

**Brooklyn and College Hill Heritage Conservation District Study and Plan
Public Meeting No. 1
MHBC FILE 0781D**

Meeting Minutes

Topic:	Brooklyn and College Hill Heritage Conservation District Study and Plan, Public Meeting No. 1, Phase One HCD Study.
Date:	November 15 th , 2011
Time:	7:00 p.m. – 9:00 p.m.
Location:	Harcourt Memorial United Church, 87 Dean Avenue, Guelph
Consultant team:	Wendy Shearer (MHBC), David Cuming (MHBC), Jessica Tivy, (MHBC) Peter Stewart (George Robb Architect) Chris Walker (George Robb Architect) Megan Hobson (Megan Hobson Research)
City staff:	Stephen Robinson, Senior Heritage Planner Jim Riddell, General Manager of Planning & Building Services Todd Salter, Manager of Policy Planning and Urban Design

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1. Introductions
Stephen Robinson introduced members of the consultant team and attending City staff.
 2. Consultant presentation
The consultant team provided a PowerPoint presentation describing the Heritage Conservation District Study and Plan process. Legislative requirements under the Ontario Heritage Act were explained and an overview of the study team's work plan provided.

The consultant's described their findings to date including an overview of the historical growth of the area and associated themes of development. Streetscapes, riverscapes and open spaces were also described together with an overview of the architectural styles and built form found in the area. Building conditions were also generally described.

An outline of the Heritage Conservation District Study report contents was also provided by the consultants. In concluding the presentation portion of the meeting the consultants advised that a follow up newsletter and questionnaire would be mailed out to property owners to assist in identifying any key issues that should be considered in the HCD Study and Plan preparation process

3. Questions and answer session:

The following general matters were raised by participants:

Q: A representative of the Odd Fellows Hall expressed concern about selling and the future limitations regarding demolition or adaptive reuse.

A: The Heritage Conservation District is not in effect and does not have any authority at this time. City staff clarified it is a listed property and it is across from a designated property so it would be subject to some form of review if any changes were contemplated. New uses would not be regulated under the Ontario Heritage Act if the site were part of a Heritage Conservation District.

Q: What do the various colours on the inventory study map mean?

A: Red properties are those designated under Part IV of the Ontario Heritage Act; green properties are those surveyed in the Burcher-Stokes inventory and are now contained in the municipal register as non-designated heritage properties; and yellow properties are those identified by Gordon Couling in his inventory work.

Q: Why have the maps changed from the initial study area boundary?

A: The consultants explained that for the purpose of undertaking a property survey the team had to adjust the curvilinear planning boundary that was derived from the Old University and Centennial Neighbourhood 2006 Community Improvement Plan to coincide with meaningful property boundaries and also attempt to meet the provincial guidelines recognizing clusters of heritage properties that are to be contained within a Heritage Conservation District boundary.

Q: Why was parkland included and what are the ramifications?

A: The consultants explained that public open space areas would be treated in the same way as private properties in the neighbourhood and could potentially address managing items such as tree plantings, part structure removals and other park installations which all would be subject to the heritage permit application process.

Q: Would there be financial incentives as part of Heritage Conservation District designation?

A: The consultants advised that they had reviewed three types of potential funding: grants, loans and tax rebates. The background report which the consultants are preparing will make recommendations and advise the City on funding programs but it will be for the City of Guelph to decide whether to adopt funding programs as part of the City's budgeting process.

Q: Will residents be able to build additions or install solar panels?

A: Typically, any alterations would be subject to the heritage permit application process. The Heritage Conservation District Plan guidelines will provide advice on those alterations that respect heritage materials and the overall character of buildings and structures. The consultants also discussed the need for the HCD Plan to identify potentially exempt alterations.

Q: Will there be any more infill in this area?

A: There is not a designated Heritage Conservation District currently and there is no authority under the Ontario Heritage Act to regulate infill at this time. The Heritage Conservation District Plan will make recommendations regarding how any proposed infilling should consider cultural heritage resources. The consultants will be advising on matters such as the impact upon heritage character and providing guidelines on massing, materials and height.

Q: Will Heritage Conservation District designation have any impact on saving the dam from being removed?

A: The river has been modified and changed over the years from early milling to bank stabilization in the 1920s and 30s. The present day appearance and configuration of the river is an important quality which has been recorded as an important heritage attribute. The HCD Study will make recommendations regarding the river.

Q: How will Heritage Conservation District designation impact the value of the property?

A: The consultants referenced a University of Waterloo study undertaken by Dr. Robert Shipley that had examined this matter and the report that reports that overall it appears that property value is not affected negatively. (See link: http://www.environment.uwaterloo.ca/research/hrc/pdf/p_value.pdf)

Q: Can you turn a designated property into a rental property?

A: A main objective of Heritage Conservation District designation is to preserve the physical heritage character of the area, so designation does not address planning matters such as a change of use.

Q: What does the term heritage attribute mean and how will this be quantified?

A: The consultants explained that attributes mean qualities such as architectural value and indicated that they will be providing quantitative explanations in their final background heritage assessment study report.

Q: Why include the University (College Hill) area?

A: It was indicated that the consultants are still in the background research stage and no firm recommendation has been made about any boundary delineation and the College Hill area. Potentially it could be designated as a separate Heritage Conservation District at some later date.

Q: Will the newsletter and questionnaire be sent to everyone within the study area boundary?

A: Yes and also to property owners within a 120 m buffer around the study area. The newsletter and questionnaire will also be available through a link on the City of Guelph Heritage Planning web page.

Q: How was this Heritage Conservation District process started?

A: The Old University and Centennial Neighbourhood Community Improvement Plan which was undertaken several years ago identified several community issues such as concerns that included proposed school closures, demolition applications and the Gordon Street improvements which impacted numerous street trees and the stone walls. The community and residents at the time were informed that heritage district designation could have the means to conserve and protect attributes of the neighbourhood.

Q: Should the consultants include the west side of Mary Street?

A: The consultants indicated that they would re-examine this area.

4. The meeting concluded at 9:00 p.m.

DC/JT/SR November 23rd, 2011