

# MEETING MINUTES



MEETING **Heritage Guelph**

DATE February 13, 2012

LOCATION City Hall Committee Room 'B'

TIME 12:00 PM

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

REGRETS Doug Haines, Mary Tivy, Christopher Campbell

DELEGATIONS Mr. Bob Carter, Assistant Vice-President, Physical Resources (University of Guelph) and Ms. Jill Vigers, Manager, Architectural Services, Design, Engineering & Construction (University of Guelph)

AUDIENCE Mr. Rick Jamieson

## DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<b><u>Welcome and Opening Remarks</u></b> Paul Ross welcomed all to the meeting.
2	<b><u>Approval of Agenda:</u></b>  Moved by Joel Bartlett and seconded by Lorraine Pagnan,  “ <b>THAT the Agenda for the February 13, 2012 meeting of Heritage Guelph be approved.</b> ”  <b>CARRIED</b>
3	<b><u>Declaration of Pecuniary Interest:</u></b> none
4	<b><u>Approval of Meeting Minutes from January 9, 2012</u></b>  Moved by Tony Berto and seconded by Russell Ott,  “ <b>THAT the Minutes for the January 9, 2012 meeting of Heritage Guelph be approved.</b> ”  <b>CARRIED</b>

## Matters Arising from Previous Minutes

### Item 5.1

#### **Brooklyn and College Hill Heritage Conservation District**

Mr. Rick Jamieson, an owner of property on James Street East in the Brooklyn and College Hill Heritage Conservation District Study area, attended this portion of the meeting. Although not as a registered delegation, the Chair allowed Mr. Jamieson to address the committee. Mr. Jamieson raised his concerns about the Brooklyn and College Hill Heritage Conservation District Study process, alleged inaccuracies in the consultant's HCD Study – Heritage Assessment Report, and his concern that his property and all other properties on James Street East, in his opinion, do not have heritage value and that he and his neighbours on James Street East don't want a Heritage District. Mr. Jamieson added that he believes designating individual properties is a better way to go about preserving heritage and that the HCD Study is too expensive and not necessary. Mr. Jamieson also commented that he is concerned that the committee and the City are making a decision based on flawed information. Paul Ross suggested to Mr. Jamieson that Heritage Guelph isn't the proper forum for his concerns, and that he needs to present them to Council.

Moved by Tony Berto and seconded by Susan Ratcliffe,

**“THAT Heritage Guelph recommends that Council receive the Brooklyn and College Hill Heritage Conservation District Study – Heritage Assessment Report (February 2012); and**

**THAT, having thoroughly reviewed the study report in consultation with a member of the consultant team, Heritage Guelph advises Council of its support for proceeding with Phase Two of the Brooklyn and College Hill Heritage Conservation District designation process for the purposes of creating a Draft Heritage Conservation District Plan and Design Guidelines according to Part V, Section 40 (1) of the Ontario Heritage Act.”**

**CARRIED**

### Item 5.2

#### **139 Morris Street**

Paul Ross advised that the committee needs to make a recommendation to Planning Staff on Heritage Guelph's position on the proposed redevelopment of 139 Morris Street. The information provided by the proponent in the Cultural Heritage Resource Impact Assessment indicates that it would be impossible to incorporate the 1907 portion of the building into the new development. The report notes that significant changes have already been made to the original building over the years causing the loss of heritage integrity and that there appears to be extensive remediation required for the environmental cleanup which makes it difficult for the building to remain on the site.

Committee members again raised issues relating to the importance and distinctiveness of the building in the community and that it is desirable to reuse portions of the building, if possible. Members also noted that some aspects of CHRIA have not been met in that it does not address possible adaptive reuse plans, there is no assessment of the building to indicate that parts of the original building can/cannot be re-used, nor is there proper documentation of the existing floor plan. One member noted that if the building is eventually demolished some heritage components of the original building should be retained and that the Guelph Civic Museum should be given an opportunity to see what artifacts they would consider adding to their collection. Paul Ross noted that the committee is lacking

	<p>significant information to make a decision at this point.</p> <p>Stephen Robinson advised the committee that the only way to preserve this non-listed built heritage resource is to designate it under the Ontario Heritage Act. The committee needs to determine if it wants to start the designation process. Stephen Robinson will follow up with the proponent and Planning Staff regarding the additional information the Committee is requesting.</p> <p><b>Item 5.3</b>  <b>785 York Road (Guelph Correctional Centre)</b>  Stephen Robinson announced that he has made arrangements with Infrastructure Ontario for a site visit at the former Guelph Correctional Centre at 785 York Road on either March 8 or 9<sup>th</sup>. The Committee members determined March 9<sup>th</sup>, from 10:30-1:00 as their preferred date.</p>
6	<p><b>Business Items</b></p> <p><b>Item 6.1</b>  <b>573, 575, 577-579 and 581 Gordon Street (University of Guelph)</b>  Delegation: Mr. Bob Carter, Assistant Vice-President, Physical Resources (U of G) and Ms. Jill Vigers, Manager, Architectural Services, Design, Engineering &amp; Construction (U of G) attended this portion of the meeting.</p> <p>Ms. Jill Vigers advised that the University of Guelph is planning on demolishing the four red brick houses at 573, 575, 577-579 and 581 Gordon Street and provided some background information on the properties. She advised that none of the houses are designated or listed on the Heritage Register under the Ontario Heritage Act. The houses were built to house staff and faculty in the late 1800's and early 1900's. The properties now have limited use and functionality and they don't fit into the University's Campus Master Plan. 573, 575 and 577-579 Gordon Street are currently being used for storage and office space while 581 Gordon Street is not habitable and is not being used. Ms. Vigers added that it would be hard to adapt these buildings for other uses due to the relative floor plates of the buildings and the University has no real use for them anymore. It was explained that the University would like to design a symbolic plaque or memorial to recognize the people who the houses are named after.</p> <p>Members asked what they plan to build in the location if the houses were to be demolished or if the houses could be moved to another location, or incorporated wholly or partially into a new building on the site. Bob Carter replied that they haven't identified a specific use as yet however it is a valuable spot and the University plans to build there at a later date. Jill Vigers responded that relocation or incorporation would not be practical and that the Young house is in very poor condition. It was noted that the houses can't be used as a residence or day care due to Ministry of Environment regulations and that there are limited uses available for the site.</p> <p>Stephen Robinson noted that as the properties are not designated and have not been listed on the Heritage Register, if the Committee would like to save them, they would need to recommend that Council designate the houses under the Ontario Heritage Act. Stephen noted that the Cultural Heritage Resource Impact Assessment provided by Owen Scott on behalf of the proponent offered very limited structural analysis and asked what the concerns were for the structural condition of the Young house. Bob noted that although structurally it seems okay, there are issues with mould, animals, mortar missing, probably water damage, porches have rotting columns, roofing issues, and the</p>

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windows are showing rot damage.

A question was asked about the timing of the demolition and if there was a rush to demolish. Bob Carter commented that Urban Strategies is currently working on a new Campus Master Plan for the University lands and the UofG needs to be ready if a project comes up that they need the land for. The 2002 Campus Master Plan showed the land as a future building site so they have been proposed for demolition for 10 years and as such, haven't been maintained to the extent that they could have been. Bob added that they could build quite a large building on the site and meet more needs than if they kept the houses intact.

Moved by Martin Bosch and seconded by Russell Ott,

**“THAT Heritage Guelph having no interest in designating the properties located at 573, 575, 577-579 and 581 Gordon Street will not oppose the University of Guelph’s application for the demolition of such.”**

**CARRIED**

Moved by Martin Bosch and seconded by Russell Ott,

**“However, Heritage Guelph requires that the University of Guelph take inventory, pictorially and otherwise to document the present structures. Also the University of Guelph is required to recycle whatever aspects of the buildings that is possible. e.g. red brick, wooden doors, windows etc. In addition the University of Guelph will prepare signage on site that recognizes the significance and naming of the 4 houses.”**

**CARRIED**

Paul Ross added that the Committee would be interested in meeting with University about their Master Planning process. Paul and Stephen will contact the University to set up a meeting. Paul thanked the guests for attending.

**Item 6.2**

**72 Farquhar Street (Guelph Kiss-and-Ride)**

Stephen Robinson advised that there is a Site Plan application submitted for the Kiss and Ride location at 72 Farquhar Street and the demolition of the building has been completed. Representatives of GO Transit will be coming to a future meeting of Heritage Guelph to provide an update of their plans for the Drill Hall.

**Item 6.3**

**170-178 Elizabeth Street**

Stephen Robinson advised that he has been contacted by a real estate agent regarding the property at 170-178 Elizabeth Street which will be listed for sale. Both of the houses are listed on the Heritage Register and the Agent is looking to see what the Committee’s position is on these properties. Stephen will advise when he arranges a site visit.

7	<p><b><u>Subcommittee and Committee Representation</u></b></p> <p><b>Item 7.1</b>  <b>Spotlight on Heritage Event (February 18)</b>  Susan Ratcliffe provided an update on the Spotlight on Heritage Event being held at Stone Road Mall this weekend. Susan will send out an amended schedule for all those who have volunteered. The display will include posters and brochures and there will be 20 other heritage groups involved. If anyone has other display suggestions, please let Susan know.</p> <p><b>Item 7.2</b>  <b>Plaque presentation ceremony at Council February 27</b>  Stephen Robinson confirmed that the heritage designation plaques are ready for the ceremony to be held at the beginning of the Council meeting on February 27. The ceremony will consist of a Powerpoint presentation and the presentation of the plaques to the recipients by the Mayor.</p> <p><b>Item 7.3</b>  <b>Guelph Civic Museum tour for HG and plaque recipients</b>  The Committee discussed the possibility of holding a reception for the plaque recipients before the February 27 ceremony and then invite them for a tour of the museum at a later date.</p>
8	<p><b><u>Information Items</u></b></p> <p><b>8.1 Heritage Research Assistant – update on summer position</b>  Stephen Robinson informed the Committee that Jesse Watson (a past Heritage Research Assistant) has accepted a planning position with the Province of Alberta. Stephen is currently looking through resumes for the 2012 summer student position.</p> <p><b>8.2 Potential sale of Norfolk Street United Church (75 Norfolk Street)</b>  Stephen Robinson noted that Norfolk Street United Church will be sold. The Committee suggested that staff should talk to the current and new owners about heritage conservation.</p>
9	<p><b><u>Next Meeting</u></b></p> <p>Subcommittee Meeting – Monday, February 27, 2012 in City Hall Meeting Room “B”  Regular Meeting - Monday, March 12, 2012 in City Hall Meeting Room “B”</p>
10	<p><b><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></b></p> <p>Susan Ratcliffe announced that the annual Grand River Heritage Day event will be held this Friday.  Susan Ratcliffe announced that the “Jane’s Walks” are starting to be planned and will be held on the first Saturday and Sunday in May.  Susan Ratcliffe announced that a second edition reproduction of the popular 1939 book by David Allan <i>About Guelph: Its Early Days and Later</i> is being published soon by the Guelph Historical Society.</p> <p>Adjourn – 2:10 pm</p>