

COMMITTEE AGENDA

Consolidated as of September 13, 2013



TO **Community & Social Services Committee**

DATE September 17, 2013

LOCATION Council Chambers, Guelph City Hall, 1 Carden Street

TIME 5:00 p.m.

DISCLOSURE OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

CONFIRMATION OF MINUTES- July 16, 2013 open and closed meeting minutes

PRESENTATIONS (Items with no accompanying report)

a) Mr. Charles Whittaker – Guelph In Bloom

CONSENT AGENDA

The following resolutions have been prepared to facilitate the Committee's consideration of the various matters and are suggested for consideration. If the Committee wishes to address a specific report in isolation of the Consent Agenda, please identify the item. The item will be extracted and dealt with separately. The balance of the Community & Social Services Committee Consent Agenda will be approved in one resolution.

ITEM	CITY PRESENTATION	DELEGATIONS	TO BE EXTRACTED
CSS-2013.22 Wilson Farm Park -Farmhouse		<ul style="list-style-type: none">• Frank Barber• David Dorion• Betty McGregor• Dr. Dave Snyder• Deborah Robertson• Mike Lackowicz• Marcia Santen• Susan Watson• Madeleine Digby• Susan Ratcliffe• James Gordon• Malkah McNeilly• Mary Tivy, Heritage Guelph• Dennis Galon• Cynthia Weijs	✓

		<u>Correspondence:</u> <ul style="list-style-type: none"> • Susan Watson • Petition submitted by Susan Watson • Mary Tivy • Lorraine Pagnan • Petition from Trillium Waldorf School Grade 7 Students • Emily Kesteloot • Maddy Digby • Elizabeth Snell • Stacy Collison 	
CSS-2013.23 Community and Social Services Annual Report	<ul style="list-style-type: none"> • Colleen Clack, Interim Executive Director, Community & Social Services 		✓
CSS-2013.24 Guelph Civic Museum Phase 2 Landscaping			
CSS-2013.25 The Elliott Business Case Scope		<ul style="list-style-type: none"> • Trevor Lee, CEO Elliott Community 	✓

CLOSED MEETING

THAT the Community & Social Services Committee now hold a meeting that is closed to the public with respect to:

CSS-C-2013.2 Tourism Services RFP Update

S. 239 (2) (b) personal matters about identifiable individuals.

OPEN MEETING

CONSENT AGENDA (*Continued*)

CSS-2013.26 Tourism Services RFP Update			
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Resolution to adopt the balance of the Community & Social Services Committee Consent Agenda.

ITEMS EXTRACTED FROM THE CONSENT AGENDA

Once extracted items are identified, they will be dealt with in the following order:

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- 1) delegations (may include presentations)
 - 2) staff presentations only
 - 3) all others.

STAFF UPDATES AND ANNOUNCEMENTS

ADJOURN

NEXT MEETING: October 8, 2013

From: susanejwatson

Sent: September 13, 2013 8:36 AM

To: Clerks; Mayors Office; Jim Furfaro; Bob Bell; Ian Findlay; Andy VanHellemond; Maggie Laidlaw; June Hofland; Gloria Kovach; Cam Guthrie; Lise Burcher; Leanne Piper; Todd Dennis; Karl Wettstein

Subject: Wilson farmhouse demolition would violate O.P., a By-law and City policies

Madame Mayor and Members of Council:

Thank you for the opportunity to provide feedback to the staff report on the Wilson Farm Park – Farmhouse.

My concern is that, if executed, the recommendations in the staff report would:

- 1) Violate a specific provision in the Official Plan which enshrines protection of the Wilson Farmhouse
- 2) Violate the Heritage objectives of the Official Plan, specifically section 3.5 on Cultural Heritage Resources.
- 3) Violate City By-laws – specifically the Demolition Control By-law.
- 4) Violate the City's Guiding Principles for Community Engagement
- 5) Violate the Major Goal (5) of the City's Official Plan "to ensure efficient use of public expenditures without excessive financial strain upon the City."

I am trying to understand how it has come to be that recommendations of a staff report could be so contrary to the O.P, By-laws and City Policies.

The best guess I can come up with is that while issues relating to parks and public consultation come under the direction of Community and Social Services, **issues relating to the Official Plan, Zoning, Heritage Preservation and Demolition are all matters currently handled by the Building and Planning Services Department.**

I would not expect that staff in CSS would have expertise in these areas and perhaps they do not fully understand the implications of their recommendations. I recognize that they are making an effort to respond to what they perceive as the wishes of the neighbourhood. Unfortunately, in the absence of any public consultation process, those wishes can only be deemed to be representative of one segment of the community

I would like to expand on the five assertions I have made above by providing specific reference to the relevant sections of City documents.

1) Violate a specific provision in the Official Plan which enshrines protection of the Wilson Farmhouse.

Reading through section 3.5 of the Official Plan on Cultural Heritage Resources, it's striking that the Wilson Farmhouse is one of only two heritage properties in the City specifically mentioned in our Official Plan.

Cultural Heritage Resources - Victoria Road North Secondary Plan Area

3.5.20 In addition to the policies contained in subsection 3.5 of this Plan, the following policies provide context for new development within the Victoria Road North Secondary Plan Area:

1. The farmhouse at 595 Victoria Road North will be incorporated into the design of the main public square for the lands located along the west side of Victoria Road, providing opportunity for the use of this building as a public facility (community centre or library) or alternatively, to be retained as a residential use.

2. The fieldstone house at 797 Victoria Road North is currently owned by the Grand River Conservation Area and should be preserved.

Given the specific reference to the farmhouse in the O.P. Council will need a professional legal or planning opinion as to whether or not an Official Plan Amendment would be required to proceed with demolition.

I would like to note that the Victoria Road North Secondary Plan was incorporated into the City's Official Plan through O.P.A 11 and was approved by the OMB in 2001.

2) Violate the Heritage objectives of the Official Plan, specifically section 3.5 on Cultural Heritage Resources.

3.5.3.1

1. Built heritage resources shall be preserved and incorporated into all development

plans, unless the applicant demonstrates to City Council that the built heritage resource does not meet the criteria for designation used by the City of Guelph Local Architectural Conservation Advisory Committee (LACAC)

No one has demonstrated that the Wilson Farmhouse does not meet the criteria for designation used by the City of Guelph Heritage Committee. In fact, in the recent ruling of the Conservation Board of Ontario, the Board upheld the City's position and recommended designation and stated that the farmhouse "is a benchmark for the community and reflective of the City's once vibrant agricultural past."

I believe the following Objectives and Policies are also relevant:

3.5 Cultural Heritage Resources

Objectives

- a) To maintain the unique style and character of the City.*
- b) To encourage the identification, restoration, protection, maintenance and enhancement of cultural heritage resources.*
- c) To encourage the preservation, restoration or re-use of historic and architecturally significant buildings and landmarks throughout the City.*

General Policies

3.5.1 The City will encourage the restoration, protection, maintenance and enhancement of cultural heritage resources which include, but are not limited to, archaeological resources, built heritage resources and cultural heritage landscape resources.

3.5.2 This Plan promotes the design of development proposals in a manner, which preserves and enhances the context in which cultural heritage resources are situated.

3.5.3 Development proposals in the City shall be designed to be consistent with the maintenance of cultural heritage resources and, in addition, shall incorporate these resources into specific design proposals where possible.

3) Violate City By-laws – specifically the Demolition Control By-law.

The specific intent of the Demolition Control By-law is to maintain the existing stock of residential units and former residential buildings in the City. It is my understanding that demolition permits for demolition of housing are only issued in circumstances where the applicant has committed to replacing the house in question with a new building, guaranteeing that there is no net impact on housing stock in the City. The staff recommendations do not mention any plans for the City to build a replacement dwelling. The City cannot, with any credibility, impose conditions on private owners and developers which the City itself is not willing to follow. **Council needs to ask planning staff about their standard criteria for issuing demolition permits.**

THE CORPORATION OF THE CITY OF GUELPH

By-law Number (1988) – 12922 (amended by Bylaw Number (1989)-13162 and (1990)-13516)

A By-law to designate the City of Guelph as an area subject to demolition control in accordance with Section 33 of The Planning Act, 1983.

WHEREAS the Corporation of the City of Guelph wishes to retain the existing stock of residential units and former residential buildings in the City of Guelph;

4) Violate the City's Guiding Principles for Community Engagement

The City of Guelph believes the best, most representative public policy is developed with input from the community. (City Government web page, www.guelph.ca)

There has been a complete lack of City-run public consultation regarding the farmhouse and the 1/3 acre it sits on. This is documented in the staff report.

The highlighted grids of public comments in the report are from input on the 2010 neighbourhood consultation on the Master Plan for the Wilson Farm Park. They do not represent the needed additional consultation identified in 2012.

p. 1 To date, however, there has been no broad community consultation regarding the future options of the farmhouse.

p. 3 In March of 2012, Council received Information Report # OT031207 which discussed outstanding items related to the re-purposing of the farmhouse – in particular, the need for additional public consultation on potential future options for the farmhouse and the status of the heritage designation. Although staff have scoped an engagement process, it was not initiated and no formal broader community engagement has occurred regarding options for the farmhouse.

p. 6 It should be noted that all options listed above have been mentioned via informal and formal venues, and each also represents differing opinions expressed by the community. In other words, while there is a segment of the local neighbourhood that has been quite vocal in expressing a particular perspective about the house and property, there may be other segments of the local neighbourhood and broader City that are neutral or supportive of retention options.

This situation constitutes a complete abandonment of the *Guiding Principles for Community Engagement*. At my request, the Clerks have included a copy of these principles for your reference.

None of the Community Engagement Team responsibilities or City Employee responsibilities has been fulfilled.

While it was neither their job, nor responsibility, to conduct public consultation, the Northern Heights Community Association attempted to fill the vacuum left by the City by holding public meetings and conducting surveys.

I do not believe this group was in a position to effectively fulfill this role while at the same time advancing an activist agenda to have the house demolished and the land integrated into the park. It is not clear if the results of a survey conducted in the neighbourhood by the Northern Heights Community Association in December of 2012 were ever remitted to the City.

Doorstep canvassing work conducted by the Northern Heights Community Association and described in the cover letter of their April 29, 2011 petition submitted to the City documents a diversity of neighbourhood opinion which they have not made clear in their positions to the City or in the media.

“After canvassing neighborhood with enclosed petition & objections, it should be noted that no one refused to sign. Numerous more signatures, with little effort, could have been obtained.

Most people were uncertain or misinformed as to the situation....some even thought it was already heritage & severed!

Everybody canvassed wanted the park kept complete....No severance! The majority favoured demolition with other park uses for public.”

Citizen and neighbourhood groups are not in a position to fulfill three of the most important principles identified by the policies:

***5. Transparent and Accountable:** The City designs processes that are open and clear. Stakeholders will understand their role, the level of engagement and the outcome of the process.*

***6. Open and Timely Communication:** The City provides information that is timely, accurate, objective, easily understood, accessible and balanced.*

***9. Equitable Engagement Process:** The City designs engagement processes that allow all community members a reasonable opportunity to contribute and to develop a balanced perspective.*

If an Official Plan Amendment is indeed required to proceed with the demolition of the Wilson Farmhouse, a pre-set framework will be provided for public consultation and input. Even if an OPA is not legally required, I believe a City-wide consultation on demolition of this Heritage resource should be conducted, if only to honour the extensive work and public consultation that would have gone into creating the Victoria Road Secondary Plan OPA in the first place.

5) Violate the Major Goal (5) of the City’s Official Plan “to ensure efficient use of public expenditures without excessive financial strain upon the City.”

2.3 Major Goals of the Official Plan

....5. Provide for urban growth in a manner that ensures the efficient use of public expenditures without excessive financial strain upon the City.

I recognize that members of the Northern Heights Community Association, representing one segment of the neighbourhood, would like to see the Wilson farmhouse demolished and the 1/3 acre it sits on incorporated into the Wilson Farm Park.

The price tag associated with this will be upwards of \$250,000. The staff report suggests that the house and property could be sold for anywhere from \$200,000 to \$215,000. Costs for demolition could be as much as \$50,000.

Other costs and lost income which may not have yet been identified are costs associated with cataloguing and preserving heritage artifacts from the house if demolition were to proceed, as well as lost future tax revenue for the City in the event of residential occupation of the house.

\$265,000 to add a 1/3 acre to a City park is not “efficient use of public expenditures”. In the current context of revenue and budget shortfalls, I suggest that this would place “excessive financial strain upon the City.”

Conclusion:

I would ask Council to consider the following course of action:

- 1) Refer the issues in this matter relating to the Official Plan, zoning, heritage and demolition back to Planning and Building Services.
- 2) Move forward to complete the Heritage Designation Process initiated in 2011.
- 3) Launch a City-wide brainstorming initiative to make sure all creative ideas for use of the house as a community resource have been identified.
- 4) Concurrently launch a community-based needs and wants assessment for community space in the park for the whole Ward 2 neighbourhood north of Woodlawn Road.
- 5) In a timely manner, complete a process of presenting ideas matched with needs and associated costs to the community north of Woodlawn.
- 6) If no economically viable community use for the farmhouse can be found, proceed with severance and sale of the house on the open real-estate market, as anticipated in Section 3.5.20.1 of the Official Plan.

7) If no buyer comes forward, donate the house and land to Habitat for Humanity for renovation for residential use. At minimum, this would save the City \$50,000 in demolition costs and generate property tax revenue going forward. It would preserve a heritage building and City housing stock, as well as meeting a need for housing for low-income families.

Susan Watson

Guelph

Petition

Dear Guelph City Council
Please do not demolish the Wilson
Farmhouse! Please Keep it in the
Park or let Somebody buy it to live
in.

RECEIVED
SEP 12 2013
CITY CLERK'S OFFICE

131 Signatures Received to Date

[illegible]

Wilson Park Farmhouse Survey

"Helping to meet the needs of the Northern Heights Community"

**Notice: Wilson Farmhouse & Park Community Meeting
Saturday, December 15, 2012 – 11am
New Life Christian Reformed Church, 400 Victoria Road**

Dear Northern Heights Community Member,

The Northern Heights Community Association is requesting community participation and your feedback via the enclosed survey regarding the Wilson Park Farmhouse.

Wilson Park Farmhouse Background

With the upcoming City of Guelph Council vote on the Wilson Park Farmhouse, Council has the ability to sever and sell the portion of land at the current site of the Wilson Park Farmhouse.

The approved Master Plan for the Wilson Farmhouse and Park identified that land around the Wilson Farmhouse could be severed from the park with the potential for the City of Guelph to sell the land and house at market value. The City's Official Plan recognized the house as a historic structure with Council directing that the house be officially designated as a historic property.

Your input on this issue is critical as members of Guelph City Council will receive your feedback to decide on the future of the Wilson Farmhouse and Park. Please commit to having your voice heard! Please return the completed survey to



Mike Lackowicz, 4 Kinlock Street or call for pick-up at 519-827-9164.

About the Survey

The attached survey is to obtain our district's input and recommendations and provide community feedback to Guelph City Council before a Council vote.

Wilson Farmhouse & Park Questionnaire
(Please circle one response)

1. The City of Guelph should have the Wilson Farmhouse structure entirely removed from the site.

1 Disagree
2 Neutral
3 Agree

2. The City of Guelph should have the Wilson Farmhouse partially removed from the site and maintain elements of the structure into the useable park space to commemorate its past, i.e (Goldie Mill Ruin).

1 Disagree
2 Neutral
3 Agree

3. The City of Guelph should renovate the Wilson Farmhouse as a site to provide programs and services, i.e. (daycare centre, cultural centre, community centre).

1 Disagree
2 Neutral
3 Agree

4. The City of Guelph should sell the Wilson Farmhouse and land to a private buyer.

1 Disagree
2 Neutral
3 Agree

Please provide additional comments for consideration here:

Must be signed here: _____

Home Address: _____

Guiding Principles for Community Engagement

The following principles build on those approved by Guelph City Council in 1998. They have been updated to reflect emerging community engagement practices. Community engagement at the City of Guelph embraces these principles.

1. **Inclusive:** The City encourages participation by those who will be affected by a decision. The City builds relationships with stakeholders by using a range of tools to engage varied audiences.
2. **Early Involvement:** The City involves the public as early as possible in the community engagement process so stakeholders have time to learn about the issue and actively participate.
3. **Access to Decision Making:** The City designs processes that will give participants the opportunity to influence decisions.
4. **Coordinated Approach:** The City coordinates community engagement activities to use community and City resources effectively.
5. **Transparent and Accountable:** The City designs processes that are open and clear. Stakeholders will understand their role, the level of engagement and the outcome of the process.
6. **Open and Timely Communication:** The City provides information that is timely, accurate, objective, easily understood, accessible, and balanced.
7. **Mutual Trust and Respect:** The City engages the community in a fair and respectful way that fosters understanding between diverse views, values, and interests.
8. **Evaluation and Continuous Improvement:** The City commits resources to evaluating engagement processes to ensure engagement activities are effective.
9. **Equitable Engagement Process:** The City designs engagement processes that allow all community members a reasonable opportunity to contribute and to develop a balanced perspective.



*"Communicate like you are selling something
and your existence depends on it!"*

Community Engagement Team Responsibilities

The Community Engagement team is responsible for implementing the Community Engagement Framework across the Corporation of the City of Guelph. The role of the Community Engagement team is to:

- Work with Human Resources and City employees to develop and implement appropriate community engagement training and supports for City employees
- Consult with City department or project teams to review individual Community Engagement Plans and develop appropriate engagement strategies
- Work with City department or project teams to ensure the Corporation develops robust systems to monitor, record, coordinate and evaluate its community engagement activities
- Evaluate and update the Community Engagement Framework based on clear performance measures, employee feedback and emerging practices, on an annual basis
- Provide timely communications to residents and other stakeholders about the Community Engagement Framework and Policy
- Provide Council and employees with annual performance reports regarding the success of the Community Engagement Framework and Policy

Employee Responsibilities

City employees who are responsible for the design and implementation of community engagement processes will:

- Pursue community engagement with the belief that involving the community leads to better decisions
- Ensure that community engagement activities comply with the Community Engagement Framework and Policy, its processes, worksheets and tools
- Develop project charters or project plans that provide adequate timelines and resources for community engagement
- Notify the Community Engagement team of any planned community engagement activities
- Design engagement processes that reflect the promise made to stakeholders according to the level of engagement
- Design engagement processes that reach out to vulnerable populations
- Ensure all community members who want to be involved are included
- Ensure all communication is clearly presented, balanced and understandable to the target audience
- Ensure that participants are aware of their responsibilities in the engagement process and support participants to fulfill those responsibilities
- Foster long-term relationships based on mutual trust and respect
- Ensure the project report accurately reflects all the feedback received

- Ensure decisions and recommendations acknowledge the needs, values and desires of the community
- Ensure consultants or external organizations undertaking community engagement activities on behalf of a City department comply with Community Engagement Framework and Policy

"Engage the people where they are whenever possible rather than creating a new space and trying to convince the people to come to you."

Participant Responsibilities

Successful community engagement processes require respectful and constructive contributions of participants. Participants are responsible to:

- Pursue community engagement with the belief that community involvement leads to better decisions
- Focus on the decision to be made or the question to be answered
- Recognize the City must consider the needs of the whole community
- Strive to reach sustainable solutions
- Request alternative ways of participating if required
- Listen to understand the views of others
- Identify concerns and issues early in the process
- Participate openly, honestly and constructively, offering ideas, suggestions, alternatives
- Work in the process in a transparent, respectful and cooperative manner
- Stay abreast of the project, engagement activities and related issues
- Provide input and feedback within project timelines
- Encourage others to become engaged, and offer input to the project and engagement activities
- Provide contact information as requested, to receive updates about the community engagement process

Council Responsibilities

As key leaders within the City, the support of City Council is important for successful community engagement. Council is asked to:

- Review information gathered through community engagement processes to inform Council decisions
- Consider appropriate project timelines and resources needed for community engagement

Important Considerations

Please keep the following in mind when developing community engagement plans

Accessibility for Ontarians with Disabilities Act (AODA)

City employees must provide accessible customer service according to the AODA. This may mean doing things in a different way for one person or changing the way we provide a service that will remove barriers for many people.

For guidelines on how to make engagement activities accessible contact the Accessibility Services Coordinator and/or see **Appendix B** for guidelines.

Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)

When obtaining personal information from community members, keep in mind the regulations about how that information may be used. Please contact the Access Privacy and Records Specialist and/or see **Appendix C** for guidelines.

Plain Language

Like good communication of any kind, plain language is clear, concise, and uses simply constructed sentences. Plain language tells the audience exactly what the audience needs to know without using unnecessary words or expressions. It is not baby talk or simplistic, but lets the audience understand the message easily.

Plain language is more than just short words and short sentences — although those are often two very important guidelines for plain language. When you create information in plain language, you also organize it logically to make it easy for the audience to follow. You consider how well the layout of your pages or screens works for your audience. You also ensure that the information you provide is relevant to the audience. What is plain language for one audience may not be plain language for another audience.

Communication that is clear and to the point helps improve all communication because it takes less time to read and understand. It also improves audience response to messages. Using plain language avoids creating barriers that set us apart from our audience.

For more information on plain language please see **Appendix D**.

SUBMISSION BY HERITAGE GUELPH

REGARDING THE COMMUNITY AND SOCIAL SERVICES STAFF REPORT-2013.22, CONCERNING 80 SIMMONDS DRIVE, THE WILSON FARM PARK – FARMHOUSE.

Summary

This submission is made to the City of Guelph Community and Social Services Committee from the City of Guelph Municipal Heritage Advisory Committee, known as Heritage Guelph.

Heritage Guelph strongly opposes the CSS staff report 2013.22 regarding the demolition of the property at 80 Simmonds drive, also known as the Wilson Farmhouse, and requests that the Community and Social Services Committee NOT accept staff recommendations 2013.22 1,2, and 4 which are in direct contradiction to the City of Guelph Official Plan, and to previous reports and recommendations made regarding the property at 80 Simmonds Drive by Heritage Guelph, by City planning staff, by City Council and by the Ontario Conservation Review Board. These reports and recommendations have established the cultural heritage significance of this property, and have directed the City of Guelph to designate and protect this property under Part IV of the Ontario Heritage Act.

For the record, recommendations for designation and protection of 80 Simmonds Drive have been:

1. Submitted to Planning Staff by the Municipal Heritage Advisory Committee in 2010;
2. Supported by Planning Staff and Guelph City Council who passed a motion to designate this property and proceeded with a *Notice of Intention to Designate* in 2011;
3. Upheld by the Ontario Conservation Review Board who ruled in favour of the City of Guelph's intention to designate the property in 2012, and ruled against the objection of the Northern Heights Liaison Group.

Heritage Guelph: Role and Expertise Regarding 80 Simmonds Drive

The City of Guelph Municipal Heritage Advisory Committee is a committee of twelve people who are dedicated experts, including architects, historians, landscape architects, planners, educators and business professionals. Under the Ontario Heritage Act, the Municipal Heritage Advisory Committee's chief role is to provide knowledge and expertise on heritage matters relevant to the city of Guelph and to advise and make recommendations accordingly. The *Ontario Heritage Act* (s. 28) defines Heritage Guelph's committee's statutory role in this case:

To advise and assist the council on all matters relating to Part IV (Conservation of Properties of Cultural Heritage Value or Interest)

Under this legislation City Council is required to consult with the Municipal Heritage Committee:

- *during the designation process for individual properties and for districts;*
- *on applications to alter designated properties;*
- *on applications to demolish or remove;*
- *on applications to repeal designation by-law;*

Cultural Heritage Value of 80 Simmonds Drive, Guelph

1. Heritage Guelph Designation Report, 2010. Approved by City Council, 2011.

80 Simmonds Drive has been recommended for designation under Section 29 of the Ontario Heritage Act because it meets criteria for designation under Regulation 9/06 specifically:

It meets the design or physical value category of Regulation 9/06 because it is a representative example of late 19th century, vernacular Ontario Gothic farmhouse architecture once common in the rural areas surrounding Guelph. Its historical or associative value is connected with the Wilson family, early settlers who purchased the land from the Canada Company in 1836 and farmed the land for over a century. That the structure remains in its same location imputes to a value as the original farmstead, plus its orientation to Victoria Road reveals its value in showing the development in farming over the centuries.

2. Report of the Ontario Conservation Review Board: 2012.

On an objection to the City of Guelph's *Notice of Intention to Designate* by the Northern Heights Liaison Group, the Ontario Conservation Review Board ruled in favour of the City of Guelph:

It is the conclusion of the Review Board that upon the evidence presented by the parties it is evident that this property, with its farmhouse structure and including the black walnut trees, is worthy of designation for its design or physical and historical or associative values to the community, as defined by Ontario Regulation 9/06 and deserves protection under section 29 of the Ontario Heritage Act. The expert evidence submitted by the City carried substantial weight in the Review Board's consideration of the evidence in this case. The testimony of the Objector's expert witness was candid and informative but was significantly outweighed by that of the City. While all agreed that the property is certainly not a landmark in the area, the Review Board concurs with the City's position that it is a benchmark for the community and reflective of the City's once vibrant agricultural past.

Board Recommendation

For the reasons given above and based on the evidence heard, the Review Board recommends that the Council of the City of Guelph proceed with the designation of the property known as the Wilson/Ingram Farmhouse, 80 Simmonds Drive, Guelph, Ontario, under section 29 of the Ontario Heritage Act., R.S.O. 1990, Chapter O.18, amended 2009.

Conclusion

In response to the recommendations and direction regarding 80 Simmonds Drive in the staff report to the Community and Social Services Committee under consideration today, the Municipal Heritage Committee passed a motion at the September 9, 2013 meeting as follows:

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 staff recommendations in its Report CSS-2013-22, specifically recommendations 1, 2, and 4.

In so doing, Heritage Guelph is in accordance with the *City of Guelph Official Plan 2001; December 2012 Official Plan Consolidation*, p. 25 for retention of this building:

Cultural Heritage Resources - Victoria Road North Secondary Plan Area

3.5.20 In addition to the policies contained in subsection 3.5 of this Plan, the following policies provide context for new development within the Victoria Road North Secondary Plan Area:

1. The farmhouse at 595 Victoria Road North will be incorporated into the design of the main public square for the lands located along the west side of Victoria Road, providing opportunity for the use of this building as a public facility (community centre or library) or alternatively, to be retained as a residential use.

Questions or comments on this submission may be directed to:

Dr. Mary Tivy

Community and Social Services Committee,

Dear Committee Members and Chair,

My name is Lorraine Pagnan. I am sending you this correspondence as a citizen of Guelph who respects and values our City's heritage. I am very disappointed with the decision by Community and Social Services staff that recommends the demolition of 595 Victoria Rd. North known as the "Wilson Farmhouse". I am especially perplexed by this decision given the absence of a promised community engagement process, recommendations of the Heritage Planner and Heritage Committee as well as the decision made by the Heritage Conservation Review Board. Something has definitely gone wrong with this process.

In section 3.5.20 of the City of Guelph's Official Plan provides the following statement regarding the future use of the former farmhouse;

"The farmhouse at 595 Victoria Rd. North (Wilson Farmhouse) will be incorporated into the design of the main public square for the lands along the west side of Victoria Rd, providing opportunity for the use of this building as a public facility (Community Centre or library) or alternatively to be retained as a residential use."

The background report from 2007/09/11 also states "the idea of reusing the house for affordable housing is in keeping with the Official Plan" "converting the existing house to affordable housing units through partnership with affordable housing provides and potentially assists the creation of such units by the City's affordable housing fund. It is anticipated that the existing house could be converted to provide 4 units."

Since a community use is not possible due to the City's limited resources, selling the farmhouse with a designation intact was the responsible and pro-active thing to do. The neighbourhood still gets a beautiful park, the heritage farmhouse is restored and existing housing stock would remain for future use by a family or families.

I would like to now share a similar situation that occurred in my own neighbourhood specifically the Carpet Mill (also known as the Danby building) on Neeve Street by the Speed River.

In the early 1990's this large property which included the carpet mill was purchased by the Andrin Corporation. They built 3 apartments on the site with a plan for 15 units to be built in the 2 storey limestone building on Neeve Street for Guelph Non-Profit Corp. But then the Mike Harris government made massive cuts to non-profit housing. The building sat empty waiting for a use/buyer, similar to this situation. It was also devastated by fire and when tenants began moving into the new apartment they, like the Northern Heights Neighborhood Group, wanted the Carpet Mill torn down stating it was an eyesore, etc. The Sir John A. MacDonald Neighbourhood Association was concerned about these remarks and were able to organize a meeting with all parties as well as the Guild Institute of Stone and Restoration Masonry. This became the catalyst

that saved the building from being demolished allowing for a true Heritage Visionary, the late John Lammer, to convert the Carpet Mill into the beautiful apartment building we see today along the river and parkland adjacent to Neeve Street. Even though the buildings that surround the mill are 8 to 10 stories this little gem gets to tell a story of the Ward's Past.

Please look beyond the state that the farmhouse is in and look at what can be done and how much this restored farmhouse will add to the neighborhood.

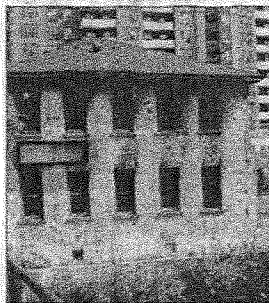
I have enclosed before and after pictures of the Carpet Mill on Neeve Street.

Thank-you for your time,

Lorraine Pagnan

Burned building has neighbours worried

Friday Sept 8 1995



EYESORE: Residents of the Victor Davis Memorial Court apartments, background, have complained the former Danby laundry is an eyesore and safety hazard since being gutted by fire last summer. **SCOTT TRACEY/The London Mercury**

By SCOTT TRACEY
The Guelph Mercury

What does the future hold for the former Danby laundry on Neeve Street?

That's what residents of a neighbouring apartment building would like to know, citing safety concerns and calling the building "an eyesore."

One tenant recently had a hot fly into her apartment, and she believes it came from the building, which was gutted by fire last summer. The first-storey windows on the building have been boarded up, but the top ones remain open and there are holes in the building's roof.

While the bat could have come from anywhere and is not necessarily linked to the building, residents are afraid for the safety of area children as masonry and shingles have been falling from the building since the fire more than a year ago.

"There's pieces of the building still falling off," said Heather Milner, the tenant who had the encounter with the bat. She noted danger signs have been posted and a plastic snow fence was erected around the building, "but it doesn't do any good because the kids still go (inside the fenced area) and throw rocks at the building."

Milner's neighbour, Suzanne Hepburn, said although she has not had any trouble with bats "the building is an eyesore. It's dangerous for kids who play near it."

Paulette Bissonnette, property coordinator of the Victor Davis Memorial Court apartments, said she has had an ongoing concern about the safety of her tenants since the fire.

Bissonnette explained her building's property line about that of the burned building, so even children who stay on the apartment's property are at risk of being hit by shingles flying from the other building's roof.

"For a while I was calling the city on a weekly basis because we have a lot of kids in this building," she said.

Guelph senior building inspector Rob Reynen said following the fire the city asked a contractor working on adjacent projects - including the Victor Davis apartments - to assess the building's structure.

It was determined the building was not in danger of collapsing, so the city had the first-storey windows boarded and the building has essentially been left in that condition, Reynen explained.

Andrin Ltd., of Brampton, has been keeping an eye on the building to ensure it does not pose a safety hazard by removing loose material and picking up any debris that does fall off.

Andrin submitted a proposed development to the city which included the construction of two apartment buildings - the Victor Davis one and another currently under construction - and 15 more units in the now-burned building.

City planner Scott Hannah noted if the owner of the

property or its contractor, Andrin Ltd., wanted to demolish the building they would have to have the development agreement amended.

But Andrin development manager Chris Lloyd said his company is intent on developing the property for the owner. The building had been owned by the Bank of America, but Lloyd said it was sold earlier this year. He did not name the new owner.

Lloyd said his company has spoken to several people in Guelph "and entertained various options to try to find ways of redeveloping it."

The Guelph Non-Profit Housing Corporation made application to the social services ministry to try to secure allocation to buy the building once Andrin had finished it, but the funding fell through.

When Ontario Premier Mike Harris announced massive cuts in funding for non-profit housing, Lloyd said that option disappeared.

David Nasby, chairman of the Guelph Local Architectural Conservation Advisory Committee (LACAC), said his committee would like to see the building preserved as it is a city landmark.

The building is one of few original limestone buildings in the downtown area, Nasby explained, and is a strategic spot on the river.

LACAC has never had the building officially designated as a historical site, he added, because it wanted to work with the owners to ensure the building was preserved.

Bat invader was last straw

By SCOTT TRACEY
The Guelph Mercury

The last straw.

That's what Heather Milner is calling an incident last weekend in which a bat entered her apartment and flew into her baby's room. Milner believes the bat came from a burned-out building next to her Neeve Street apartment, and is calling for the building to be destroyed.

Milner, a single mother of two babies, lives in the Victor Davis Memorial Court apartments beside the former Danby laundry, which was gutted by fire last summer.

Since the fire, the building has sat empty, the windows on the bottom level boarded up to prevent intruders. But Milner said she has had a problem with bats flying around her first-storey balcony since Sept. 15.

and blames it on the old building.

Last Saturday evening she went out on the balcony to have a cigarette - as she does not smoke in the apartment - and when she opened the door, a bat flew over her head and into the apartment.

The bat, brownish-black with a body about the size of a flat, entered Milner's bedroom, where her two-month-old son sleeps, and was flying around. The woman's fiancé and a neighbour rushed to the apartment to chase the bat out.

Milner said the bat landed on a vertical blind and her fiancé hit it with a broom before finally managing to get it out the balcony door.

"It was pretty scary," Milner said. "You just don't expect that kind of thing to happen."

For more on the old Danby building, see Page A3.

Save burned Danby building residents' association urges

By SCOTT TRACEY
The Guelph Mercury

A local resident's group is appealing for the preservation of a Neeve Street building gutted by fire last summer.

Lorraine Pagnan, a member of the Sir John A. MacDonald Neighbourhood Association, said following the fire at the former Danby plant "we became quite worried about what would happen to it."

The group's concerns were aggravated recently with two stories in the Mercury reporting the wishes of

some of the building's neighbours to have it torn down.

In those stories, a woman who lives next to the building in the new Victor Davis Memorial Court apartments complained that the building is an eyesore and a safety hazard to children in the area. Her concerns were repeated by other tenants and the property co-ordinator of the Davis apartments.

Pagnan said when neighbours complain about the building "realistically the building has not a lot of support to be saved."

But she noted the plant is one of

very few original limestone industrial buildings left in the city, and especially next to the Speed River.

"Even though it looks the way it does now it's not the building's fault that the fire took place," Pagnan said. "Our group is hoping people will see beyond the fact it is a burned-out building and realize it could be preserved."

This was the intention expressed to the Mercury by the development manager of a Brampton company which hopes to develop the property.

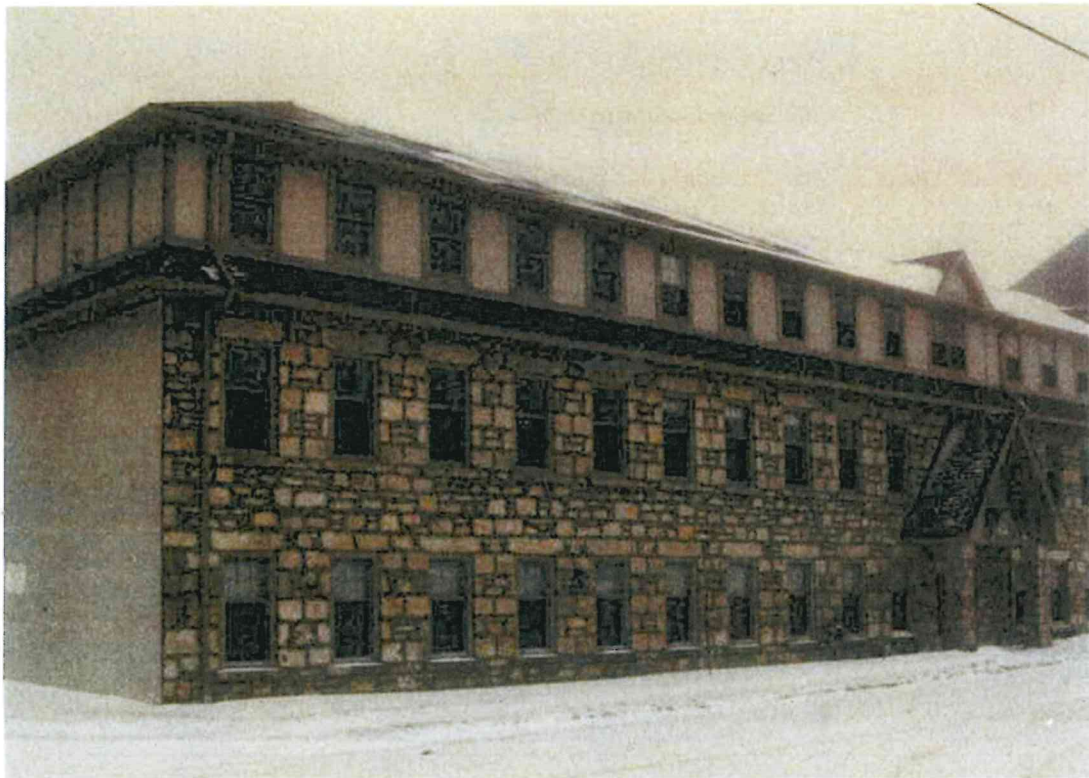
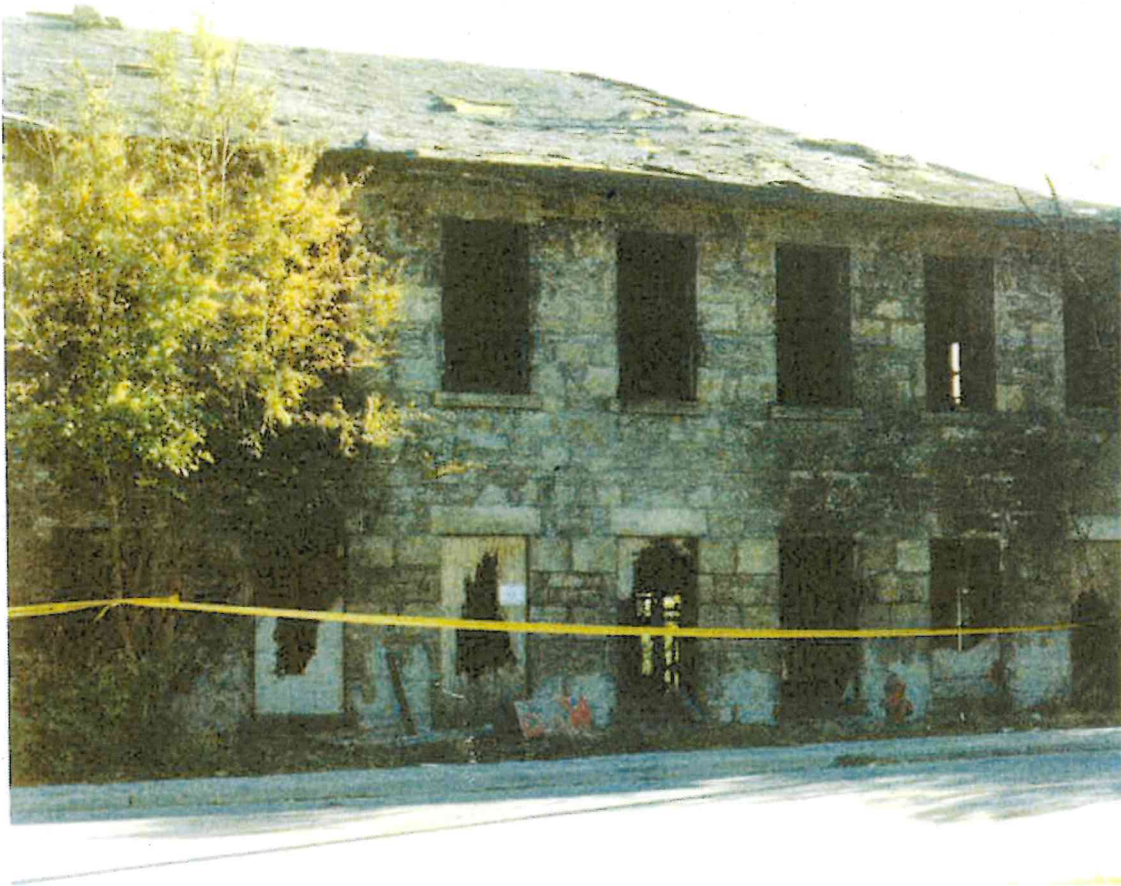
Pagnan lives on Ontario Street

and works downtown, walking past the building several times every day "and I've accepted its unfortunate state at this time."

While it is not in anyone's best interest to leave the building the way it is, Pagnan hopes people will be patient until the owners of the property decide how to proceed.

She noted before the fire many of the doors and windows on the building were left open "and it was an invitation for something like this to happen."

"It was really just a matter of time."



Grade Seven Class
Trillium Waldorf School
540 Victoria Street north,
Guelph, Ontario



September 12, 2013

Dear City of Guelph Council,

We, the Grade Seven students of Trillium Waldorf School, are writing you because we care about the Wilson Farmhouse and we do not want to see it torn down.

We believe that it should be properly restored and preserved so that people now, and in the future, can enjoy it and learn about history. It is important for everyone to learn about how people in the local area lived in the past. The Farmhouse is one of the remaining historical buildings in the north end of Guelph. If the house were fixed up, then the people who live in the neighborhood would not mind it being there. Why not turn the house into a museum or a drop-in community centre?

Please do not ~~tear~~ down the Farmhouse ~~down~~ and think about why it is valuable to the people of Guelph. Please consider our heartfelt letter...

Sincerely,
The Grade Seven Class

540 Victoria Road North, Guelph, ON N1E 6Z4
telephone: 519-821-5140 www.trilliumwaldorfschool.com

10 signatures received with this petition

Dear City Council,

I am writing to you about the destruction of the Wilson Farmhouse.

As a student of the Grade 7 class of the Trillium Waldorf School, I am concerned about the destruction of the farmhouse.

I think that you should restore and protect it so that the many generations to come can see its past beauty.

I also think it can be of great Historical value, because there are not many areas on this end of Gevelph with farmhouses and it can show how life was lived in the time it was built.

So it is of importance to me, I find its presence helpful to reminisce about past times.

With The Warmest Thanks,

Emily Kesteloot

Madam Mayor and Members of City Council:

I am a student in grade 5 at the Grillium Waldorf School which is around the corner from the Wilson farmhouse.

Since I was age 4, much of the year I have spent almost half my day at school, so although I don't live near the farmhouse I still ~~feel~~ ^{feel} for it.

Since Kindergarten we have been going on nature walks and passing the farmhouse we like to go up on the porch and look around. Many of the kids in my class also call it "the haunted house" and have a love for it.

Someone wrote a letter to the City that "entire classes from ^{Schools} neighbouring ~~enjoy~~ the park". That's true we like to play on the play equipment but we also enjoy the farmhouse tree and standing.

The same person suggested a playground in the ^{ruins} of the farmhouse. That would be fun, but that would mean tearing down the farmhouse and I do not want that to happen.

If there is a way for the house to remain standing and still be a part of the park, that would be my first choice. Since I'm ^{guessing} that is not possible, I would not mind if ^{guessing} somebody bought it and fenced it off.

If people want a place with trees, benches and a ruin, my suggestion is that the city buy some big trees and make a fake ruin somewhere else in the park.

One of my friends had the idea of a petition which we have been working on. We have found that there are many people that also have a heart for the farmhouse, not just my class.

parents, teachers and friends from
all parts of the City have also signed
our petition.

Sincerely,

Maddy

Trillium waldorf school
540 Victoria Road North,
Guelph ON

Community and Social Services Committee
City of Guelph
September 12, 2013

Re: Wilson farmhouse

I have several concerns and questions about the recommendation to demolish the house:

1. I understand there has not yet been a full consultation of the community – both of the park neighbourhood and of the broader Guelph community, as befits a community asset and the City's policies of engagement. I am concerned that the input to date may be from a relatively small subset of the neighbourhood and largely responding to a negative – the boarded up building. I feel a full consultation that presents positive options might produce a very different response. Perhaps the new MindMixer can be applied. I feel such consultation and input, properly informed of the context and cost implications, could provide direction, offer buy-in for that direction and generate creative options.
2. Existing buildings represent not just heritage but inherent energy conservation in that the resource use and construction effort have already occurred. Guelph has honoured both heritage and the large paid-up resource investment by successfully incorporating other farmhouses into neighbourhoods, often as pleasing variation in the streetscape. Nearby examples are farmhouses on Ferndale Ave. and Islington Ave – each within a few hundred meters of the Wilson house. Recent notable examples elsewhere are the farmhouse that was temporarily stranded and then moved on Victoria Road South and the one just renovated off Downey Road. Guelph benefits from several developers capable of the challenge.
3. I have lived within 800 m of the farmhouse for 25 years. I recall hearing the roosters crowing and the cattle lowing. I wonder if one option for it could be as a centre for urban agriculture – though not with roosters and cattle - as well as a green retrofit demo. Vegetable plots, fruit trees, chickens etc. could take advantage of the lot and possibly even of part of the adjoining park if compatible with the park plan and community approval. Urban agriculture is a growing movement, Guelph has a long history of agricultural connections and this is a farmhouse that was recently in use as such. (We often took our young children to a magical meadow previously part of the farm. It was full of wildflowers and butterflies and fascination. That option, however, may be more for a corner of the park, if allowed in the plan.)
4. If City ownership, renovation and maintenance would be too costly, is selling possible? This would both generate funds for the City and avoid the cost of demolition. Or are there cooperative options involving other parties working with the City that would ease the public cost? The large size of the park suggests to me that the area of the house lot is not a major issue affecting park use.

Sincerely,
Elizabeth Snell

Dolores Black

From: Stacy Collison [scollison07@hotmail.com]
Sent: September 12, 2013 9:26 PM
To: Clerks
Subject: Wilson Farmhouse

To Whom This May Concern,

As I am not able to be present to be a delegate at the September 17, 2013 meeting regarding the Wilson Farmhouse, I am writing to notify the Clerk's Department to request to submit this letter for the agenda at the Community & Social Services Committee on September 17, 2013 at the Council Chambers, Guelph City Hall, 1 Carden Street.

I would like to purchase the farmhouse and lot from the City of Guelph and restore the house for my personal use as well as business use.

To tell you a little bit about myself, my name is Stacy Collison and I have lived in the north end of Guelph my entire life. For the past few years I have ran a successful daycare business out of my house. For the past year, I have been looking to move my family and business to a bigger location as my business has been expanding. I knew the Wilson Farmhouse was vacant and I contacted the City of Guelph months ago to inquire about purchasing the lot and house at that time but was told the City was unsure as to what it was doing with the property.

I would like to purchase the farmhouse and restore it to its original state - I remember playing in the corn fields on the farm as a child and I know the beauty it once had know that beauty can be found again.

My daycare serves the people of our community with all of my daycare children coming from the north end of Guelph, minutes away from the Wilson Farmhouse. We often have picnics and play dates at the Wilson Farm Park - it is the perfect location for my growing business. I am aware the building was originally going to be used as a community centre, however that has not been the end result. I can't think of a better idea than to restore the property into a successful daycare business to serve the people of our community. With so many children and youth using the park on a daily basis, I have no doubts that my business will continue to be a success and serve the needs of families in the surrounding neighbourhoods.

Please accept this letter for consideration to sever the lot for a private sale.

Thank you for your time.

Stacy Collison

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