

MEETING MINUTES



MEETING **Heritage Guelph**

DATE February 9, 2015

LOCATION City Hall Committee Room B
TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Mary Tivy, Michael Crawley, D’Arcy McGee, Uli Walle, Bob Foster, Jessica Tivy, Charles Nixon, Tony Berto, Christopher Campbell, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary), Melissa Aldunate (Manager of Policy Planning and Urban Design), Joyce Sweeney (Council Committee Coordinator)

REGRETS Bill Green

DELEGATIONS 108 Water St - Tammy Adkin (Guelph Museums), 210 Edinburgh Rd N - Paul Di Renzo, (owner), 27 Clarke St W - Shane Tobin and Trevor Norton, T & M Construction (representing owner), 30 Norwich St E - Lee Villar (owner), 5 Arthur St S - Benjamin Jones (Fusion Homes), 148-160 Delhi St - Brad Schlegel (owner), Richard Hammond (Cornerstone Architects).

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><u>Welcome and Opening Remarks</u></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting. Stephen Robinson requested that Daphne Wainman Wood act as Chair for the meeting and that elections for the Chair for 2015 would be held at the next meeting. Committee members introduced themselves and gave a brief background.</p>
2	<p><u>Approval of Agenda</u></p> <p>Committee Members requested the following items be added to the agenda: 5.2 – addition of working groups to item 5.2 5.3 – Tony’s absence</p> <p>Moved by Mary Tivy and seconded by Christopher Campbell,</p> <p>“THAT the Agenda and Addendum for the Heritage Guelph meeting of February 9, 2015 be approved, as amended.”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest</u></p> <p>Bob Foster declared a pecuniary interest in item 7.2 – 210 Edinburgh Road Christopher Campbell declared a pecuniary interest in item 7.4 – 30 Norwich St E</p>

4	<p><u>Approval of Meeting Minutes from December 18, 2014</u></p> <p>Moved by Tony Berto and seconded by Mary Tivy,</p> <p>“THAT the Minutes from the meeting of December 18, 2014 be approved.”</p> <p style="text-align: right;">CARRIED</p>
5	<p><u>Introduction to Heritage Guelph Member Orientation Process</u></p> <p>Item 5.1 Discussion on Meeting Procedures</p> <p>Delegation – Joyce Sweeney, Council Committee Coordinator</p> <p>Joyce Sweeney provided a review of the committee procedures and protocols and responded to questions from the Committee.</p> <p>Item 5.2 Process for nominations of Heritage Guelph Chair and Vice-Chair and Working Groups</p> <p>Stephen Robinson announced that the election of Chair and Vice-Chair for 2015 will be done at the March 9 meeting of Heritage Guelph. Stephen will circulate an email asking for nominations, and then another email informing members of who is being nominated before the next meeting.</p> <p>Stephen Robinson advised that he is looking at re-establishing a designation working group, and will look at possibly having a communication/public outreach working group as well. If members are interested in joining either working group, please let Stephen know.</p> <p>Item 5.3 Tony Berto’s absence</p> <p>Stephen Robinson advised that Tony Berto will be unavailable to attend meetings until the end of March due to conflicts in his teaching schedule.</p> <p>Moved by Charles Nixon and seconded by Mary Tivy,</p> <p>“THAT Tony Berto be excused from Heritage Guelph meetings from February until the end of March to instruct classes at the University.”</p> <p style="text-align: right;">CARRIED</p>
6	<p>Matters arising from the Minutes</p> <p>Item 6.1 108 Water Street</p> <p>Delegation – Tammy Adkin, Guelph Museums</p>

	<p>Stephen Robinson provided an update on the revised design for the entrance feature for the McCrae House and provided photos and the revised plans. The plans for the entrance feature now show that it will not be attached to the house, but attached to the fence and gate. Stephen noted that the Museum is looking for Heritage Guelph’s recommendation on whether the feature should be around the gate or if the gate should be removed.</p> <p>Tammy Adkin provided an update on the changes to the proposal and advised that the entrance feature will be located on each side of the fence.</p> <p>Committee members discussed if the gate should stay or be removed. Most felt that the gate should stay and commented that the fence and gate are in need of repair. Tammy added that they are planning to remove the vines and paint the fence.</p> <p>Heritage Guelph went into Committee to discuss the proposal.</p> <p>Bob Foster asked if we have a policy to update the designation by-laws with protected features when they weren’t included in the original by-law. Stephen Robinson responded that there isn’t a policy at this point but that we can consider it as part of the next work plan.</p> <p>Moved by Tony Berto and seconded by Mary Tivy,</p> <p>“THAT Heritage Guelph has no objection to the proposed design for an entrance feature at 108 Water Street as presented by Guelph Museums at the February 9, 2015 meeting of Heritage Guelph.”</p> <p style="text-align: right;">CARRIED</p>
7	<p><u>New Business</u></p> <p>Item 7.1 264 Woolwich Street</p> <p>Stephen Robinson provided some background and history of the designated property at 264 Woolwich Street and reviewed some photos. Stephen noted that there has been an ongoing issue with property standards issues with this property. He noted that although good heritage conservation work has been done on the property by the owner, it has been stalled for a number of years. Stephen added that the iron cresting on the stone fence is listed as part of the heritage attributes and that he is working with the owner to have this re-installed.</p> <p>Mary Tivy noted that other municipalities have amended their Property Standards By-law to enforce the maintenance of heritage attributes on designated properties and would like to see the City do the same.</p> <p>Moved by Mary Tivy and seconded by Christopher Campbell,</p> <p>“THAT Heritage Guelph recommends that the City of Guelph amend the Property Standards By-law to help ensure maintenance of properties designated under Part IV and Part V of the Ontario Heritage Act.”</p> <p style="text-align: right;">CARRIED</p>

Moved by D’Arcy McGee and seconded by Charles Nixon,

“THAT Heritage Guelph reaffirms its recommendation that the City take appropriate action to maintain property standards at the property municipally known as 264 Woolwich Street.”

CARRIED

**Item 7.2
210 Edinburgh Road North**

Delegation – Paul Di Renzo, proponent

Bob Foster declared a pecuniary interest in this item and did not participate in discussion or vote on the matter.

Stephen Robinson advised that the owner of 210 Edinburgh Road North has submitted a demolition permit. He provided some background and photos of the property, adding that it is not listed on the Heritage Register but is on the Couling Inventory. Stephen noted that the commercial side addition was put on in the 70’s, there are no interior features remaining from pre-1900 and very few features left from the 1920’s renovations. Stephen added that a former treasurer for the County of Wellington lived there in 1920’s.

Paul Di Renzo advised that he is proposing to demolish the house and rebuild with either residential or commercial, but is leaning toward residential as commercial would require a zone change. Paul added that it would be too costly to renovate the building.

Heritage Guelph went into Committee to discuss the proposal.

Committee members discussed the proposed demolition and commented that although it is difficult to discuss the proposal without knowing what is being planned, it is hard to consider these items as heritage attributes when they are not original and that there is not much left to salvage, but that the owner should be consistent with the streetscape when he rebuilds.

Moved by Jessica Tivy and seconded by Christopher Campbell,

“THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council move to protect the subject property by individual designation under the Ontario Heritage Act.”

CARRIED

**Item 7.3
27 Clarke Street West**

Delegation – Shane Tobin and Trevor Norton, T & M Construction (representing owner)

Stephen Robinson advised that the owner of 27 Clarke Street West is looking to demolish the house and rebuild with a new house. Stephen provided some background and reviewed photos of the

property. Stephen advised that the property is not listed on the Heritage Register however it is on the Couling Inventory. Stephen noted that there are no significant interior heritage attributes remaining in the house.

Shane Tobin advised that for the new house they are looking to keep the character of the original house, are looking at using a brick exterior and a similar front porch. Shane added that they are looking at demolishing the current house because it has structural issues, a shifting beam in the basement, is not on proper footings, the basement slab is in poor condition. They are not looking at adding a garage at this point.

Heritage Guelph went into Committee to discuss the proposal.

Committee members commented that they have no real concerns with the demolition of the house and that they appreciate the owner and construction company having a sympathetic approach to neighbourhood with the plans for the new house.

Moved by Bob Foster and seconded by Mary Tivy,

“THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council move to protect the subject property by individual designation under the Ontario Heritage Act.”

CARRIED

**Item 7.4
30 Norwich Street East**

Delegation – Lee Villar, proponent

Christopher Campbell declared a pecuniary interest in this item and did not participate in discussion or vote on this item.

Stephen Robinson advised that the owner of 30 Norwich Street East has applied for a demolition permit for the coach house and garage. The coach house is listed on the Municipal Register. Stephen added that there were renovations done in the 1960’s to convert it to residential and that there are no heritage attributes left on the interior.

Lee Villar, owner of the property, advised that they are looking to demolish as they have safety concerns with the coach house due to a number of break-ins. The owner does not have any plans for reconstruction at this point.

Moved by Bob Foster and seconded by Jessica Tivy,

“THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph has no intention of recommending that Council individually designate the former barn/stable at 30 Norwich Street East under the Ontario Heritage Act, and

THAT Heritage Guelph has no objection to the removal of all references to the former barn/stable at 30 Norwich Street East from the *Municipal Register of Cultural Heritage Properties.*

CARRIED

Item 7.5

5 Arthur Street South (shadow wall along the riverwalk)

Delegation – Benjamin Jones, Fusion Homes

Stephen Robinson provided some background on the project and reviewed the photos and plans. Stephen noted that he has no concerns with the revised design for the shadow wall in the riverwalk area of the development and that the proponent is still working on the Stage 1 Conservation Plan for the heritage buildings. Stephen added that he will bring it back to Heritage Guelph once the Stage 1 Conservation Plan has been completed.

Moved by Mary Tivy and seconded by Charles Nixon,

“THAT Heritage Guelph has no objection to the revised design for the shadow wall proposed in the riverwalk area of 5 Arthur Street South as part of Site Plan Application SP141A016 (Phase 1) presented at the February 9, 2015 meeting of Heritage Guelph.”

CARRIED

Item 7.6

148-160 Delhi Street

Delegation – Brad Schlegel (owner), Richard Hammond (Cornerstone Architects)

Stephen Robinson advised that this meeting will be scoped to only deal with the Superintendent’s House and the rest of the project will come back to a later meeting of Heritage Guelph. Stephen reviewed the background for the project and showed the updated plans and photos.

Brad Schlegel provided an introduction and some background on the project. The Superintendent’s House building is being renovated for a residential addiction program.

Richard Hammond reviewed the revised drawings and advised that they are now planning for a 2-storey addition instead of the 3-storey addition previously submitted and will include 10 private rooms.

Committee members discussed the revised proposal and raised concerns on the removal of the belcast skirt on the south wall.

Moved by Christopher Campbell and seconded by Mary Tivy,

“THAT Heritage Guelph has no objection to the revised 2-storey addition design proposed for the former Superintendent’s Residence as presented at the February 9, 2014 meeting of

	<p>Heritage Guelph.”</p> <p>Moved by Uli Walle and seconded by Christopher Campbell,</p> <p>“THAT Heritage Guelph requests that the architects review the incorporation of a belcast skirt based on the existing condition on the south facing second floor sunroom.”</p> <p style="text-align: right;">CARRIED</p>
8	<p><u>Information Items</u></p> <p>Item 8.1 – Grand River Heritage Day – Feb 13, 2015 Item 8.1 – Heritage Day 2015 – Feb 16 Item 8.1 – CHOnews – Winter 2015 issue</p>
9	<p><u>Next Meeting</u></p> <p>Special Meeting – Monday, March 2, 2015 at the Homewood Health Services Regular Meeting – Monday, March 9, 2015 in City Hall Meeting Room “C”</p>
9	<p><u>Other Matters (introduced by Heritage Guelph Members)</u></p> <p>None</p>
10	<p><u>Adjournment</u></p> <p>Moved by Mary Tivy and seconded by Uli Walle,</p> <p>“THAT the Heritage Guelph meeting of February 9, 2015 be adjourned at 2:30 pm.”</p>