.2 - Update on Heritage Guelph committee membership – current appointments and vacancy

9. Next Meeting:

Heritage Guelph Subcommittees
Monday, 28 November 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B

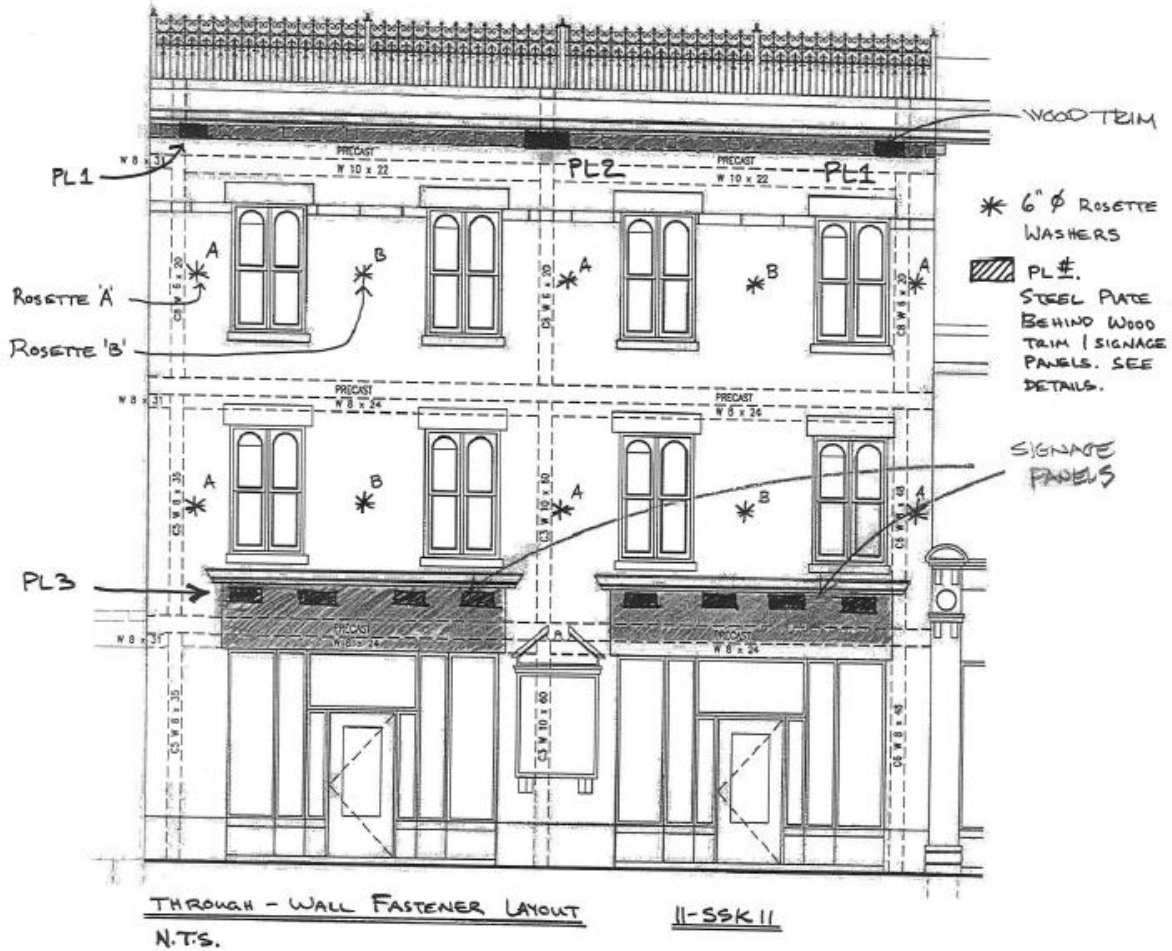
Heritage Guelph
Tuesday, 12 December 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B

10. Other matters introduced by the Chair or Heritage Guelph members

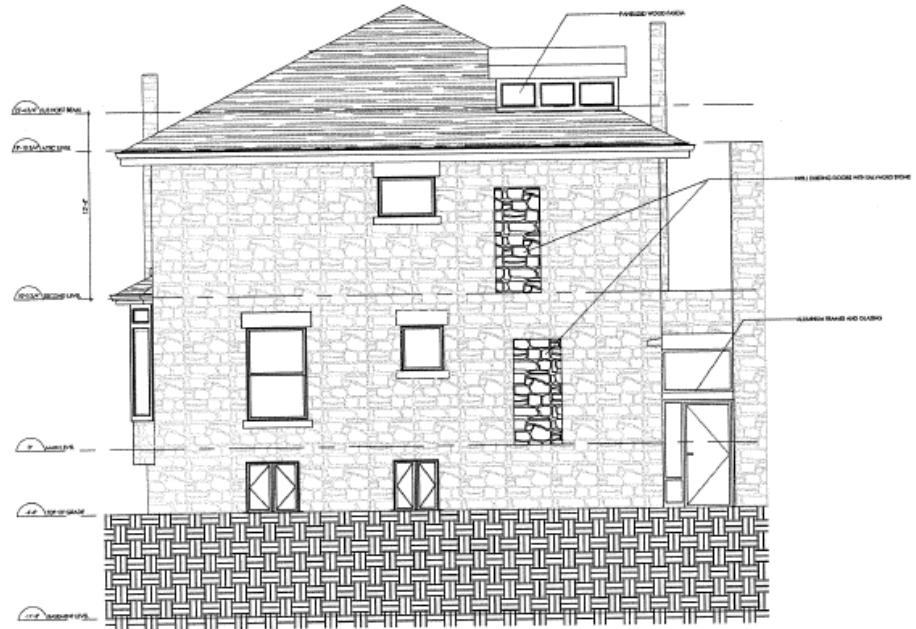
Item 6.1
1 Douglas Street (Gummer, Victoria and Stewart Buildings)



Item 6.1
1 Douglas Street (Gummer, Victoria and Stewart Buildings)



Item 6.4
74 Woolwich St (Governor's House)



	WEST ELEVATION	Project No.: 21013	
	Reference dwg.: -	Scale: 3/16"=1'-0"	
	Project: GOVERNOR'S RESIDENCE	Date: Oct. 25, 2011	Dwg. No.
	+VG ARCHITECTS		SK-2

MEETING MINUTES



MEETING **Heritage Guelph**

DATE November 14, 2011

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon

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

GUESTS Sylvia Tarlin, Pastor Fule Badoe, Pastor Bob Radford

REGRETS Susan Ratcliffe, Laura Waldie, Doug Haines, Nate Valeriotte

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p><u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting.</p>
2	<p><u>Approval of Agenda:</u> Moved by Russell Ott and seconded by Daphne Wainman-Wood, “THAT the Agenda for the November 14, 2011 meeting of Heritage Guelph be approved as presented.”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest:</u> None.</p>
4	<p><u>Approval of Meeting Minutes from September 12, 2011</u> Moved by Tony Berto and seconded by Lorraine Pagnan, Change in #6.1 – last line should read “[...] will be brought back at a future meeting.” “THAT the Minutes for the September 12, 2011 meeting of Heritage Guelph be approved as amended.”</p> <p style="text-align: right;">CARRIED</p> <p><u>Approval of Meeting Minutes from October 11, 2011</u> Moved by Tony Berto and seconded by Lorraine Pagnan,</p>

“THAT the Minutes for the October 11, 2011 meeting of Heritage Guelph be approved.”
CARRIED

Matters Arising from Previous Minutes

Item 5.1

40 Margaret Street

Stephen Robinson introduced Sylvia Tarlin (Paisley Memorial United Church), Pastor Fule Badoe and Pastor Bob Radford (The River of Life International Fellowship). Stephen presented some pictures that he took of the inside of the church and noted that there is a plaque on the organ that indicates that it was donated and/or installed after World War 2. He also indicated that in the back of the apse behind the organ are 2 round headed windows.

Pastor Fule provided some background to the type of services they have and their plans for the church. They require a large open space for the band and are looking to improve the sound system, lighting and to remove the pews in the choir area. They are very interested in keeping the stained glass windows and that the message of the windows is important. Their main issues are the organ, organ screen and the console that sits in the middle of the stage. They plan to remove the pews on the stage and remove some of the pews at the back of the church at this time, however they may also need to remove all the pews at a later date so they can utilize the space as needed.

Sylvia Tarlin advised that the Paisley Memorial United Church congregation’s priorities for the interior are keeping the windows, lighting and ceiling structure. They understand that the choir loft needs to change but are disappointed that the organ is going. They are happy that another church is coming in and serving the community and that the windows are being kept.

Committee members raised concerns about the pews being removed, and asked the proponent to consider their re-use, storage or removal for re-use elsewhere. Joel Bartlett questioned if they have considered a barrier free lift as this may impact the heritage attributes and was advised that they have not considered one at this point but may be in the future.

Paul Ross advised that the Committee is in the process of determining what they feel are the heritage attributes to be protected by a Designation By-law and that they would like to work with both churches on the list. The Committee was advised that the closing is at the end of June however the offer is only good until November 30th and the church would like the list of heritage attributes completed by then. Paul advised that Heritage Guelph would get back to them by the end of the month with a draft list. Paul thanked the guests for attending the meeting. Paul noted that we would need a special meeting to decide what the heritage attributes are to keep the heritage character intact. Stephen will confirm with the proponents if a response from the meeting on November 28th during the Sub-committee time slot is sufficient.

Item 5.2

20 Cityview Drive North

Stephen Robinson advised that the barn is currently referenced on the Heritage Register as a heritage attribute but that the house is not. After a site visit of the property, Stephen confirmed that the barn has no real cultural heritage value. Stephen is recommending the removal of the reference to the barn

5

	<p>and the addition a reference to the house on the Register.</p> <p>Moved by Lorraine Pagnan and seconded by Tony Berto,</p> <p>“That the reference in the Heritage Register for 20 Cityview Drive North be changed to add the house and remove the barn.”</p> <p style="text-align: right;">CARRIED</p>
6	<p>Business Items</p> <p>Item 6.1 1 Douglas Street (Gummer, Victoria and Stewart Buildings) Stephen Robinson presented the revised Site Plan Elevation drawings submitted by Lloyd Grinham Architect on behalf of the proponent and advised that all the heritage concerns have been met. Stephen asked if the proposed tie rod rosettes on the Victoria Building should be painted or left natural. The Committee had some concerns about rust bleeding from these metal elements if they are painted and if additional maintenance will be required, etc. Stephen will look into this further with the architect.</p> <p>Moved by Martin Bosch and seconded by Christopher Campbell,</p> <p>“That Heritage Guelph fully supports the revised design for the Gummer, Victoria and Stewart buildings at 1 Douglas Street as presented to Heritage Guelph at their meeting on November 14, 2011, and that the finish of the tie rod rosettes on the Victoria Building will be determined by the Senior Heritage Planner.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.2 16 Arthur St North (Sunnyside) Stephen Robinson presented some photos of the existing addition at 16 Arthur St N and advised of further changes being proposed. The owner would like to make the front window larger, add an access door to the left of this window, and also add a window on the side elevation of the existing addition. Stephen advised that as the proposal only impacts the existing addition and not the heritage attributes, that he has no concerns.</p> <p>Moved by Lorraine Pagnan and seconded by Tony Berto,</p> <p>“That Heritage Guelph fully supports the proposed alterations to the addition at 16 Arthur Street North as presented to Heritage Guelph at their meeting on November 14, 2011.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.3 79 Carden St (Guelph Train Station) Stephen Robinson presented the updated drawings for the Renovations to VIA Station for Guelph Transit Terminal at 79 Carden Street produced by Thomas Brown Architects. Stephen advised that the</p>

	<p>only major change is a different approach to the west interior station to allow for the waiting area to return to its original size. More detailed information regarding the soffit restoration/attic ventilation will be provided by the architects at a later date.</p> <p>Moved by Martin Bosch and seconded by Tony Berto,</p> <p>“That Heritage Guelph supports the revised plans at 79 Carden Street (Renovations to VIA Station for Guelph Transit Terminal) as presented to Heritage Guelph at their November 14th, 2011 meeting.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.4 74 Woolwich St (Governor’s House)</p> <p>Stephen Robinson presented revised drawings provided by Ventin Group Architects on behalf of the County of Wellington of the proposed elevator installation in the Governor’s House at 74 Woolwich St. Stephen advised that they are now looking at putting the elevator vestibule between the buildings. The architect advised Stephen that both doors are not original to the building. Both rear doors would be filled in with stone or spandrel glass so that their size opening and location remains intact. Stephen advised that the Designation By-law only protects the size and location of the doors and not the doors themselves. It was noted that the stone chimney above these doors is still showing on the drawings and Stephen noted that this may be a mistake. Daphne Wainman-Wood commented that stone infill was common practice in older building alterations.</p> <p>Moved by Martin Bosch and seconded by Daphne Wainman-Wood,</p> <p>“That Heritage Guelph has no objection to the proposed installation of the interior elevator at the Governor’s house at 74 Woolwich St, and that both rear doors be infilled with spandrel glass.”</p> <p style="text-align: right;">DEFEATED</p> <p>Moved by Lorraine Pagnan and seconded by Tony Berto,</p> <p>“That Heritage Guelph has no objection to the proposed installation of the interior elevator at the Governor’s House at 74 Woolwich St and that both rear doors be infilled with the stone salvaged from the chimney above ensuring that the existing stone work around both doors remains intact.”</p> <p style="text-align: right;">CARRIED</p>
7	<p><u>Subcommittee and Committee Representation</u></p> <p>no updated provided</p>
8	<p><u>Information Items</u></p> <p>8.1</p>

	<p>Update on Brooklyn and College Hill Heritage Conservation District Study Project Stephen Robinson provided an update on the Heritage Conservation District project. Stephen noted that there will be a Public Meeting on November 15th from 7-9 at Harcourt Memorial Church. He also mentioned that a HCD Community Working Group has been formed. Daphne Wainman-Wood and Russell Ott, representing Heritage Guelph are on the committee as well as the Ward 5 Councillors and 4 property owners from the study area. The consultants have created a revised map of the study area and have now included lands west of Gow’s bridge and the Macdonald Stewart Art Centre.</p> <p>8.2 Heritage Guelph Committee Membership Stephen Robinson provided an update on the Heritage Guelph membership appointments. Stephen advised that there are currently 5 positions available and they received 4 applications as Nate Valeriotte is unable to continue. Anyone interested in joining the Committee should let Paul Ross or Stephen know. The current term ends at the end of November; however the current members will stay on until the appointments are finalized by Council.</p>
<p>9</p>	<p><u>Next Meeting</u> Subcommittee Meeting – Monday, November 28, 2011 in City Hall Meeting Room “B”. Regular Meeting - Monday, December 12, 2011 in City Hall Meeting Room “B”.</p>
<p>10</p>	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>Stephen Robinson advised that the property at 67 Kirkland St was incorrectly identified on the Couling Inventory as 61 Kirkland St. There is a demolition request submitted for 61 Kirkland St. As the property is not identified in the Couling Inventory and has little heritage value, Stephen recommends that Heritage Guelph have no objection to the demolition of 61 Kirkland St and Heritage Guelph concurred with the recommendation.</p> <p>Adjourn – 1:55 pm</p>

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING

**A meeting of Heritage Guelph will be held
from 12:00 Noon until 2:00 p.m.
Monday, 28 November 2011**

**1 Carden St., New City Hall
COMMITTEE ROOM B (Main Floor)**

A G E N D A

1. **Welcome and Opening Remarks**
2. **Approval of Agenda**
3. **Declarations of Pecuniary Interest**
4. **Business Items**

Item 4.1

40 Margaret Street

Paisley Memorial United Church

Confirmation of heritage attributes to be recommended in a future designation by-law.

5. **New Business**

Item 5.1

785 York Road – former Guelph Correctional Centre

Preliminary discussion of Infrastructure Ontario's plans to conduct an Optimal Use Study and an Adaptive Re-use Study for the 12 heritage buildings on the Guelph Reformatory site that have been identified by the (former) Ontario Realty Corporation as having provincial significance. A delegation of Infrastructure Ontario staff, consultants GSP Group and Taylor Hazell Architects will be attending the December 12 meeting of Heritage Guelph.

Next Meetings:

Heritage Guelph
12 December 2011 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B

Heritage Guelph
9 January 2012 (12:00 – 2:00 pm)
Location: City Hall, Meeting Room B

MEETING MINUTES



MEETING **Heritage Guelph**

DATE November 28, 2011

LOCATION City Hall Committee Room 'B'

TIME 12:00 Noon

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

REGRETS Laura Waldie, Doug Haines, Nate Valeriotte

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><u>Welcome and Opening Remarks</u> Paul Ross welcomed all to the meeting.</p>
2	<p><u>Approval of Agenda:</u> Moved by Russel Ott and seconded by Daphne Wainman-Wood, “THAT the Agenda for the November 28, 2011 meeting of Heritage Guelph be approved with additional items for discussion of 300 Water Street and current Committee of Adjustment applications involving built heritage resources.”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest:</u> None.</p>
4	<p><u>Approval of Meeting Minutes - none</u></p>
5	<p><u>Business Items</u></p> <p>Item 5.1 40 Margaret Street – Paisley Memorial United Church Stephen Robinson presented a draft motion for discussion purposes which recommended: that Heritage Guelph recommend that Council consider publishing an intention to designate 40 Margaret Street (Paisley Memorial United Church) as a property of cultural heritage value or interest under Part</p>

IV of the Ontario Heritage Act; that the goal of the heritage designation should be to protect the extant form and specified fixtures of the original 1907 church building; and that the elements described as chattels following the suggested list of heritage attributes should be allowed to be re-oriented, re-purposed or removed by the property owner in such a way that is acceptable to Heritage Guelph. Stephen then described the features of the subject property that in his opinion should be considered as heritage attributes to be protected by a heritage designation by-law.

Moved by Martin Bosch and seconded by Christopher Campbell,

“That Heritage Guelph recommends that Council consider publishing an intention to designate 40 Margaret Street (Paisley Memorial United Church) as a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act; and,

That Heritage Guelph recommends that the goal of the heritage designation should be to protect the extant form and fixtures of the original 1907 church building; and

That the chattels following the list of heritage attributes should be allowed to be re-oriented, re-purposed or removed by the property owner in such a way that is acceptable to Heritage Guelph; and

That the following be considered the heritage attributes to be protected by the heritage designation by-law:

Exterior

- gable and hip rooflines of the original 1907 church building (including the Howitt Street entrance porch, the two brick columns above the main roof verge on the front façade and the octagonal ventilator at the rear of the main roof)
- brick and stone trim exterior of the original (1907) church building (including walls, lintels sills, copings, string courses, trims etc.)
- shape and location of all original (1907) window and door openings
- all original (1907) windows and subsequent commemorative windows (frame, sash, hardware and glazing)
- all stained glass windows designed by Gordon Couling
- carved name/date stone at the Howitt Street entrance
- exterior light fixtures (e.g. Howitt Street entrance and brick addition on northeast side)
- two-leaf, wooden doors of Howitt Street entrance

Interior

- large, open interior space of the original 1907 church building sanctuary and apse area
- arched moulding at opening to apse area and crown moulding within apse area
- ceiling of the sanctuary, supported by arched timber trusses, springing from brackets designed in the form of hammer beams
- ceiling decoration program designed by Gordon Couling
- eight hanging light fixtures in ceiling of sanctuary and one in entrance stairway
- all woodwork and finishes of the original (1907) church building interior in the Howitt Street entrance porch and sanctuary (e.g. stairway, interior doors, trim, wainscoting) - excluding the woodwork of the organ, organ screen, organ consol and the apse and sanctuary pews

	<p>- all woodwork and iron columns of the original (1907) basement rooms (e.g. stairway, interior doors, trim and wainscoting)</p> <p>Elements considered as chattels</p> <p><input type="checkbox"/> Organ and its mechanics, organ screen (woodwork/pipes), organ consol and the apse and sanctuary pews.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 5.2 300 Water Street Susan Ratcliffe advised the Committee that property at 300 Water Street is listed on the Heritage Register and is now for sale. The property may have cultural heritage value as it is part of lands that have been owned by members of the Howitt family since the later 19th century. Stephen Robinson offered to arrange a site visit and report back to the Committee.</p> <p>Item 5.3 Heritage Guelph concurred with advice from Stephen Robinson regarding two current Committee of Adjustment applications (proposed severances of 25 Grove Street and of 94 Maple Street) that Heritage Planning staff and Heritage Guelph have no reason to object to either application.</p>
6	<p><u>Next Meeting</u></p> <p>Heritage Guelph - Monday, December 12, 2011 in City Hall Meeting Room “B”.</p>
7	<p><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></p> <p>None</p> <p>Adjourned – 1:55 pm</p>

HERITAGE GUELPH
Municipal Heritage Committee

NOTICE OF MEETING*

**A meeting of Heritage Guelph will be held
from 11:30 a.m. until 2:00 p.m.
Monday, 12 December 2011**

(* Please note meeting start time)

1 Carden St., New City Hall COMMITTEE ROOM B (Main Floor)
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A G E N D A

1. **Welcome and Opening Remarks**
2. **Approval of Agenda**
3. **Declarations of Pecuniary Interest**
4. **Adoption of Minutes from November 14 and November 28 meetings of Heritage Guelph**
5. **Matters arising from the Minutes**
6. **New Business**

Item 6.1 (11:30-12:15)

785 York Road – former Guelph Correctional Centre

Delegation: Jeremy Warson and Ellen Kowalchuk (Infrastructure Ontario); consultants Hugh Handy (GSP Group) Jill Taylor (Taylor Hazell Architects) with a presentation regarding Infrastructure Ontario's plans to conduct an Optimal Use Study and an Adaptive Re-use Study for the twelve heritage buildings and cultural heritage landscape on the Guelph Reformatory site that have been identified by Infrastructure Ontario (formerly the Ontario Realty Corporation) as having provincial significance.

Item 6.2 (12:30)

139 Morris Street

Delegation: Owen Scott (The LandPlan Cooperative); Paul Critchley (BJC Architects)
Presentation responding to the Heritage Guelph's concerns regarding the proponent's Heritage Impact Assessment and the proposed redevelopment.

Item 6.3

58 Albert Street

Summary of findings at site visit with real estate agent.

Item 6.4

300 Water Street

Summary of findings at site visit with real estate agent and recommendation regarding potential alteration or redevelopment proposal.

Item 6.5

175 Liverpool Street

Summary of findings at site visit with real estate agent and recommendation regarding cultural heritage value or interest and potential demolition of building.

Item 6.6

Heritage Update Report to Council

7. Subcommittee & Committee Representation

8. Information Items

Item 8.1 – Circulation of Heritage Guelph 2012 Meeting Schedule

Item 8.2 – Update on Brooklyn and College Hill Heritage Conservation District Study project.

- HCD Newsletter and Questionnaire circulated to property owners in and around HCD Study area
- HCD Web page updated with current information
- HCD Community Working Group Meeting – December 16
(Daphne Wainman-Wood, Russell Ott)
- HCD Public Meeting 2 – January 17 (7-9 pm), Harcourt Memorial Church

Item 8.3 – Update on sale of BME Church (83 Essex St) and Paisley Memorial United Church (40 Margaret Street)

9. Next Meetings:

Heritage Guelph

* 16 January 2012 (12:00 – 2:00 pm)

Location: City Hall, Meeting Room B

Heritage Guelph - Subcommittees

23 January 2012 (12:00 – 2:00 pm)

Location: City Hall, Meeting Room B

10. Other matters introduced by the Chair or Heritage Guelph members

MEETING MINUTES



MEETING **Heritage Guelph**

DATE December 12, 2011

LOCATION City Hall Committee Room 'B'

TIME 11:30 AM

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

GUESTS Jeremy Warson, Hugh Handy, Jill Taylor, Julie Harris, Joan Jylanne, Todd Salter, Jim Riddell, Owen Scott, Paul Critchley, Jen Norman, Ray Ferraro, Diane Nelson, Samantha Jansen

REGRETS Laura Waldie, Doug Haines, Nate Valeriote, Martin Bosch

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p><u>Welcome and Opening Remarks</u></p> <p>Paul Ross welcomed all to the meeting.</p>
2	<p><u>Approval of Agenda:</u></p> <p>Moved by Russell Ott and seconded by Christopher Campbell,</p> <p>“THAT the Agenda for the December 12, 2011 meeting of Heritage Guelph be approved as presented.”</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 November 14, 2011</u></p> <p>Moved by Tony Berto and seconded by Christopher Campbell,</p> <p>“THAT the Minutes for the November 14, 2011 meeting of Heritage Guelph be approved.”</p> <p style="text-align: right;">CARRIED</p>

	<p><u>Approval of Meeting Minutes from November 28, 2011</u></p> <p>Moved by Tony Berto and seconded by Christopher Campbell,</p> <p>Change Susan Ratcliffe from REGRETS to PRESENT Change in #6 – The next meeting date should be December 12th instead of September 12th.</p> <p>“THAT the Minutes for the November 28, 2011 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>none</p>
6	<p>Business Items</p> <p>Item 6.1 785 York Road (former Guelph Correctional Centre)</p> <p>Jeremy Warson provided a history of the project and introduced the teams working on the project – Jeremy Warson and Julie Harris (Contentworks), Jill Taylor (Taylor Hazell Architects) and Hugh Handy (GSP Group). The Committee viewed a presentation regarding Infrastructure Ontario’s plans to conduct an Optimal Use Study and an Adaptive Re-use Study for the twelve heritage buildings and one cultural heritage landscape on the Guelph Reformatory site that have been identified by infrastructure Ontario (formerly the Ontario Realty Corporation) as having provincial significance.</p> <p>Julie Harris described the research and analysis that Contentworks in evaluating the property, its structures and cultural landscape. The entire site was looked at including the views, fields and fencing included in the cultural landscape. The Powerhouse building and its chimney were not included, and the greenhouse was not included as it has been slated for demolition by the Province.</p> <p>Jill Taylor reviewed the Adaptive Re-use Study process to be carried out by Talyor Hazell Architects. This includes a review of the buildings, tracing the history and proposing ways of adapting the identified heritage structures to new uses. For comparison Jill presented a history of a similar project, the former Lakeshore Psychiatric Hospital which is now part of Humber College. They added infrastructure and additions as well as maintaining the historic buildings.</p> <p>Hugh Handy advised that GSP Group will be developing a Land Use Strategy that will also inform the Guelph Innovation District. The site they are working on specifically is 120 acres between Dunlop Road and York Road and they are looking at developing three land use concepts.</p> <p>Paul Ross noted that Heritage Guelph is considering additional buildings on the subject property for conservation. Paul asked if Heritage Guelph would be able to have access to the additional buildings, i.e. site visits and historical information. Jeremy advised that yes, they could. Julie added that they haven’t had a chance to evaluate the landscape and that a background of the buildings is available in the report and in the archives. The consultants haven’t yet looked at the natural heritage resources.</p>

Susan Ratcliffe asked if the inside of the prison i.e. the cells, tunnels were going to be preserved. Jill Taylor responded they will be evaluated and that the plan has to balance heritage conservation and the practicality of reuse. Susan asked if the site may become available as a Doors Open Guelph venue again. Jeremy Warson replied that Infrastructure Ontario would like to see this happen.

Mary Tivy asked what the guiding principles and narratives were on the Lakeshore project. Jill Taylor responded that the buildings tell the story, and they kept various periods of evolution. Tony Berto asked if they had any plans to recognize John Herbert who wrote a play on his experience in the reformatory. Jill responded that they had not looked at it at this point but may look at in the future. Jill noted that the park setting opens up large opportunities for retelling stories associated with the reformatory's history.

Paul Ross thanked the guests for coming to provide their update.

Item 6.2

139 Morris St

Owen Scott (LandPlan Cooperative), Paul Critchley and Jen Norman (BJC Architects), Ray Ferraro (agent for owner) attended the meeting for this item.

Owen Scott advised that a Heritage Impact Assessment (HIA) has been carried out as a condition of the current development application. Owen provided a history of the Biltmore building. He advised that the original building was built in 1907 with later additions. The factory building is not rare or unique but is representative. The HIA states the property has heritage significance. He further noted that an Environmental Site Assessment (ESA) has been done as well as architectural study as to the feasibility of an adaptive re-use of the 1907 portion of the building. The ESA shows that the levels exceed standards and that remediation is required. The only way to remedy this is to demolish the buildings.

Paul Critchley advised that it would be difficult to retain the 1907 portion. The roof pitch does not work with the proposed new building design and they will need to remove the current roof. The current roof has a solid timber structure and the spacing would make it difficult to work with. The building is slab on grade construction and the slab would need to be removed for remedial work. They aren't sure about the status of the foundation but it may not support an addition as it is already cracking. Paul also noted that the original design has been altered over the years with the windows higher than normal and not suitable for residential use. Also, only 3 of the windows are in their original location. He doesn't see that it is feasible to re-use. There has been no structural analysis done. The proposed development would lose 12 of the 42 residential uses if they keep the 1907 portion. It could be used for retail or community use but that would not be practical due its location.

Ray Ferraro advised that their team had looked at a number of re-use options but due to restrictions of the adjacent railroad, noise levels, etc that re-sue options were not feasible. Paul Ross questioned if the current proposal is the same as was last presented and was advised that it had changed. Paul noted that we will need to review the new proposal and bring the item forward to another meeting for a decision. Paul added that we are not insisting that the whole building be retained but that we would like some frontage on York or some elements retained.

Paul Ross asked if would be possible to re-use the building in a commercial use and Ray Ferraro

responded that the commercial component was taken out and the development only proposes residential use now.

Paul Ross thanked the guests for attending the meeting and advised that the Committee will evaluate the updated proposal and provide our comments to the proponent.

Item 6.3

58 Albert Street (Oddfellows Hall)

Stephen Robinson reported on a site visit to the former Odd Fellows Hall at 58 Albert St which is currently for sale. Heritage Planning has been getting some inquiries from potential buyers about potential support from Heritage Guelph removing the west addition. Stephen advised that there is no cultural heritage value in 1960's addition and also that it seems that the addition took off the west wall of original building. He added that the interior space currently has a t-bar drop ceiling and mid-2th century wood panelling that may all be covering original interior features. The subject property is located within the current Brooklyn and College Hill Heritage Conservation District study area.

Item 6.4

300 Water Street

Diane Nelson from Habitat for Humanity attended this portion of the meeting. Diane advised that Habitat for Humanity has made an offer to purchase the subject property however the sale hasn't been finalized.

Stephen Robinson provided some information on his recent site visit to the property. It is located at the corner of Water Street and Denver Road. The house on the property has been listed on the Heritage Register but was not constructed c. 1890, as we now have evidence from the family of the previous owner that confirms the house was constructed in the early 1920s. The cedar grove that covers almost the entire property is also named in the heritage register listing as a heritage attribute. Stephen doesn't believe there is any architectural or design value in the house itself. Stephen added that it may only be the cedar grove that has any significance as a vestige of the history of the area and the long-time ownership of these lands by the Howitt family.

Diane Nelson noted that Habitat for Humanity are early on in their planning for the site and that the sale has not been finalized. They were interested in the property since it was a reasonable price and at an accessible location. They are looking at constructing 6 houses, possibly 2 singles and 2 semi's and would hope to keep some of the grove but not all of it.

Christopher Campbell advised that the site has shallow soil, shallow roots, probably was originally clear cut and would be a prime site for a landscape study. The grove was probably left for privacy for the house but also developed from a lack of maintenance. He further noted that they may be able to maintain the edge of the cedar grove, but the possibility of a need for sidewalks may also impact the cedar grove. Christopher feels that the grove is not a managed growth and would survive if untouched. Susan Ratcliffe added that the lot across Denver Road has contaminated soil and raised some concerns about the power lines being so close to the site. Stephen Robinson advised that the site is zoned Urban Reserve (not residential) and OP designates it as open space. The property would need a Zoning Amendment and Official Plan Amendment if it is to allow a residential development.

Paul Ross advised that the house is not important to Heritage Guelph but that the Committee members we would like to maintain as much of the cedar grove as possible. He thanked Diane for

attending the meeting.

Item 6.5

175 Liverpool St

Stephen Robinson advised that the subject property (now for sale) is not listed in the Heritage Register but is identified in the Couling Inventory. The 1880s frame house has a later brick veneer and the Couling Inventory states that it was moved from across Liverpool Street to help make way for the expanding GCVI. Stephen advised that the only known cultural heritage value is that it was included in the Couling inventory as it was built before 1927. Tony Berto noted that working class homes are often worth protecting as much as larger ones. Lorraine Pagnan agreed and added that we can't support the demolition of houses, and asked what the next steps were. Stephen advised that Council must approve any residential demolition request that came in. Paul Ross noted that this issue has been around forever and the best way to preserve this type of property is not one at a time but through Heritage Conservation Districts. Paul recommends that we let this one go and "pick our battles" by setting priorities on which buildings to fight for. Heritage Guelph needs to complete the review of properties remaining in the Couling Inventory that have not yet been listed on the Heritage Register. Paul suggested that Heritage Guelph have an item on its next agenda to deal with the issue further and propose a motion to let council know how we feel about demolitions of buildings.

Mary Tivy noted that it is too early to identify if this property is worth saving as there is no history on the property. Stephen added that if we want to save this house that we would have to designate it under the Ontario Heritage Act as it had not been listed on the register the City does not have 60 days to review the demolition request. As this property is quite close to a creek bed, Susan Ratcliffe added that she would forward a copy of Jeremy Shute's map of Guelph's Creeks and Natural Systems to the committee members for their information.

Item 6.6

Heritage Update Report to Council

Paul Ross provided an update on the Heritage Workplan Update Report. He advised that this year we had 9 designations worked on with 5 completed and 4 more coming. There are still 2 outstanding – the BME church at 83 Essex Street and the Valeriot shoe shop at 47 Alice St. Also included was involvement with the Downtown Secondary Plan and the Brooklyn and College Hill Heritage Conservation District.

Paul advised that the first quarter workplan for next year includes a Workplan Report to Council, preparation for the results of the HCD study and the heritage plaque ceremony. As well, 6 properties are targeted for designation, and we would like to begin negotiations for the designation of "Catholic Hill" next year as well. A heritage information session with the real estate association is also being looked at. He noted that we need to meet with planning staff each quarter to have more input. Paul asked for volunteers for Vice chair to which Daphne Wainman-Wood and Russell Ott both volunteered. Both will be invited to meetings with planning staff and Paul will give each an opportunity to chair a meeting.

Item 6.7 (not on agenda)

City Hall Annex Building

Samantha Jansen from Corporate Property attended this portion of the meeting. Samantha provided an overview of the current building permit application for renovations to the Annex building at 59 Carden St which is designated under the Heritage Act. Samantha noted that it will house By-law

	<p>Enforcement staff on the second floor and will keep the kitchen and washroom intact. They plan on removing the current ceiling tiles and replacing some of the flooring. They have found maple hardwood flooring which they plan on refurbishing, and ceramic in the bathroom and kitchen. They are not planning on altering the windows and no repointing of stonework will be done at this time. There is some cracking along the foundation near the bathroom on the main floor portion and will need to do some structural work there. The first floor will be turned into a wellness centre and they are not planning on touching the windows or the stone. The back door will be the main door for 1st floor and the front door will be the main door for the 2nd floor.</p> <p>Moved by Lorriane Pagnan and seconded by Tony Berto,</p> <p>“THAT Heritage Guelph has no objections to the proposed interior renovations to the Annex building at 59 Carden St.”</p> <p style="text-align: right;">CARRIED</p>
7	<p><u>Subcommittee and Committee Representation</u></p> <p>no update provided</p>
8	<p><u>Information Items</u></p> <p>8.1 Circulation of Heritage Guelph 2012 Meeting Schedule Stephen Robinson will email the schedule for Heritage Guelph meetings next year. Stephen noted that the January 9th meeting had been moved to January 16th due to the Conservation Board hearing, however this will not be necessary and will be moved back to the January 9th.</p> <p>8.2 Update on Brooklyn and College Hill Heritage Conservation District Study Project Stephen advised that the Heritage Conservation District newsletter and questionnaire has been circulated to property owners and he received a copy of the draft HCD Study last week. The Technical Advisory Committee will be meeting this Friday to go over the study and the Community Working Group will also meet the same day. Stephen added that the Second Public Meeting is scheduled for January 17th to review the revised Draft HCD Study.</p> <p>8.3 Update on Sale of MBE Church (83 Essex St) and Paisley Memorial United Church (40 Margaret Street) Stephen Robinson advised that the BME church has not yet been sold.</p> <p>Stephen Robinson advised that the Paisley Memorial United Church has been sold to the River of Life Church. They still have some concerns regarding the heritage attributes to be protected by a proposed designation. This will need further discussion.</p>
9	<p><u>Next Meeting</u></p>

	Regular Meeting - Monday, January 9, 2012 in City Hall Meeting Room “D”.
10	<u>Other Matters Introduced by the Chair or Heritage Guelph Members</u> Susan Ratcliffe provided information on the Annual Grand River Heritage Conference in February. Mary Tivy announced that there will be a tour on February 15 th of the new museum. Adjourn – 2:20 pm