

MEETING MINUTES



MEETING **Heritage Guelph**

DATE September 14, 2015

LOCATION City Hall Meeting Room C
TIME 12:00 PM

PRESENT Daphne Wainman-Wood (Chair), Mary Tivy, Tony Berto, D’Arcy McGee, Michael Crawley, Bob Foster, Lynn Allingham, Charles Nixon, Uli Walle, Bill Green, Stephen Robinson (Senior Heritage Planner), Michelle Mercier (Clerical Assistant), Madeleine Myhill (Clerical Assistant and Recording Secretary), Douglas McGlynn (Heritage Research Assistant), Melissa Aldunate (Manager of Policy Planning and Urban Design)

REGRETS Christopher Campbell

DELEGATIONS 202/204 Glasgow St N - Andrew Lambden and David Brix of Terra View Homes (agents for owner); Niska Road Environmental Assessment – Don Kudo (Manager of Transportation & Infrastructure/Deputy City Engineer), Philip Rowe (R. J. Burnside Associates), Laura Murr, Nicole Abouhalka, Sandy Nicholls, Hanna Boos, Shugang Li, Dr. Dorothy Griggs

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>Stephen Robinson requested an addition to item 4 to include the minutes of July 13, 2015 and August 10, 2015.</p> <p>Moved by Tony Berto and seconded by Lynn Allingham,</p> <p>“THAT the Agenda and Addendum, as amended for the September 14th, 2015 meeting of Heritage Guelph be approved.”</p> <p>CARRIED</p>
3	<p><u>Declaration of Pecuniary Interest</u></p> <p>None</p>

<p>4</p>	<p>Approval of Meeting Minutes from July 13, 2015 and August 10, 2015</p> <p>July 13, 2015 Minutes</p> <p>Moved by Tony Berto and seconded by D’Arcy McGee,</p> <p>“THAT the Minutes from the meeting of July 13, 2015, be approved.”</p> <p style="text-align: right;">CARRIED</p> <p>August 10, 2015 Minutes</p> <p>Moved by Tony Berto and seconded by Mary Tivy,</p> <p>“THAT the Minutes from the meeting of August 10, 2015, be approved.”</p> <p style="text-align: right;">CARRIED</p>
<p>5</p>	<p>Matters arising from the Minutes</p> <p>Item 6.1 202/204 Glasgow Street North</p> <p>Delegations: Andrew Lambden and David Brix, Terra View Homes (agents for owner)</p> <p>Stephen Robinson advised that the owners 202/204 Glasgow Street North have submitted a Heritage Review application for the removal of the property from the Heritage Register in order to demolish the current house and build a new dwelling. Stephen provided some photos taken at a recent site visit and indicated that due to major alterations on the exterior carried out in the mid-20th century (front porch replacement and addition of two front dormers) that the overall integrity of the dwelling’s original design has been compromised. The owner through their agents expressed concern regarding the physical state of the dwelling including: extensive spalling brick, uneven settling of foundation due to mixture of fieldstone and brick, and alterations to floor joists which are beyond reasonable state to maintain loads above. Stephen reviewed the staff recommendations.</p> <p>Moved by Bill Green and seconded by Tony Berto,</p> <p>“THAT although Heritage Guelph supports the retention of built heritage resources that have retained their heritage attributes; and</p> <p>THAT although Heritage Planning staff and Heritage Guelph have encouraged the property owner and their agent to consider practical ways and means to retain and repair the heritage attributes of this listed cultural heritage resource through a sensitive rehabilitation and addition to the rear of the subject dwelling; and</p> <p>THAT whereas the subject property (202/204 Glasgow Street North) is not currently within an area being studied for, or protected by, a heritage conservation district under Part V of the Ontario Heritage Act;</p> <p>THAT Heritage Guelph has no intention of recommending that Council designate the subject property (202/204 Glasgow Street North) individually under Part IV of the Ontario Heritage</p>

	<p>Act, and therefore, has no objection to the removal of the subject property from the <i>Municipal Register of Cultural Heritage Properties</i> and to the owner’s proposal to demolish and rebuild the subject dwelling; and</p> <p>THAT Heritage Guelph recommends that all building elements considered to be heritage attributes be given practical consideration for salvage and reuse within the new design; and</p> <p>THAT Heritage Guelph be given the opportunity to comment on the proposed design of the new dwelling before any further planning approvals required and before the issuance of a building permit.</p> <p style="text-align: right;">CARRIED</p>
6	<p><u>New Business</u></p> <p>Item 7.1 274 Kathleen Street</p> <p>Stephen Robinson advised that the owners of 274 Kathleen Street have submitted a demolition permit application to demolish the current house and build a new dwelling. Stephen Robinson and Douglas McGlynn conducted a site visit with the owner as part of the Heritage Review application process. Stephen provided some photos from the visit and Douglas provided a description of the dwelling. Douglas noted that the dwelling is suffering from significant degradation and has very little integrity left in its heritage attributes. The building had a front porch which has since been removed. The exterior brickwork has been sandblasted and is failing from the ingress of moisture and the foundation is in poor condition. The owner is proposing to rebuild a single family dwelling.</p> <p>Committee members requested that the owner be sensitive to the streetscape when developing the plans for the new house and requested that Heritage Guelph be given an opportunity to review the designs for the new house. Stephen reviewed his staff recommendation.</p> <p>Moved by Mary Tivy and seconded by Bill Green,</p> <p>“THAT whereas Heritage Guelph supports the retention of built heritage resources that have retained their heritage attributes; and</p> <p>THAT whereas the subject property (274 Kathleen Street) is not currently listed on the <i>Municipal Register of Cultural Heritage Properties</i> nor is it within an area being studied for a heritage conservation district under Part V of the Ontario Heritage Act;</p> <p>THAT Heritage Guelph has no intention of recommending that Council designate the subject property (274 Kathleen Street) individually under Part IV of the Ontario Heritage Act, and therefore, has no objection to the owner’s proposal to demolish the existing building in order to build a new dwelling on the property.”</p> <p style="text-align: right;">CARRIED</p>

Item 7.2 Niska Road Environmental Assessment

Delegations: Philip Rowe (R. J. Burnside Associates), Laura Murr, Nicole Abouhalka, Sandy Nicholls, Hanna Boos, Shugang Li, Dr. Dorothy Griggs

Stephen Robinson provided some brief background on the project and Heritage Guelph's involvement to date in the Environmental Assessment process.

Phillip Rowe provided a presentation on the Municipal Class Environment Assessment for the Niska Road Improvements. Phillip noted:

- The EA is currently on Phase 3 of the project
- The bridge is in need of repair and the abutments are failing structurally
- The new bridge will preserve the existing abutments that are supporting aquatic life
- The existing bridge was only meant to be in place for 2-3 years as a temporary replacement
- The proposed pony truss replacement bridge retains some of the cultural/heritage elements of the pre-1974 bridge
- They are planning to rebuild the road to today's standards, but are keeping it as narrow as possible
- The urban road cross section option allows for a narrow road with minimal impact on trees

Stephen Robinson noted that only impacts on cultural heritage attributes are under the jurisdiction of Heritage Guelph and that the remainder of the EA project is for Committee member information only.

Laura Murr noted that the cultural heritage landscape attributes have not been fully assessed and that simpler, less expensive options are available for salvaging the existing bridge. Laura added that not enough information has been provided regarding the GRCA lands and that a technical study should be done.

Elizabeth Herrington spoke on behalf of Nicole Abouhalka. Nicole would like to see the GRCA lands from Ptarmigan Drive down to the bridge protected as a cultural heritage landscape.

Sandy Nicholls advised that she would like to see the bridge repaired instead of being replaced and feels that both the bridge and the landscape should be designated as a heritage conservation district.

Hanna Boos would like to have the area around the bridge be designated as cultural heritage landscape and does not want to see the area developed in the future.

Shugang Li discussed how much he enjoys the Niska Road area. He does not want to see the development of the area impact negatively on the environment.

Dorothy Griggs provided an updated petition requesting the protection of the Niska Road bridge area under the Ontario Heritage Act. She believes that the landscape should be preserved including the roadway, bridge, former Kortright Waterfowl Park and the area from Ptarmigan Drive down to the Speed River.

Moved by Charles Nixon and seconded by Uli Walle,

	<p>“THAT the meeting be extended to 2:30 pm.”</p> <p style="text-align: right;">CARRIED</p> <p>In response to questions from Committee members, Don Kudo advised that they are looking to replace the bridge instead of repairing it as repairing the bridge would be a very expensive option over long-term. Don added that the road meets the current minimum requirements for a collector road. Phillip added that currently there are approximately 2400 vehicles travelling across the bridge a day and he doesn't expect to see an increase in volume in the near future.</p> <p>Heritage Guelph went In Committee to discuss the information presented.</p>		
7	<p><u>Information Items</u></p> <p>None</p>		
8	<p><u>Next Meeting</u></p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>HG Designation Working Group September 28, 2015 (12–2pm) Location: City Hall, Mtg Rm B</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Heritage Guelph (*Tues) Oct 14, 2015 (12-2pm) Location: City Hall, Mtg Rm C</p> </td> </tr> </table> <p>* The October 14th meeting may be rescheduled due to conflicts.</p>	<p>HG Designation Working Group September 28, 2015 (12–2pm) Location: City Hall, Mtg Rm B</p>	<p>Heritage Guelph (*Tues) Oct 14, 2015 (12-2pm) Location: City Hall, Mtg Rm C</p>
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9	<p><u>Other Matters (introduced by Heritage Guelph Members)</u></p> <p>None</p>		
10	<p><u>Adjournment</u></p> <p>Moved by Mary Tivy and seconded by Charles Nixon,</p> <p>“THAT the meeting be adjourned at 2:35 pm.”</p>		