

# MEETING MINUTES



MEETING **Heritage Guelph**

DATE September 9, 2013

LOCATION City Hall Committee Room 'B'

TIME 12:00 PM

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

REGRETS Tony Berto

DELEGATIONS 170-178 Elizabeth St: Owen Scott (CHC Consulting); Hugh Peloso and Brian Marquess (Real Estate Agents for Owner)

## DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p><b><u>Welcome and Opening Remarks</u></b></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting.</p>
2	<p><b><u>Approval of Agenda</u></b></p> <p>Moved by Paul Ross and seconded by Lorraine Pagnan,</p> <p><b>“THAT the Agenda and Addendum for the Heritage Guelph meeting of September 9, 2013 be approved.”</b></p> <p style="text-align: right;">CARRIED</p>
3	<p><b><u>Declaration of Pecuniary Interest</u></b></p> <p>None</p>
4	<p><b><u>Approval of Meeting Minutes from August 19, 2013</u></b></p> <p>A request was made under Item 5.4 – 76 Water St to add the following. “Michael Witmer, Site Plan Coordinator attended this portion of the meeting and commented about the parking requirements.”</p> <p>Moved by Russell Ott and seconded by Lorraine Pagnan,</p> <p><b>“THAT the Minutes from the meeting of August 19, 2013 be approved as amended.”</b></p> <p style="text-align: right;">CARRIED</p>

5	<p><b><u>Matters Arising from Previous Minutes</u></b></p> <p>None</p>
6	<p><b>New Business</b></p> <p><b>Item 6.1</b> <b>170 and 178 Elizabeth St</b></p> <p>Delegations: Owen Scott (CHC Consulting); Hugh Peloso and Brian Marquess (Real Estate Agents for Owner)</p> <p>Stephen Robinson advised that Planning Services has received a Cultural Heritage Resource Impact Assessment (CHRIA) from Owen Scott. Stephen provided some background on the proposed redevelopment of the properties at 170 and 178 Elizabeth St and showed photos from a site visit conducted earlier that morning with members of Heritage Guelph.</p> <p>Doug Haines described some additional observations on the condition of the houses based on the site visit. Doug advised that while 170 Elizabeth St does not contain many interior features of heritage value he added that 178 Elizabeth St has coupled windows which are not common, and that although it has substantial water damage, in his opinion, it doesn't appear to have structural damage.</p> <p>Committee members commented that although the CRHIA notes that the associated value is minor some members feel that the property tells a significant story in the development of Italian families and business in the Ward and that they would like to see the house at 178 Elizabeth restored and retained. There was discussion on the potential for development in the railway setback and it was clarified that there could be no habitable space created within the setback.</p> <p>Moved by Doug Haines and seconded by Christopher Campbell,</p> <p><b>“THAT the proponent bring forward a site plan with consideration of the retention of the house at 178 Elizabeth St; and THAT the balance of the site plan be consistent with the neighbourhood.”</b></p> <p style="text-align: right;">CARRIED</p> <p><b>Item 6.2</b> <b>61 Tiffany St E</b></p> <p>Stephen Robinson provided some background on the existing dwelling at 61 Tiffany St E and the owner's ideas about potential redevelopment. Stephen noted that the house was likely built in late 1890's or early 1900's and that there are no interior elements of heritage value. The committee held some discussion on the potential for redevelopment of the property.</p> <p>Moved by Paul Ross and seconded by Mary Tivy,</p> <p><b>“THAT Heritage Guelph encourages the owner to first explore options for an addition before considering complete demolition of the existing dwelling at 61 Tiffany Street East; and</b></p>

---

**WHEREAS the subject property is one of the original houses in the historical streetscape of Tiffany Street East (formerly Mary Street), Heritage Guelph recommends that any potential redevelopment should be designed in such a way that is compatible with the height, massing and setbacks of this portion of the Tiffany Street East streetscape using materials and finishes that are in keeping with the heritage character of the area; and THAT Heritage Guelph requests the opportunity to review and comment on any proposed design prior to formal submission of a building permit.”**

CARRIED

**Item 6.3  
421 Woolwich St**

Stephen Robinson provided some background and viewed photos and plans of the property at 421 Woolwich St. Stephen advised that there is a site plan application submitted and that they are looking to remove the front porch and build a large addition. Stephen does not believe the porch is original to the house. The committee held some discussion on the site plan.

Moved by Paul Ross and seconded by Lorraine Pagnan,

**“THAT Heritage Guelph has no objection to the proposed site plan drawings submitted for Site Plan Review Application SP13C034 for the proposed removal and rebuilding of the enclosed glazed porch at 421 Woolwich Street as presented at the 9 September 2013 meeting of Heritage Guelph; and THAT the Senior Heritage Planner continue to work with the proponent to make minor refinements to the proposed elevation drawings”**

CARRIED

**Item 6.4  
42 Liverpool St**

Stephen Robinson provided some background and viewed some photos of the property at 42 Liverpool Street. Stephen advised that the owners have submitted a building permit application for a large addition and noted that although they will be expanding the front gable and attic space of the house, that this is classified as an alteration and not a demolition. Stephen added that the only way that the City could have protected the heritage attributes of the building would be to have designated the house before the building permit application for alterations was filed. The committee held some discussion on the proposed plans and the history of the house.

**Item 6.5  
55 Delhi St**

Stephen Robinson presented a proposed site plan drawing and provided a brief description of owner’s Zoning By-law Amendment application to convert to the current I.3 Institutional zoning to R.4D Specialized Residential Apartments. Stephen described generally how the owner’s plan is to conserve the exterior heritage attributes of this listed (non-designated) building. Although it was discussed that

these heritage attributes do not include landscape features of the property, concern was raised by the Heritage Guelph members over the proposed parking in the front yard. Questions were raised as to whether there could be a reduction in parking requirements to save the trees and current landscaped appearance of the building from street. The Committee was informed by staff that a Public Meeting is planned for October 7<sup>th</sup>.

Moved by Paul Ross and seconded by Loraine Pagnan,

**“THAT it is the opinion of Heritage Guelph that the use of the grounds in front of the property at 55 Delhi Street for parking will negatively impact the heritage character and appearance of the building.”**

CARRIED

**Item 6.6**  
**174-176 Alice St**

Stephen Robinson provided some background and viewed some photos of the existing building at 176 Alice Street. Stephen advised that the owner has submitted a building permit application to allow the conversion of the building to residential and create an accessory apartment. Stephen added that the owner is looking at keeping the diagonal windows and a sign of some sort. Stephen recommended no objection to the conversion.

**Item 6.7**  
**Discussion on methods for cleaning limestone**

Stephen Robinson advised that he has been receiving some requests from owners on methods for cleaning limestone and reminded the committee that sandblasting is not supportable. The Committee held some discussion on the use of different cleaning techniques using less abrasive methods and the importance of using test sites in determining the best method to be used to avoid damage.

**Item 6.8**  
**Brooklyn and College Hill Heritage Conservation District**

Stephen Robinson advised that there will be a Community Focus Workshop for the proposed Brooklyn and College Hill HCD on October 2<sup>nd</sup> at the Guelph Community Christian School. It will be a 2-hour workshop using the a breakout session format. Russell Ott will provide an update by email on the HCD Community Working Group meeting held recently.

**Item 6.9**  
**80 Simmonds Dr**

Stephen Robinson advised that there is a staff report going to the Community and Social Services Committee on September 17<sup>th</sup> recommending demolition of farmhouse at 80 Simmonds Dr. The Committee raised concerns about the process that was followed to create the report and not only that this decision came without any warning but also without any consultation with either Heritage Guelph or the community. Mary Tivy agreed to be a delegation at the CCS Committee meeting to speak on behalf of Heritage Guelph.

	<p>Moved by Paul Ross and seconded by Lorraine Pagnan,</p> <p><b>“THAT Heritage Guelph reaffirms its commitment to the designation of 80 Simmonds Drive under Part IV of the Ontario Heritage Act as previously recommended by Heritage Guelph and the Conservation Review Board; and THAT Heritage Guelph is strongly opposed to the staff recommendation contained in Report CSS-PR-1335 - Wilson Farm Park – Farmhouse, specifically recommendations 1, 2 and 4.”</b></p> <p style="text-align: right;">CARRIED</p>
7	<p><b><u>Information Items</u></b></p> <p>None</p>
8	<p><b><u>Next Meeting</u></b></p> <p>Working Group Meeting(s) – Monday, September 23, 2013 in City Hall Meeting Room “B” Regular Meeting – Tuesday, October 15, 2013 in City Hall Meeting Room “B”</p>
9	<p><b><u>Other Matters Introduced by the Chair or Heritage Guelph Members</u></b></p> <p>None</p>
10	<p><b><u>Adjournment</u></b></p> <p>Moved by Russell Ott and seconded by Bill Green,</p> <p>Adjourn – 2:10 pm</p>