

Addendum



City of Guelph

Heritage Guelph Committee (HG)

November 12, 2018

City Hall, Meeting Room C

From 12:00 noon to 2:00 p.m.

Meeting Chair: P. Brian Skerrett

Additional Information for Current Items

Item 5

2093 Gordon Street Listed (non-designated) property

Delegation: Pete Graham (Proponent); Meaghan Rivard (Stantec Consulting Inc.)

The Senior Heritage Planner supports the determination of cultural heritage value of the Weir barn at 2093 Gordon Street as described in the Cultural Heritage Resource Impact Assessment (CHRIA) by Stantec Consulting Limited (dated October 17, 2018). It is clear that the Weir barn is one of few remaining heavy timber bank barns in the city and that the building has design or physical value as a representative example of a mid to late-19th century Ontario vernacular barn of heavy timber, post and beam, mortise and tenon construction methods.

The recommendations of the Barn Structural Review by MTE Consultants Inc. (included as Appendix A of the CHRIA) concluded that the subject barn building in its present condition is unsafe, is vulnerable to collapse during a high wind event, and as the lateral load resisting system is badly compromised it is not reliable for long term performance without significant rehabilitation. The significant lean of the barn must be corrected and this can only be accomplished by disassembly and re-construction.

The Ontario Heritage Toolkit states that the ability for a structure to exist for the long term, and determining at what point repair and reconstruction erode the integrity of the heritage attributes, must be weighed against the cultural heritage value or interest held by the property (*Heritage Property Evaluation*, p.27).

Staff Recommendation:

That while Heritage Guelph supports the retention of built heritage resources, Heritage Guelph does not recommend that Council protect the Weir barn at 2093 Gordon Street through individual designation under section 29, Part IV of the Ontario Heritage Act; and That Heritage Guelph recommends that Council approve the proponent's Heritage Review Application for removal of 2093 Gordon Street from the Municipal Register of Cultural Heritage Properties; and

That the property owner and applicant be required to develop and implement a strategy, at their cost and to the satisfaction of City staff, that satisfies the following cultural heritage conditions:

- that the Weir barn and its interior framing be completely documented through measured drawings and photographs (before and during disassembly); and
- that all salvageable wood members (e.g. beams, posts or cladding) and the foundation stone be retained and appropriately stored for future study of potential reuse in situ or within a future proposed development of the subject property.

Item 6

**478 Gordon Street (Massey Hall, U of G)
Designated property, By-law (1990)-13497**

Delegation: Greg McLean (Walterfedy); Greg Hastings and Jill Vigers (University of Guelph)

The University of Guelph is proposing the addition of an elevator and stairway as an accessibility upgrade to the rear elevation of Massey Hall, a building protected by heritage designation by-law (1990)-13497. Walterfedy have submitted plan and elevation drawings for review and comment by the Senior Heritage Planner with the most recent revision dated November 5, 2018. Staff are now of the opinion that the alteration proposed by heritage permit HP18-0015 is in keeping with proper heritage conservation practice and does not pose a negative impact to the heritage attributes and character-defining elements protected by the designation by-law.

Staff recommendation:

That Heritage Guelph recommends the approval of heritage permit HP18-0015 to allow the University of Guelph's proposed elevator and stair addition as an accessibility upgrade to the rear elevation of the Massey Hall building at 478 Gordon Street in plan and elevation drawings by Walterfedy dated November 5, 2018 as presented at the November 13, 2018 meeting of Heritage Guelph.

Item 7

**Norwich Pedestrian Bridge Reconstruction and Rehabilitation
Designated property, By-law (1998)-15786**

Heritage permit application HP18-0014 requires review of current (60%) design drawings.

Delegation: Ike Umar (Engineering Services); Jack Turner (GM Blueplan Engineering)

Staff are of the opinion that the proposed reconstruction and rehabilitation of the Norwich Pedestrian Bridge as illustrated in the 60% drawing set is in keeping with proper heritage conservation practice and does not pose a negative impact to the heritage attributes and character-defining elements protected by the designation by-law.

Staff recommendation:

That Heritage Guelph supports the proposed (60%) plan and elevation design drawings submitted by GM BluePlan Engineering dated May 2018 and presented at the November 13, 2018 meeting of Heritage Guelph for heritage permit HP18-0014 to allow the reconstruction and rehabilitation project for the Norwich Pedestrian Bridge to proceed to the next design stage.