

# MEETING MINUTES



MEETING **Heritage Guelph**

DATE May 8, 2017

LOCATION City Hall Meeting Room C  
TIME 12:00 PM – 2:00 PM

PRESENT Christopher Campbell (Chair), Daphne Wainman-Wood, Mary Tivy, David Waverman, Bob Foster, Michael Crawley, Tony Berto, Charles Nixon  
Stephen Robinson (Senior Heritage Planner), Madeleine Myhill (Planning Clerk)

REGRETS Bill Green

DELEGATIONS Arun Hindupur (City of Guelph, Infrastructure Planning Engineer)  
Steve Chipps (Amec Foster Wheeler)  
Linda Axford (Amec Foster Wheeler)  
Ian Panabaker (City of Guelph, Manager, Downtown Renewal)

## DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	<p><b><u>Welcome and Opening Remarks</u></b></p> <p>Christopher Campbell welcomed everyone to the meeting and Stephen Robinson introduced the new Heritage Research Assistant, Irena Jurakic.</p>
2	<p><b><u>Approval of Agenda and Addendum</u></b></p> <p>Moved by Tony Berto and seconded by Mary Tivy,</p> <p><b>“THAT the Agenda and Addendum for the May 8, 2017 meeting of Heritage Guelph be approved.”</b></p> <p style="text-align: right;"><b>CARRIED</b></p>
3	<p><b><u>Declaration of Pecuniary Interest</u></b></p> <p>Christopher Campbell – 13 Stuart Street</p>
4	<p><b><u>Adoption of Draft Minutes</u></b></p> <p>Moved by Tony Berto and seconded by Daphne Wainman-Wood,</p>

	<p><b>“THAT the Minutes from the Heritage Guelph meeting of April 24, 2017 be approved.”</b></p> <p style="text-align: right;"><b>CARRIED</b></p>
<p><b>5</b></p>	<p><b><u>Matters Arising from the Minutes</u></b></p> <p>Mary Tivy assumed the role of Chair for the duration of Item 5.1.</p> <p><b>5.1 13 Stuart Street</b></p> <p>Stephen Robinson provided a presentation and informed the Committee of staff’s intention to recommend to Council that 13 Stuart Street be designated under Part IV of the Ontario Heritage Act. The original building was constructed in 1890 for Frank Hall and purchased in 1904 by the Cutten family who were responsible for much of the home’s remodeling and exterior landscaping. Stephen discussed the property’s cultural heritage attributes, including its significance within the Stuart Street streetscape. Interior demolition of the house occurred without the necessary permits and the owner was given an order to comply which requires application for an interior demolition permit. HG members asked questions regarding their involvement if the demolition permit is obtained. Stephen also informed the committee that the property contains many mature trees including a Japanese maple in the front that is one of the oldest of its kind in Guelph, as well as a butternut tree in the of the property. HG members discussed the property’s overall landscaping and reviewed the reasons for designation.</p> <p>Moved by Tony Berto and seconded by Charles Nixon,</p> <p><b>“That Heritage Guelph recommends that Council publish its intention to designate 13 Stuart Street pursuant to Section 29, Part IV the Ontario Heritage Act; and That the following heritage attributes be considered as heritage attributes to be protected by the heritage designation by-law:</b></p> <ul style="list-style-type: none"> <li>- form and massing of roof and exterior walls of brick house</li> <li>- brick chimneys on side elevations</li> <li>- wood soffits and brackets</li> <li>- window and door openings</li> <li>- all original wood doors, windows of the house (principle sash and storm sash) and associated trim and hardware</li> <li>- porte-cochère and 2-storey front verandah</li> <li>- enclosed sunporch on east elevation</li> <li>- form and massing of hip roof, front and rear dormers, and exterior walls of the detached brick garage</li> <li>- all original wood 9 and 12 pane windows of the detached brick garage and associated trim and hardware</li> <li>- metal fence along frontage</li> <li>- context and relationship of the house, detached garage and the mature Japanese maple tree in front of the house.”</li> </ul> <p style="text-align: right;"><b>CARRIED</b></p> <p><b>5.2 785 York Road (Guelph Reformatory Lands)</b></p>

	<p>Stephen introduced the consultants – Steve Chipps and Linda Axford from Amec Foster Wheeler. The Environmental Assessment done in 2007 recommended widening York Road to four lanes; however, stakeholder input has considered cyclist and pedestrian movement as well as a multi-use path to be incorporated. The consultants provided a presentation which presented the concepts with Concept 3 being the preferred alternative - fully realigns creek while retaining the heritage features in situ, but water would no longer run over features. HG stressed that their interests and priorities will remain with the heritage of this landscape and would like to see a concept that could create a new creek while also retaining water flow over the heritage features.</p> <p>Moved by Tony Berto and seconded by Daphne Wainman-Wood,</p> <p><b>“THAT Heritage Guelph asks the consultants to explore options which maintain the water flowing through the original cultural heritage landscape and features; and THAT they explore options where weirs 9 and 10 can be relocated and recreated at locations further south from the roadway; and THAT the consultation explore fish ladders and other environmental solutions to encourage and restore fish habitat; and THAT the consultants explore options where bike lanes and pathways deviate from the roadway and traverse the heritage landscape.”</b></p> <p style="text-align: right;"><b>CARRIED</b></p> <p>Moved by Bob Foster and seconded by Tony Berto,</p> <p><b>“That the meeting be extended to 2:30.”</b></p> <p style="text-align: right;"><b>CARRIED</b></p>
6	<p><b><u>New Business</u></b></p> <p><b>6.1 43 Arthur Street South (Metalworks)</b></p> <p>Stephen Robinson reviewed the highlights of the Conservation Plan – Stage 2 and explained the layout which supports rehabilitation of the building, installation of appropriate windows and reconstruction of the Second Empire style tower roof. The Conservation Plan Stage 2 is to go forward with the completion of the tower roof construction happening in a future phase. HG raised concerns about parking which Ian Panabaker addressed.</p> <p>Moved by Charles Nixon and seconded by Mary Tivy,</p> <p><b>“That Heritage Guelph supports in principal the draft Cultural Heritage Conservation Plan Stage 2 (dated April 4, 2017) prepared by ERA Architects Inc. for the redevelopment and rehabilitation of the heritage building complex at the Metalworks site at 43 Arthur Street South proposed by SRM Architects Inc. on behalf of Fusion Homes; and That Heritage Guelph continues to encourage the reconstruction of the original central tower form of heritage building 2 as proposed by ERA Architects and SRM Architects in the Cultural Heritage Conservation Plan Stage 2; and That any change to content within the Cultural Heritage Conservation Plan Stage 2 that is minor in nature may be dealt with by the Senior Heritage Planner through the Site Plan</b></p>

	<p><b>Review process with an update report to be brought back to Heritage Guelph.”</b></p> <p style="text-align: right;"><b>CARRIED</b></p> <p><b>6.2 221 Woolwich Street – Item deferred to next meeting</b>  Designated property under By-law (1992)-14065  Recommendation required for Committee of Adjustment regarding current consent and variance applications B-7/17; A31/17 and A-32/17.</p>		
7	<p><b><u>Information Items</u></b></p> <p><b>Information Items</b></p> <p><b>7.1 280 Arthur Street North (Homewood Gatehouse)</b></p> <p>Stephen Robinson introduced Brad Schlegel (owner and operator of Homewood Healthcare Centre) and Brenden Stewart and Luke Dennis from ERA Architects. Brad explained that as this gatehouse is one of the faces to the property and a significant part of the Arthur Street North streetscape, they would like to prioritize restoring it to its original form. The consultants from ERA Architects are also developing conservation strategy assessment reports and a repair schedule for the larger buildings on site. Images of the restored bay windows of the Arthur Street North gatehouse were presented, along with images of other areas on site needing restoration. Brad mentioned that a feasibility analysis needs to occur in order to establish a use for the gatehouse which will occur over the course of the next three years. The building will be stabilized this year to ensure no further damage.</p> <p><b>7.2 Heritage Guelph – Conservation Recognition Program</b></p>		
8	<p><b><u>Next Meeting</u></b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Heritage Guelph Meeting</b>  June 12, 2017 (12-2 PM)  Location: City Hall, Mtg Rm C</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>HG Designation Working Group</b>  May 22, 2017 (12-2 pm)  Location: City Hall, Mtg Rm B</p> </td> </tr> </table>	<p><b>Heritage Guelph Meeting</b>  June 12, 2017 (12-2 PM)  Location: City Hall, Mtg Rm C</p>	<p><b>HG Designation Working Group</b>  May 22, 2017 (12-2 pm)  Location: City Hall, Mtg Rm B</p>
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9	<p><b><u>Adjournment</u></b></p>		