

MEETING MINUTES



MEETING **Heritage Guelph**

DATE September 8, 2014

LOCATION City Hall Committee Room B
TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Tony Berto, Susan Ratcliffe, Christopher Campbell, Martin Bosch, Paul Ross, Doug Haines, Lorraine Pagnan, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Recording Secretary), Katie Nasswetter (Senior Development Planner)

REGRETS Mary Tivy, Bill Green, Joel Bartlett

DELEGATIONS 360 Woolwich St and 15 Mont St - David McCauley (proponent); 100 Water St – Rick and Debbie Thompson (proponents); Laura Murr

DISCUSSION ITEMS

ITEM #	DESCRIPTION
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1	<p><u>Welcome and Opening Remarks</u></p> <p>Daphne Wainman-Wood welcomed everyone to the meeting.</p>
2	<p><u>Approval of Agenda</u></p> <p>Committee Members requested the following additions to the Agenda: 7.4 – ACO Real Estate Course 7.5 – Update on 5 Arthur St S</p> <p>Moved by Tony Berto and seconded by Christopher Campbell,</p> <p>“THAT the Agenda and Addendum for the Heritage Guelph meeting of September 8, 2014 be approved, as amended”</p> <p style="text-align: right;">CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest</u></p> <p>Doug Haines declared a pecuniary conflict of interest for Item 6.2 – 251 Arthur St N.</p>
4	<p><u>Approval of Meeting Minutes from August 25, 2014</u></p> <p>Moved by Susan Ratcliffe and seconded by Martin Bosch,</p> <p>“THAT the Minutes from the meeting of August 25, 2014 be approved.”</p> <p style="text-align: right;">CARRIED</p>

Matters Arising from Previous Minutes

Item 5.1

360 Woolwich St and 15 Mont St

Delegation – David McCauley (proponent)

Stephen Robinson reviewed the proponent's revised plans and showed conceptual images of the proposed addition to 360 Woolwich Street. Stephen noted that he doesn't feel that the development has a negative impact to the heritage attributes of the adjacent protected heritage properties (12 Mont Street and 348 Woolwich Street). Stephen raised concerns over the transition linking 360 Woolwich Street to the new building noting that the 2nd and 3rd floor of the link are too dominant. He also raised concerns over the use of roughcast stucco on the transitional and end section and that too many materials are being used. Stephen cautioned that the horizontal slider windows proposed are not in keeping with the heritage property. Stephen asked if the front elevation of the new building could look more like its rear elevation.

David McCauley provided a review of additional photos and summarized revisions to his plans. David responded to some of the questions and concerns raised by the committee including noting:

- Parking will be in the rear of the addition and the two existing driveways will be removed providing one new driveway to the parking lot.
- Landscaping along Mont Street will provide some screening for the addition.
- The transitional building will house stairs and an elevator; there is an exterior stairwell at the end of building.
- The setback of the addition is farther back than that of 15 Mont Street and the Mont Street setback for 360 Woolwich.
- Proponent will continue to look at the exterior design of the addition and will be meeting with David deGroot and Katie Nasswetter on urban design issues.
- Proponent will look at changing the exterior from stucco to something else and may put more glass in transition area.
- There will be vertical landscaping on the Mont Street elevation and solar panels on the roof.
- Proponent feels that the end section with driveway underneath forms part of 2nd floor unit and cannot be removed.

David added that the project will retain a couple of doors and windows from 15 Mont Street for reuse and will retain any other heritage elements that they can.

Committee members raised concerns over the winter maintenance of the open exterior staircase and the view shed of the designated buildings. David responded that the staircase is a fire exit so it will be maintained. Stephen added that we can only look for negative impact on the protected heritage attributes and that the view of the two protected heritage properties is not identified as a heritage attribute.

Moved by Paul Ross and seconded by Martin Bosch,

“THAT Heritage Guelph has no objection in principle to the proposed Zoning By-law Amendment to rezone the subject properties (360 Woolwich Street and 15 Mont Street) from

	<p>the current R.1B (Single Detached Residential) and OR (Office Residential) Zones to one specialized OR (Office Residential) Zone – permitting the development of an extension to the rear of the existing Office-Residential building at 360 Woolwich Street provided that the new building design proposed in the Zoning By-law Amendment proposal (ZC1407) is revised to the satisfaction of Planning Services staff;</p> <p>AND THAT Heritage Guelph encourage staff to work with the proponent through the Zoning By-law Amendment and subsequent Site Plan Review process to revise the proposed development in such a way that the design is not only compatible with the visual and historic character of Mont Street but also avoids any negative impact to the heritage attributes of the adjacent protected heritage properties at 12 Mont Street and 348 Woolwich Street;</p> <p>AND THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph has no intention of recommending that Council designate 15 Mont Street under the Ontario Heritage Act and has no objection to the proposed removal of 15 Mont Street from the <i>Municipal Register of Cultural Heritage Properties</i> and its demolition in order to facilitate the redevelopment proposed by Zoning By-law Amendment (ZC1407).”</p> <p style="text-align: right;">CARRIED</p>
6	<p>New Business</p> <p>Item 6.1 100 Water St</p> <p>Delegation – Rick and Debbie Thompson (proponents)</p> <p>Stephen Robinson advised that the owners of 100 Water Street are proposing to add a second storey and an addition to the back of the house. Stephen reviewed the plans and some photos of the house. Stephen noted that the property is adjacent to two protected heritage properties (96 and 98 Water and 106 Water) and that he doesn’t feel that the proposal poses any negative impact to the heritage attributes of these adjacent designated properties.</p> <p>Committee members raised no concerns with the proposed addition and commented that they were in support of the plans.</p> <p>Moved by Martin Bosch and seconded by Lorraine Pagnan,</p> <p>“THAT Heritage Guelph has no objection to the proposed renovations and rear addition at 100 Water Street as presented at the meeting of Heritage Guelph held September 8, 2014.”</p> <p style="text-align: right;">CARRIED</p> <p>Item 6.2 251 Arthur Street North</p> <p>Doug Haines declared a pecuniary conflict of interest and did not participate in the discussion or vote on the motion.</p>

	<p>Stephen Robinson advised that the owners of 251 Arthur Street North have submitted a request to remove the property from the <i>Municipal Register of Cultural Heritage Properties</i>. Stephen reviewed some photos and maps of the property and advised that the house is shown on the 1877 map and that the rear addition was added later. Stephen advised that he went for a site visit and concluded that there is very little physical integrity left in the building and no longer any real heritage value of the house.</p> <p>Committee members raised concerns over the changing streetscape and about removing the property from the Heritage Register prior to a demolition permit being applied for.</p> <p>Moved by Martin Bosch and seconded by Paul Ross,</p> <p>“THAT Heritage Guelph receive the Heritage Review Application prepared by the property owners (dated September 2, 2014) for the property located at for 251 Arthur Street North;</p> <p>AND THAT while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph has no intention of recommending that Council designate the existing dwelling at 251 Arthur Street North and has no objection to the proposed removal of the subject property from the <i>Municipal Register of Cultural Heritage Properties</i>.”</p> <p style="text-align: right;">DEFEATED</p> <p>Item 6.3 108 Water St – John McCrae Birthplace and McCrae Memorial Garden</p> <p>Stephen Robinson advised that the Ontario Heritage Trust is proposing to place a freestanding plaque outside the McCrae Memorial Garden wall and that he has no concerns with the proposed location.</p> <p>Moved by Paul Ross and seconded by Lorraine Pagnan,</p> <p>“THAT Heritage Guelph has no objection to the proposed installation of a freestanding Ontario Heritage Trust plaque to commemorate Col. John McCrae on Water Street near the entrance to the McCrae Memorial Garden as presented at the meeting of Heritage Guelph held September 8, 2014.”</p> <p style="text-align: right;">CARRIED</p>
7	<p><u>Information Items</u></p> <p>Item 7.1 November 19 ACO Event</p> <p>Stephen Robinson advised that there will be an ACO event on November 19 featuring the Petrie Building.</p> <p>Item 7.2 Update by staff on upcoming Public Information Centre for the current Niska Road Environmental Assessment</p>

	<p>Stephen Robinson advised that there will be a Public Information Centre this fall for the Niska Road Environmental Assessment. Niska Road area resident Laura Murr raised concerns that an evaluation of Niska Road as a potential cultural heritage landscape has not been part of the Environmental Assessment process.</p> <p>Item 7.3 Upcoming site visits – 223 Suffolk St W</p> <p>Stephen Robinson advised that he is making arrangements for a site visit at 223 Suffolk St W and will advise when the site visit has been arranged.</p> <p>Item 7.4 ACO Real Estate Course</p> <p>Susan Ratcliffe advised that there will be an upcoming ACO Real Estate Course.</p> <p>Item 7.5 Update on 5 Arthur St S</p> <p>Stephen Robinson advised that the Zoning By-law Amendment was approved by Council and that the Heritage Resource Conservation Plan will be done prior to Phase 1 Site Plan approval.</p>
8	<p><u>Next Meeting</u></p> <p>Regular Meeting – Tuesday, October 14, 2014 in City Hall Meeting Room “B” Working Group Meeting(s) – Monday, September 22, 2014 in City Hall Meeting Room “B”</p>
9	<p><u>Other Matters (introduced by Heritage Guelph Members)</u></p> <p>None</p>
10	<p><u>Adjournment</u></p> <p>Adjourned – 2:30 pm</p>