

## HERITAGE GUELPH

A meeting of the Heritage Guelph Committee  
will be held from  
2:30 pm to 4:30 p.m.

Monday, November 14, 2016

1 Carden St., City Hall  
MEETING ROOM B

### AGENDA

1.	<b>Call to Order</b>
2.	<b>Approval of Agenda</b>
3.	<b>Declarations of Pecuniary Interest</b>
4.	<b>Adoption of Draft Minutes</b> from October 11, 2016 meeting of Heritage Guelph
5.	<b>Matters Arising from the Minutes</b>  <b>Item 5.1 75 Dublin Street North</b>  Consideration of Cultural Heritage Resource Impact Assessment submitted as part of a Council directed and City initiated Official Plan and Downtown Zoning By-law amendment (OP1603 and ZC1612) for property adjacent to protected heritage property.  Delegations: - Owen Scott, heritage consultant and presenter (with Astrid Clos, Jim Fryett and Tom Lammer in attendance) - Susan Watson  Background  75 Dublin Street North is adjacent to what has become known as “Catholic Hill”, a property owned by the Roman Catholic Diocese of Hamilton and known municipally as 19, 28 and 52 Norfolk Street within the city block bound by Norfolk Street, Cork Street West, Dublin Street North and Northumberland Street.  Catholic Hill is now considered a significant potential cultural heritage landscape with five of its major features of cultural heritage value already listed as non-designated built heritage resources on the city’s Municipal Register of Cultural Heritage Properties: <ul style="list-style-type: none"><li>• Basilica of Our Lady Immaculate</li><li>• St. Agnes School</li></ul>



- Loretto Convent (now Guelph Civic Museum)
- Rectory
- Annex Building

#### National Historic Site

In 1990, the building and footprint of what is now the Basilica of Our Lady Immaculate was recognized under federal legislation as a National Historic Site (NHS) under the Historic Sites and Monuments Act (R.S.C. 1985, c.H-4).

The Act enables the Minister responsible for the Parks Canada Agency to:

- commemorate historic sites by means of plaques other signs
- make agreements for care and preservation
- establish historic museums
- acquire property by purchase or lease
- provide for the administration, preservation and maintenance of any historic places acquired pursuant the Act



While the NHS character defining elements include the “prominent siting at the top of a hill overlooking the city; viewscales to and from the church and the city” there is no legislated requirement for the municipality to obtain federal approval for development proposed on adjacent lands.

The Ontario Ministry of Culture and the Ontario Heritage Trust has installed a plaque to commemorate the provincial significance of Joseph Connolly, the architect of the Basilica of Our Lady.



#### The Venice Charter – Article 6

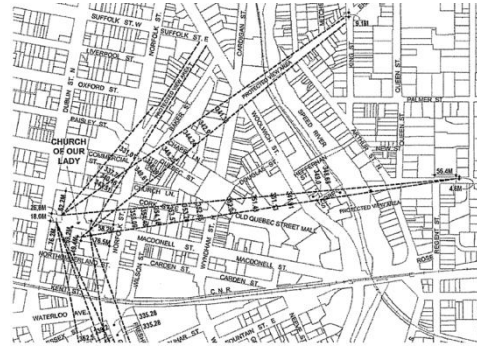
Article 6 of the *International Charter for the Conservation and Restoration of Monuments and Sites (The Venice Charter, 1964)* advises that a monument or site’s traditional setting must be kept. Planning staff are of the opinion that the setting of Catholic Hill is the area within its potential cultural heritage landscape and that the proposed new construction would not alter the relations of scale, mass or colour within the monument or site’s traditional setting.

#### Protected Public View Corridors

The City of Guelph Zoning By-law (2010)-19063 identifies five protected view corridors relating to the Basilica of Our Lady Immaculate. These views are illustrated in Schedule D of the Downtown Secondary Plan (OPA 43). Section 4.18.2 of the Zoning By-law restricts building heights within these corridors to the geodetic elevation indicated in Defined Area Map No.63.

75 Dublin Street North is not within one of the five protected view corridors.

The Official Plan permits a minimum of 2 storeys and a maximum of four storeys. The existing zoning allows a maximum height of four storeys.



#### Adjacency

According to the Provincial Policy Statement (PPS 2014), a protected heritage property is defined as any of the following:

- property designated under Parts IV, V or VI of the Ontario Heritage Act;
- property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act;
- property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties;
- property protected under federal legislation;
- UNESCO World Heritage Sites

The building and footprint of the Basilica of Our Lady Immaculate is recognized under federal legislation as a National Historic Site and, therefore, the building (as opposed to the real property) is considered a protected heritage property.

PPS policy 2.6.3 requires that planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

For the purposes of PPS policy 2.6.3, adjacent lands means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

According to the City of Guelph Official Plan, in cases where a protected heritage property is located within real property that is 2.5 hectares or greater ... adjacent properties are those within 30 metres of the protected heritage property. The property known as “Catholic Hill” measures roughly 2.59 hectares and 75 Dublin Street North is more than 80 metres from the Basilica building.

#### Planning staff conclusion and recommendation:

- The building and footprint of the Basilica of Our Lady Immaculate is a protected heritage property in that it has only a certain amount of protection for the building itself under federal legislation through its commemoration as a National Historic Site.
- The proposed development is not adjacent to a protected heritage property according to the City’s Official Plan.

	<ul style="list-style-type: none"> <li>• Although there is no requirement under provincial policy or the Official Plan to study the potential impact of the development on the adjacent listed heritage buildings, Planning staff through proper due diligence, have still required the proponent to submit a Cultural Heritage Resource Impact Assessment of the proposed development. A Cultural Heritage Resource Impact Assessment by CHC Limited (dated October 19, 2016 and updated October 24,2016) was reviewed by Planning staff with all other required studies.</li> <li>• Planning staff are of the opinion that the proposed development would not have a negative impact on the heritage attributes of the Basilica of Our Lady Immaculate and the potential cultural heritage landscape of “Catholic Hill”.</li> </ul>		
6.	<b>Business Items</b>		
7.	<b>Information Items</b> Committee of the Whole (November 7, 2016) – Staff report 16-79 recommending Council publish its intention to designate the Hart farmhouse under Part IV of the Ontario Heritage Act was deferred to a future meeting.		
8.	<b>Next Meetings:</b>	<b>HG Designation Work Group</b> Monday, Nov. 28 (12:00-2:00) City Hall, Mtg Rm B	<b>Heritage Guelph</b> * Monday, Dec. 14 (*TBD) City Hall, Mtg Rm C
9.	<b>Adjournment</b>		