

## **ADDENDUM**

**Heritage Guelph Meeting  
12:00 noon – 2:00 pm**

**Monday, March 14, 2016**

**1 Carden St., City Hall**

**COMMITTEE ROOM C**

### **Additional Information for Current Agenda Items**

#### **Item 6.1 325 Gordon Street**

Designated Property (Brooklyn and College Hill HCD)  
(HP 16-0002) Major heritage permit application for a proposed exterior access ramp to the south rear entrance of building and expanded parking area. (Related files: A-9/16; ZC1516)

Heritage Planning staff comments:

The subject property (325 Gordon Street) is located within the Brooklyn and College Hill Heritage Conservation District and is designated under Part V of the Ontario Heritage Act through By-law 2014-19812.

The Catholic Diocese of Hamilton is proposing an adaptive reuse of the existing house at 325 Gordon Street as the "Newman Centre Guelph" – a religious establishment intended to serve as a chaplaincy centre for students, faculty and staff of the University of Guelph. Previously approved building permits for the repair and rehabilitation of the 2-storey front verandah and the approval of Minor Variance Application A-9/16 have been a result of this undertaking. The current heritage permit application (HP 16-0002) is for the installation of an exterior access ramp to the south (rear) entrance of building and also an expansion of the existing parking area.

Under Section 42 of the *Ontario Heritage Act* any alteration on the exterior of the subject property including (but not limited to) the proposed demolition or construction of a new dwelling on the new lot will be required to obtain a heritage permit approved by Council. Heritage permit HP 16-0002 is major in nature and will be considered for approval by the General Manager of Planning Services.

According to Section 3.0 of the *Brooklyn and College Hill Heritage Conservation District Plan and Guidelines*, Heritage Guelph is to be consulted for advice on the appropriateness of a proposed Zoning By-law amendment given the intent of the HCD Plan and Guidelines.

Heritage Planning staff recommendation:

That Heritage Guelph has no objection to Zoning By-law Amendment ZC1516 to rezone the northern portion of the subject property (325 Gordon Street) from the

current R.1B (Residential Single Detached) Zone to a specialized Institutional: Educational, Spiritual, and Other Services (I.1-?) Zone; and

That Heritage Guelph has no objection to the approval of heritage permit HP 16-0002 to permit the construction of an exterior access ramp to the south rear entrance of the building and the expansion of the parking area based on site plan drawing A1.1 and elevation drawing A4.1 by Lintack Architects Inc as presented at the March 14 meeting of Heritage Guelph with any further revisions that are minor in nature to be approved by the Senior Heritage Planner.

**Item 6.2 300 Water Street**

Listed property (non-designated)

Heritage Planning staff recommendation:

That Heritage Guelph receives the memo report titled "Analysis of Cedar Stand Age 300 Water Street" conducted by NRSI (certified arborists) in consultation with Owen Scott (CHC Inc.) dated March 9, 2016; and

That Heritage Guelph recommends that the grove of white cedar trees at 300 Water Street is not considered to have cultural heritage value or interest; that the woodlot is natural in origin and is unlikely to have been planted; and that according to recent tree core analysis, the majority of the existing cedar trees do not predate the 1920s house demolished with Heritage Guelph's support in 2011; and

That Heritage Guelph recommends that the reference to the cedar grove be removed as a heritage attribute of the subject property on the Municipal Register of Cultural Heritage Properties.

**Item 6.3 24 Commercial Street**

Non-listed (Couling Architectural Inventory)

Heritage Planning staff comments:

The property owner will be making a demolition permit application for the existing dwelling on the subject property.

24 Commercial Street is not designated under the Ontario Heritage Act and is not listed (as non-designated) in the City of Guelph's Municipal Register of Cultural Heritage Properties according to Section 27 of the Ontario Heritage Act. However, the property was included in the Couling Inventory in 1974 and therefore, recognized as a potential built heritage resource according to Guelph's Official Plan.

According to OP Policy 4.8.5 (5) - All properties identified on the Couling Building Inventory that have not been listed on the Municipal Register shall be considered as potential built heritage resources until considered otherwise by Heritage Guelph.

The Senior Heritage Planner has conducted research to assess the property's limited cultural heritage value. Although the original building was built before 1872 and although the general massing of the house is still visible, the property has very little original architectural value as many unsympathetic alterations have occurred when

the house was brick veneered after 1922 and more recent renovations have occurred. While the Senior Heritage Planner supports the retention of built heritage resources, staff does not recommend that Council move to protect the subject property by individual designation under the Ontario Heritage Act.

Heritage Planning staff recommendation:

While Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council move to protect 24 Commercial Street by individual designation under the Ontario Heritage Act and that Heritage Guelph has no objection to the demolition of the subject property.

**Item 6.4 York Road Environmental Design Study**

Delegation: Arun Hindupur (Infrastructure Planning Engineer)

Heritage Planning staff comment:

No recommendation is required from Heritage Guelph at this time.

**Item 8.1 338 Gordon Street**

Designated Property (Brooklyn and College Hill HCD)  
(HP 16-0003) Minor heritage permit application for a proposed alteration and repair of the original front porch columns, brick pedestals and railings.

Heritage Planning staff comments:

The subject property (338 Gordon Street) is located within the Brooklyn and College Hill Heritage Conservation District and is designated under Part V of the Ontario Heritage Act through By-law 2014-19812.

Troy Byrne (owner/applicant) is proposing alterations to repair uneven settling in the original front porch by replacing the wooden columns and brick pedestals in such a way that closely resembles the original porch design.

Under Section 42 of the *Ontario Heritage Act* any alteration on the exterior of the subject property including (but not limited to) the proposed demolition or construction of a new dwelling on the new lot will be required to obtain a heritage permit approved by Council. Heritage permit HP 16-0003 is minor in nature and will be considered for approval by the General Manager of Planning Services. As the Senior Heritage Planner feels this alteration/repair is very much in keeping with the HCD Plan and Guidelines - no recommendation is required from Heritage Guelph.

Heritage Planning staff recommendation:

That heritage permit HP 16-0003 to permit the alteration/repair of the front porch columns, brick pedestals and wooden railings be approved based on elevation drawing A1 by designer Richard O'Brian (BCIN#33524) as presented at the March 14 meeting of Heritage Guelph with any further revisions that are minor in nature to be approved by the Senior Heritage Planner.

**New Agenda Items**

Item 8.5      Resignation of Lynn Allingham and D'Arcy McGee.

Heritage Planning staff recommendation:

That Heritage Guelph accepts the resignations of Lynn Allingham and D'Arcy McGee from Heritage Guelph effective as of March 14, 2016.