

MEETING MINUTES



MEETING **Heritage Guelph**

DATE March 27, 2017

LOCATION City Hall Meeting Room C
TIME 12:00 PM – 2:00 PM

PRESENT Christopher Campbell (Chair), Daphne Wainman-Wood, Mary Tivy, David Waverman, Bob Foster, Michael Crawley, Bill Green, Tony Berto, Charles Nixon, Stephen Robinson (Senior Heritage Planner), Madeleine Myhill (Planning Clerk), Melissa Aldunate (Manager of Policy Planning and Urban Design), Tina Agnello (Deputy City Clerk)

REGRETS Uli Walle

DELEGATIONS Tiffany Brûlé (Park Planner, City of Guelph)
Mark Scott (GM BluePlan Engineering)
Joel Conrad (Archaeological Services Inc.)
Tammy Adkin (Manager, Guelph Museums)

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<u>Welcome and Opening Remarks</u> Christopher Campbell welcomed everyone to the meeting.
2	<u>Approval of Agenda and Addendum</u> Moved by Tony Berto and seconded by Charles Nixon, “THAT the Agenda and Addendum for the March 27, 2017 meeting of Heritage Guelph be approved.” CARRIED
3	<u>Declaration of Pecuniary Interest</u> None
4	<u>Adoption of Draft Minutes</u> Moved by Tony Berto and seconded by Charles Nixon,

	<p>“THAT the Minutes from the Heritage Guelph meeting of January 9, 2017 be approved.”</p> <p style="text-align: right;">CARRIED</p>
5	<p><u>Matters Arising from the Minutes</u></p> <p>Item 6.1 73- 75 Essex Street Stephen Robinson to provide Mary Tivy with land title abstracts for this property as requested at the January 9, 2017 meeting.</p>
6	<p><u>New Business</u></p> <p>6.1 Confirmation of 2017 Heritage Guelph meeting schedule</p> <p>Moved by Bob Foster and seconded by Daphne Wainman-Wood,</p> <p>“THAT the meetings of the Heritage Guelph Committee be kept at the scheduled time”</p> <p style="text-align: right;">CARRIED</p> <p>6.2 280 Arthur Street North (Homewood Gatehouse) Listed (non-designated) property Brief update on planned rehabilitation for new uses. Delegation: Brad Schlegel (Homewood Healthcare); Brendan Stewart (ERA Architects)</p> <p>Brad Schlegel was unable to attend the meeting. Item has been deferred.</p> <p>6.3 Ward to Downtown Bridges – Location options and final draft of related Heritage Impact Assessment</p> <p>Stephen Robinson introduced Matt Scott of GM BluePlan Engineering project managers of the Ward to Downtown Pedestrian Bridge Environmental Assessment. Matt explained that the project is currently in Phase 2 (Alternative Solutions) which is nearing completion. Bridge Alternatives 1 and 2 were described as the preferred options and that although Alternative 2 could potentially impact heritage views, it provides the opportunity to create new views of heritage attributes of the area. Alternative 1 promotes active transportation movement and Alternative 2 aligns with promenade and promotes connectivity. Alternative 3 and 4 have less of an impact on heritage attributes, but would require large access ramps which would have significant environmental impacts. Matt presented cross sections of the conceptual designs, the evaluation of alternatives chart, and the study recommendations. Heritage Guelph members had staff provide some clarification and suggested aligning Alternative 2 with a future crosswalk on Wellington Street.</p> <p>Moved by Daphne Wainman-Wood and seconded by Tony Berto,</p> <p>“THAT the Cultural Heritage Evaluation and Heritage Impact Assessment reports prepared by ASI Archaeological & Cultural Heritage Resources Ltd. (dated February 2017) for the Ward to Downtown Bridges Environmental Assessment and submitted to Heritage Guelph for</p>

review at their meeting of March 27 2017 be received; and

THAT Heritage Guelph supports the proposed Ward to Downtown pedestrian bridge location #1 as the preferred option for the first pedestrian bridge to be built in the study area, and location #2 with the option of having the bridge skewed to the south in order to meet a cross walk as the preferred option for location #2 if a second pedestrian bridge is required in future; and

THAT rather than only seeing the introduction of pedestrian bridges at proposed locations #1 or #2 as having a negative impact obstructing existing views of adjacent cultural heritage resources, these bridges would actually mitigate negative impact by adding new and interesting views to the adjacent Guelph Junction Railway Bridge and also into the listed heritage property at 43 Arthur Street South.”

CARRIED

6.4 1123 York Road

Stephen Robinson provided an image of the subject listed (non-designated) property which is owned by Barzotti Woodworking Ltd. The zoning of this property only allows large industrial which will support the addition being proposed. Stephen presented the drawings that were provided by BJC Architects and expressed that he is supportive of the plan; however, he believes the slider windows are inappropriate and would like to recommend wood window replacements be included in the conservation plan. Stephen also presented the site plan design and landscaping plan. HG members expressed concerns regarding the attachment of the addition to the heritage building – set backs on the connecting section would be ideal. Additionally, concerns were expressed surrounding the new design not being sympathetic to the house. Stephen mentioned that he can question these concerns in the site plan review and urban design review. This item will be coming back to a future HG meeting with revised plan.

6.5 108 Water Street –McCrae Coach House

Stephen Robinson introduced Tammy Adkin (Manager, Guelph Museums). Tammy described the proposed addition to the coach house at the back of McCrae House. Since the house was renovated in 2015, it is not conducive to programming – this addition would make an ideal space to accommodate 20-30 people for education programs, lectures, community events, etc. which is the intent of this addition/renovation. The upper part of the coach would continue to be used for storage. Although the insulation will be improved, the space will not be used during the winter months.

Moved by Mary Tivy and seconded by Bill Green,

“THAT Heritage Guelph supports the approval of heritage permit application HP17-0002 to permit interior alterations and a rear addition to the coach house building at the John McCrae birthplace at 108 Water Street as shown in plan and elevation drawings prepared for the Guelph Civic Museum by BJC Architects (dated February 9, 2017) and presented at the March 27, 2017 meeting of Heritage Guelph; and

THAT any changes to the heritage permit that are minor in nature may be dealt with by the Senior Heritage Planner.”

CARRIED

6.6 62 Yarmouth St; 68 Yarmouth St and 74-76 Yarmouth St

Stephen Robinson advised the Committee of the proposed demolition of these properties and mentioned that a Cultural Heritage Resource Impact Assessment would be required as part of a complete application – which has not been provided at this time. The owner of these listed (non-designated) properties is looking to explore redevelopment options for their properties and would like to investigate what is involved. HG members discussed this as a potential area for a heritage conservation district stating that it has many significant heritage features. Tony Berto provided the Committee with some information he retrieved while researching these properties. Members expressed concerns surrounding sympathetic development and intensification. Heritage Guelph went in Committee to discuss.

Moved by Mary Tivy and seconded by Daphne Wainman-Wood,

THAT Heritage Guelph supports planning staff's requirement of the proponent to submit for approval a Cultural Heritage Resource Impact Assessment as part of a complete application for any future planning approvals regarding the listed (non-designated) properties at 62 Yarmouth Street; 68 Yarmouth Street and 74-76 Yarmouth Street.

CARRIED

6.7 Update to Municipal Register of Cultural Heritage Properties

Stephen Robinson described the 23 properties in the Municipal Register of Cultural Heritage Properties that need to be removed or corrected in preparation for the Council report going forward May 1st.

Moved by Bob Foster and seconded by Bill Green,

“THAT Heritage Guelph supports planning staff's proposal to revise the Municipal Register of Cultural Heritage Properties to reflect Council decisions and update records where buildings were demolished prior to the 2009 heritage register expansion by the removal of 23 listed (non-designated) properties and the correction of addresses for 6 listed (non-designated) properties as presented at the March 27, 2017 meeting of Heritage Guelph; and

THAT Heritage Guelph has no objection to the removal of the following 23 properties from the Municipal Register of Cultural Heritage Properties:

- 33 Arkell Road**
- 340 Clair Road East**
- 132 Clair Road West**
- 14 Clearview Street**
- 148 Crawley Road**
- 110 Dufferin Street**

233 Forestell Road
202 Glasgow Street North
1640 Gordon Street
1647 Gordon Street
1756 Gordon Street
270 Grange Road
117 Liverpool Street
13 Marcon Street
206-210 Neeve Street
111 Norwich Street East
463 Speedvale Avenue West
268 Victoria Road North
63-67 Woolwich Street
229 Woolwich Street
504 Woolwich Street
160-164 Wyndham Street North
148 York Road; and

THAT Heritage Guelph has no objection to address corrections to the following 6 properties listed on the Municipal Register of Cultural Heritage Properties:

91 Arthur St N (Correct address: 38 Queen Street)
998 Edinburgh Rd S (Correct address: 37 Geddes Court)
90 Fountain St E (Correct address: 91 Farquhar St)
2093 Gordon St (Barn incorrectly included in record for 1912
Gordon St in heritage register)
527 Stone Rd E (Correct address: 728 Victoria Road South)
1023 Victoria Rd S (Correct address: 1035 Victoria Rd S, Unit 151).”

CARRIED

Moved by Tony Berto and seconded by Mary Tivy,

“THAT the meeting be extended to 2:15 PM.”

CARRIED

6.8 Designation Plaques

Confirmation of final wording for heritage designation plaques for:
18 Kathleen Street; 13 Evergreen Drive; Stone Road Bridge; 65 Wyndham Street North; 341
Forestell Road; 1453 Gordon Street

HG Members provided some suggestions and any further revisions can be e-mailed to Stephen Robinson.

6.9 16 Oxford Street

Stephen Robinson presented an image of the designated property and the porch that needs to be repaired. Stephen explained that the balusters and railing have rotted, but it is the owners' intention to

	<p>retain and replicate what is there while using a stain that allows the wood to breathe. Stephen presented the elevation drawings to HG members for discussion.</p> <p>Moved by Bill Green and seconded by Tony Berto,</p> <p>“THAT Heritage Guelph supports the approval of heritage permit application HP17-0003 to permit the repair and restoration of the front porch deck, balustrades, handrails and steps as shown in plan and elevation drawings prepared for the owner by Kathy Stacey of KSA Historic Building Consultants and presented at the March 27, 2017 meeting of Heritage Guelph; and</p> <p>THAT any changes to the heritage permit that are minor in nature may be dealt with by the Senior Heritage Planner.”</p> <p style="text-align: right;">CARRIED</p>		
7	<p><u>Information Items</u></p> <p>Information Items</p> <p>7.1 43 Arthur Street South – photos from March 3 interior site visit 7.2 Guelph Civic Museum – proposed stone repairs and repointing 7.3 Guelph Train Station (April 19) – unveiling completed renovations; ACO lecture (Alan Stacey of Heritage Mill); 100th anniversary of Toronto Suburban Railway coming to Guelph 7.3 Doors Open Guelph (April 22) 7.4 Founder’s Day (April 23)</p> <p>Committee discussed a recognition program for those who have done work to restore heritage properties and would like to begin an informal list of these.</p>		
8	<p><u>Next Meeting</u></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Heritage Guelph Meeting April 10, 2017 (12-2 PM) Location: City Hall, Mtg Rm C </td> <td style="width: 50%; vertical-align: top;"> HG Designation Working Group April 24, 2017 (12-2 pm) Location: City Hall, Mtg Rm B </td> </tr> </table>	Heritage Guelph Meeting April 10, 2017 (12-2 PM) Location: City Hall, Mtg Rm C	HG Designation Working Group April 24, 2017 (12-2 pm) Location: City Hall, Mtg Rm B
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9	<p><u>Adjournment</u></p> <p>Moved by Michael Crawley and seconded by Tony Berto,</p> <p>“THAT the meeting be adjourned at 2:15 pm.”</p> <p style="text-align: right;">CARRIED</p>		